CITY OF VANCOUVER

REFERRAL REPORT

Report Date: March 28, 2023
Contact: Yardley McNeill
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RTS No.: 15642
VanRIMS No.: 08-2000-20
Meeting Date: April 11, 2023

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 1040-1080 Barclay Street

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Perkins+Will Canada Architects Co., on behalf of Bosa-Kingswood Properties (Barclay) Inc., the registered owners of:

- 1040 Barclay Street [*The West 1/2 and East 1/2 of Lot 5 Block 7 District Lot 185 Plan 92; PIDs 012-619-949 and 012-619-957*] and 1060 Barclay Street [*PID 031-181-759; Lot 1 District Lot 185 Group 1 New Westminster District Plan EPP103612*] (East Tower) to rezone the lands from RM-5B to (Comprehensive Development) District CD-1 to increase the floor space ratio (FSR) from 2.75 to 25.0 and height from 58.0 m (190 ft.) to 167.6 m (550 ft.) to permit 60-storey building with 636 units of secured-rental of which 20% of the floor area will be secured as below-market rental units, be approved in principle; and

- 1070-1080 Barclay Street [*Lots 8 and 9 Block 7 District Lot 185 Plan 92; PIDs 013-724-878 and 015-749-908*] (West Tower) to rezone the lands from RM-5B to (Comprehensive Development) District CD-1 to increase the floor

space ratio (FSR) from 2.75 to 20.7 and height from 58.0 m (190 ft.) to 167.6 m (550 ft.) to permit a 57-storey building with 365 strata-titled residential units, a minimum of 9,495.8 sq. m (102,212 sq. ft.) of social housing, a 37-space childcare facility, and commercial space;

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 Perkins+Will Architects, received March 23, 2022 and supplemental plans received October 7, 2022, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

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

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

D. THAT, subject to approval of the CD-1 By-law, the Noise Control By-law be amended to establish regulations for the new CD-1, generally as set out in Appendix C, be approved.

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

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

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

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

(iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or

discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone 1040-1080 Barclay Street to permit one 57-storey mixed-use building (west tower) and one 60-storey mixed-use building (east tower). Combined, the proposal includes 365 strata-titled units, 506 secured-market rental units, approximately 130 below-market units, 9,495.8 sq. m (102,212 sq. ft.) of social housing (approximately 99 units), a childcare facility and at-grade commercial-retail uses.

The application is enabled by *West End Community Plan* ("Plan"), *Rezoning Policy for the West End* and *the Criteria for 100% Secured Rental and Below-Market Housing as an Alternative to Inclusionary Social Housing in the Burrard Corridor of the West End Community Plan* ("West End Rental Policy"). 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 conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- West End Community Plan (including West End Public Benefits Strategy) (2013)
- Rezoning Policy for the West End (2013, last amended 2020)
- Criteria for 100% Secured Rental and Below-Market Housing as an Alternative to Inclusionary Social Housing in the Burrard Corridor of the West End Community Plan (2020)
- West End – Tower Form, Siting and Setbacks Administrative Bulletin (2017, amended 2020)
- Higher Buildings Policy (1997, amended 2018)
- Rezoning Policy for Sustainable Large Developments (2018, amended 2022)
- View Protection Guidelines (1989, amended 2011)
- Housing Needs Report (2022)
- Housing Vancouver Strategy (2017)
- Tenant Relocation and Protection Policy and Guidelines (2015, last amended 2019)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families With Children Guidelines (1992)
- Housing Design and Technical Guidelines (2020)
- Childcare Strategy: Making Strides (2022)
- Green Buildings Policy for Rezonings (2009, amended 2022)
- Community Amenity Contributions Policy for Rezonings (2020, amended 2022)
- Development Cost Levy By-Law No. 9755
- Utilities Development Cost Levy By-law No. 12183
- Latecomer Policy (2021)
- Community Benefit Agreement Policy (2018)
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Urban Forest Strategy (2016)

REPORT

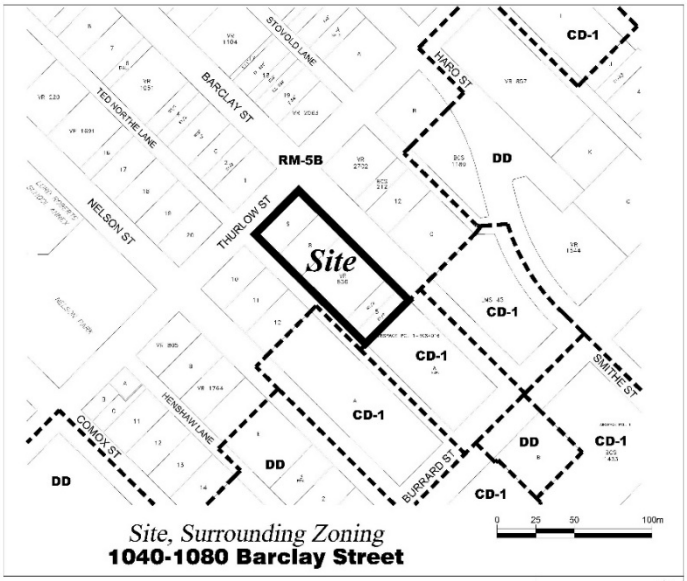
Background/Context

1. Site and Context

The site is located on the southeast corner of Barclay and Thurlow Streets (see Figure 1). The frontage is 100.6 m (330 ft.) along Barclay Street with a depth of 39.9 m (131 ft.) for a total site area of 4,020 sq. m (43,271 sq. ft.). The existing zoning is RM-5B and currently developed with four rental buildings, constructed between 1955 and 1981. Of the 173 residential units, 60 rental tenancies are eligible for protection under the *Tenant Relocation and Protection Policy* ("TRPP").

The surrounding properties are zoned RM-5B, DD or CD-1. The area is developed with a range of building heights and uses from low-rise housing buildings, mid-rise commercial buildings in Robson Village, to taller mixed-use towers along Burrard Street. This area is undergoing significant change, with rezoning proposals under consideration or approved for buildings up to 167.6 m (550 ft.) in height.

Figure 1: Surrounding Zoning and Context



Neighbourhood Amenities – The following amenities are within close proximity:

- *Parks:* Nelson (160 m), Sunset Beach (1 km), and May and Lorne Brown (1.2 km).
- *Cultural/Community Space:* Future location of Qmunity (600 m), Barclay Manor (650 m), Gordon Neighbourhood House (750 m), Vancouver Aquatic Centre (1 km), and West End Community Centre (1.6 km).
- *Childcare:* Mole Hill (250 m), Jane Baby (350 m), and Little Beach (1.1 km).

Local School Capacity – This site is within the catchment area of Lord Roberts Elementary School and King George Secondary School. Per the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan*, Roberts Elementary had an operating capacity of 111% in 2021. Capacity is expected to decrease to 107% by 2031. Currently under development is Coal

Harbour Elementary School, which is expected to create additional capacity. King George Secondary will be above capacity in the coming years, with a utilization rate at 198% by 2031.

The VSB report notes that overall enrollment trends for the wider area are changing. The VSB continues to explore options to reduce pressure on schools in this area, monitor development, and work with City staff to help plan for future growth.

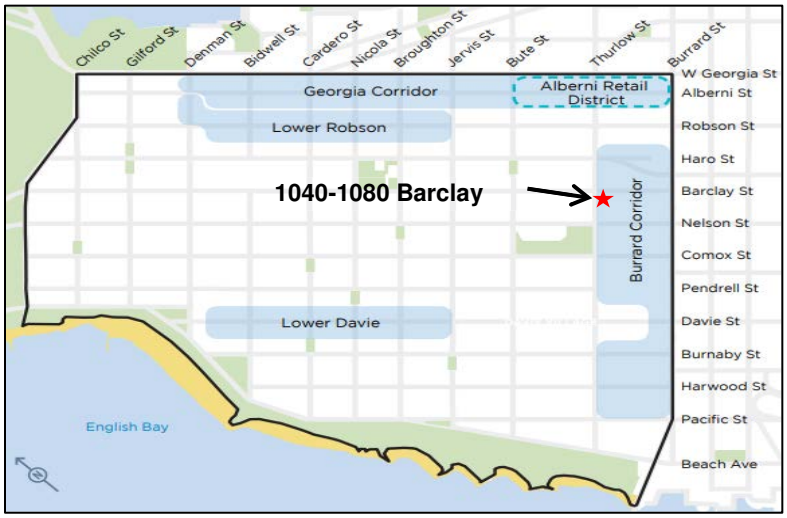
2. Policy Context

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

The application is being considered under three rezoning policies, detailed below. The overall development is subject to the *West End Plan* and also the *Higher Buildings Policy*. The proposal straddles two different rezoning policies, each applicable to the respective tower within that policy area, as noted below.

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

Figure 2 – West End Community Plan Corridors and Neighbourhoods



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

This west tower includes 23% of the floor area as social housing and 2% to be allocated towards a turn-key childcare facility (see *Public Benefits* section for more information). This generates a total 25% of the floor area as dedicated, in-kind amenity delivered to the City.

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



Criteria for 100% Secured Rental and Below-Market Housing as an Alternative to Inclusionary Social Housing in the Burrard Corridor of the West End Community Plan ("West End Rental Policy") – The *West End Rental Policy* expands the housing tenure options for areas D and E in the Burrard Corridor beyond inclusionary housing. Applicants can select to pursue a rezoning for 100% secured-rental with 20% of the floor area at below-market rental (BMR) rates. This policy offers a secured rental option, instead of inclusionary social housing, requiring rental with a level of affordability. This east tower includes 100% rental with 20% of the residential floor area as BMR.

Higher Buildings Policy – Developments that enter into the Queen Elizabeth view cone (3.2.1) can be considered under the *Higher Buildings Policy.* New buildings may enter into view cone 3.2.1 if the proposal establishes a new benchmark of architectural creativity and contributes to the beauty and visual power of Vancouver's skyline. Such applications are also expected to advance sustainability objectives, deliver amenities such as enhanced open spaces, and to uphold the importance of sunlight access onto streets, parks and plazas.

Housing Needs Report – On April 27, 2022, Council resolved at a public meeting to receive a *Housing Needs Report* (*HNR*) by staff. Council must consider the most recent *HNR* and information for which the report is based when proposing a development plan, or when amending a plan in relation to affordable, rental, and special needs housing.

This application proposes to deliver affordable housing in the form of social housing, market rental and below-market rental housing and is subject to this assessment. This application implements Council-approved direction on housing contained in the *Plan*, which is well supported by data and findings in the report.

Strategic Analysis

1. Proposal

This application would permit one 57-storey mixed-use building (west tower) and one 60-storey mixed-use building (east tower) (Figure 4).

Figure 4 – Proposal looking north from Ted Northe Lane



A summary of the uses, height and FSR for both towers is detailed in Figure 5 below. A public plaza is provided between the two buildings as a mid-block connection through the site.

Figure 5 – Summary of Proposal

	West Tower (Sub-Area A)	East Tower (Sub-Area B)
Uses	• 365 strata-titled units • 9,495.8 sq. m (102,212 sq. ft.) of social housing • 37-space childcare facility • 398.7 sq. m (4,292 sq. ft.) of commercial-retail space	• 506 secured-market rental units • 130 below-market rental units • 154.8 sq. m (1,666 sq. ft.) of commercial-retail space
Height	167.6 m (550 ft.)	167.6 m (550 ft.)
FSR	20.7	25.0

Since the development proposes more than 45,000 sq. m (484,376 sq. ft.) of new floor area, the project is subject to the *Community Benefit Agreement (CBA) Policy*. The applicant is to enter into a CBA to ensure that the development and on-going operations of the project contains local, inclusive hiring practises, along with social and local procurement targets. These requirements are geared towards generating local economic benefits with conditions in Appendix B.

Previous Application

In 2018, a rezoning application was submitted for a 47-storey and 48-storey tower, proposing inclusionary social housing and commercial. In 2020, the previous application was withdrawn.

2. Land Use

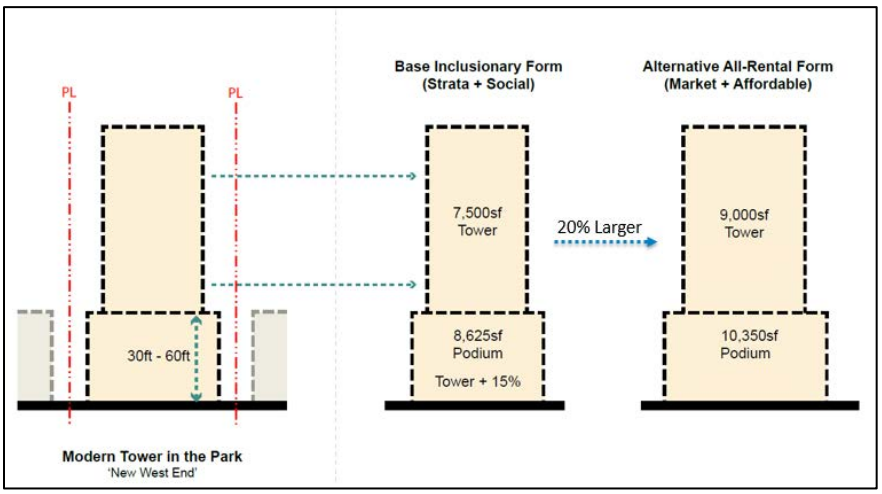
The proposed uses are consistent with policy that anticipates high-density residential uses at this location. While primarily residential uses are anticipated, the inclusion of a childcare facility will address the need in the West End. Retail uses with small-scale commercial units are also supported to provide services and amenities for residents and to foster pedestrian activity through the site.

3. Form of Development, Density and Height

In assessing urban design performance, staff are guided by the *West End Tower Form, Siting and Setbacks Administrative Bulletin* ("Bulletin"). The *Bulletin* establishes urban design criteria with guidance on tower typologies, sitting, massing, solar access, tower width and separation, and building articulation.

Tower Typology – New developments in Area D and E of the Burrard Corridor are expected to reflect a modern West End "tower in the park" typology. This typology is characterized by a tower that meets the ground without a large base or podium. The *Rezoning Policy* recommends that the base, defined as the lower 18.3 m (60 ft.) of the building, be at most 15% larger than the tower levels above (Figure 6). Separately, the *West End Rental Policy* permits a 20% increase in floor plate size for all-rental buildings.

Figure 6 – Tower in the Park Typology and Maximum Floor Plates



The proposed east tower has generally maintained the expected "tower in the park" typology, with a slightly larger floor plate at the base, allowing additional rental housing. The west tower varies from the typology to provide the childcare facility with required outdoor space on the roof of the podium. Staff support the larger base on the west tower to allow this facility, subject to conditions in Appendix B.

Density – The *West End Plan* and *Rezoning Policy* do not establish a density limit. Instead, a maximum height and form of development criteria guide the achievable density for new developments in the Burrard Corridor. After considering the form of development criteria and urban design performance, staff recommend support for the proposed density of 20.7 FSR for the west tower and 25.0 FSR for the east tower, subject to design conditions in Appendix B.

Height – Buildings at this location may enter into the Queen Elizabeth view cone (3.2.1) if new development meets the criteria set out in the *Higher Buildings Policy.* The *Higher Building Policy* also requires that new development maintain sunlight access onto Nelson Park and Robson Village at key times during the fall and spring equinoxes. Developments within Area E are required by the *Plan* to mitigate shadow impacts on Nelson Park and the north sidewalk of Robson Street between 10 am and 4 pm for sites west of Thurlow Street, and between 10 am and 3 pm for sites east of Thurlow Street. These requirements limit the building height to 167.6 m (550 ft.). The applicant had proposed the west tower at 168 m (551 ft.) and east tower at 170.6 m (560 ft.). Staff require the height to comply with the maximum height limits in the policy and to respect solar access requirements, which is a provision in the CD-1 By-law and conditions in Appendix B. The buildings do not shadow Nelson Park during the times required per the *Plan*.

As the development has met the criteria in the *Higher Buildings Policy*, staff recommend support for the proposed height, based on conditions in Appendix B. For additional details on the urban design, see Appendix E.

Urban Design Panel (UDP) – As required under the *Higher Buildings Policy*, the application was reviewed by an enhanced Urban Design Panel and supplemented by three guest panelists on June 8, 2022. The Panel supported the proposal with recommendations related to building form, building massing, design expression, architectural detailing, and the public realm interface. Improvements to the public realm at grade and landscaping at the roof top were especially noted. Minutes of the UDP proceedings are included in Appendix E. Panel recommendations are reflected in the conditions of approval outlined in Appendix B.

Based on staff analysis and recommendations from the UDP, the proposed architectural expression will positively contribute to the downtown skyline with its elegant and highly articulated façades, meeting the strict criteria of the *Higher Buildings Policy*.

4. Housing

This project proposes two separate buildings with different housing tenures. The west tower contains strata and social housing units and the east tower contains 100% rental with a below-market rental component. The housing type and affordability for each is described below.

West Tower

The west tower is proceeding under the inclusionary social housing option. Inclusionary projects are to include 25% of the residential floor area as social housing with the remainder as strata residential. Since the applicant offered a City-owned child day care facility, this resulted in 23% of the floor area for social housing and 2% allocated to childcare. While this is a moderately lower percentage of social housing, the childcare and social housing combined represent a 25% total floor area of in-kind amenities, delivered to the City, and is supported by staff.

Social Housing Mix and Affordability – The *Plan* requires a minimum 50% of the social housing units to be two- and three-bedroom units suitable for families, designed in accordance with the *High Density Housing for Families with Children Guidelines* and *Housing Design and Technical Guidelines*. The application consists of 54% two- and three-bedroom social housing units and the remaining 46% studio units and one-bedroom units. The percentage of family units exceeds the *Plan* and *Housing Design and Technical Guidelines*. The CD-1 by-law requires that the proposal maintain a minimum 50% family housing for the social housing component.

The City requires that a minimum of 30% of units to be occupied by households with incomes below the BC Housing Income Limits ("HILs") levels, per the British Columbia Housing Management Commission, or equivalent. This proposal meets the affordability requirement for social housing.

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

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

Strata Housing Mix – For the strata residential component, the *Family Room: Housing Mix Policy for Rezoning Projects* requires a 35% family housing requirement, with at least 10% three-bedroom units. This application offers 52% family units, including 11% three- and four-bedroom units, thereby exceeding the policy.

Achievement towards *Housing Vancouver Strategy* – The *Strategy* seeks to deliver a range of housing tenures across the housing continuum. If approved, this project would add 99 social housing units to the total number of non-market housing units (Figure 7).

Figure 7 – Progress towards 10 Year *Housing Vancouver* Targets for Non-Market Housing as of December 31, 2022

Housing Type	10-Year Targets (2014-2024)[1]	Units Approved Towards Targets[2]
Social, Supportive, and Co-op Housing Units	12,000	8,149 (68% towards targets)

[1] Tracking the progress towards 10-year Housing Vancouver targets began in 2017
[2] Unit numbers exclude the units in this proposal, pending Council's approval of this application

Achievement towards *West End Plan* Social Housing Targets – The *Plan* sets a 30-year target of 1,600 social housing units and establishes a 10-year social housing target of 600 units. If approved, this project would add 99 social housing units towards this target (Figure 8).

Figure 8 – Progress towards 10-Year *West End Plan* Targets for Social Housing as of December 31, 2022

Housing Type	10-Year Targets (2014-2024)	Current Units Approved Towards Targets
Social Housing Units	600	440 (73% towards targets)*

**Units exclude this proposal and represent the gross units approved, completed, or under construction.*

East Tower

The *West End Rental Policy* allows consideration for 100% rental with 20% below-market rental, for which the east tower is proposing.

Rental Housing Mix and Affordability – The *Family Room: Housing Mix Policy for Rezoning Projects* policy requires a minimum of 35% family units for rental projects. The market rental component would deliver 37% (187 units) family units in a mix of two-bedroom and three-bedroom units and the below-market rental component would deliver 39% (51 units) family units, exceeding the policy.

Figure 9 sets out the average rents for BMR units based on the CMHC Average Market Rent for the Downtown neighbourhood. A minimum of 20% of the residential floor area that is counted in the calculation of the floor space ratio will be secured as BMR units, in accordance with the *West End Rental Policy*.

At a minimum, 70% of the BMR units will be rented at 20% below the CMHC Average Market Rent, and 30% of the BMR units will be rented at 50% below the CMHC Average Market Rent. Starting rents for the initial occupants will be calculated using the Average Market Rents at the time of Council's approval of the rezoning with annual increases in accordance with the Residential Tenancy Act until occupancy permit issuance. On unit turnover, rents in the BMR units will be reset to the same CMHC discount as applied at initial occupancy, calculated using the CMHC Average Market Rent at the time of unit turnover.

Figure 9 – Below-Market Unit Average Rents, and Household Incomes Served

	Below-Market Units Average Starting Rents				
	Proposed Average Unit Size (sq. ft.)	20% Below Average Market Rent[1]	Annual Income Required to Afford Below-Market Unit	50% Below Average Market Rent[1]	Annual Income Required to Afford Below-Market Unit
Studio	416	$1,283	$51,328	$802	$32,080
1-bed	514	$1,472	$58,880	$920	$36,800
2-bed	721	$2,207	$88,288	$1,380	$55,180
3-bed	920	$3,335	$133,408	$2,085	$83,380

[1] From October 2022 CMHC Rental Market Survey for Zone 3 (Downtown)

The market and below-market rental housing component will provide options that are more affordable than home ownership, illustrated in Figure 10.

Figure 10 – Market Rents in Newer Buildings, Cost of Ownership and Household Incomes Served

	Average Market Rent in Newer Buildings – Downtown (CMHC, 2022)[1]	Annual Income Required to Afford Average Market Rent in Newer Buildings - Downtown	DCL By-Law Maximum Averages – Downtown (CMHC, 2022)[2]	Annual Income Required to Afford DCL By-Law Maximum Averages	Monthly Costs of Ownership for Median-Priced Apartment with 20% down payment – Downtown[3]	Annual Income Required to Afford Monthly Costs for Apartment Ownership - Downtown	Starting down payment required at 20%
Studio	$1,827	$73,080	$2,072	$82,896	$2,743	$109,720	$102,350
1-bed	$2,206	$88,240	$2,334	$93,368	$3,471	$138,840	$131,760
2-bed	$3,252	$130,080	$3,177	$127,072	$5,242	$209,680	$199,800
3-bed	$4,329	$173,160	$4,074	$162,976	$9,414	$376,560	$370,000

1. *Data from the October 2022 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2012 or later in Downtown Vancouver*
2. *For studio, 1-, 2-, and 3-bedroom units, maximum DCL rents are average rents for all apartments in purpose-built rental buildings built since 2005 in Vancouver as published by CMHC in the fall 2022 Rental Market Survey, plus 10%.*
3. *Assumptions: median of all BC Assessment strata apartment sales prices in Downtown Vancouver in 2021 by unit type, 10%/20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, $250 – 350 monthly strata fees and monthly property taxes at $2.92 per $1,000 of assessed value (2021 assessments and property tax rate)*

Achievement towards *Housing Vancouver Strategy* Targets – The *Strategy* seeks to deliver a range of housing tenures across the housing continuum. If approved, this project would add 636 secured rental units including 506 market rental units and 130 below-market rental units.

Figure 11 – Progress towards 10 Year *Housing Vancouver* Targets for Secured Market Rental Housing as of December 31, 2022

Housing Type	Category	10-Year Targets[1]	Units Approved Towards Targets[2]
Purpose-Built Market Rental Housing Units	Market Rental	16,000	11,813 (74%)
	Developer-Owned Below-Market Rental	4,000	1,228 (31%)
	Total	**20,000**	**13,041 (65%)**

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

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

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2022, Vancouver's purpose-built apartment vacancy rate was 0.9%. The vacancy rate (based on the CHMC Market Rental Survey) for Downtown where this site is located, is at 1.8%. A vacancy rate from 3% to 5% represents a balanced market.

Security of Tenure – Purpose-built rental housing offers security of rental tenure, unlike rented condominiums. All 636 units would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

The Housing Agreement will secure no less than 20% of the residential floor area that is counted in the calculation of the floor space ratio for below-market units to be rented at rates targeted to meet the affordability needs of moderate income households. On a change in

tenancy for a below-market rental unit, the starting rent for such new tenancy of a below-market rental unit will be reset to the prescribed discount to CMHC rents that are current at the time. Conditions related to securing the units are contained in Appendix B.

5. Tenant Relocation and Protection Policy

The site contains existing residential units, including 173 units of primary rental housing. Sixty tenancies, including 23 existing residential tenancies from 2018, and 37 new tenancies under this new rezoning application are eligible under the *Tenant Relocation and Protection Policy* (TRPP). The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the requirements of the *TRPP*, summarised in Appendix D. All residential tenancies are protected under the provincial Residential Tenancy Act.

6. Childcare Facility

The applicant has offered a childcare facility to be delivered turnkey to the City as part of the community amenity contribution (CAC). The 37-space facility is located on Level 8 of the west tower. The facility offers an infant/toddler and preschooler program area, with a dedicated outdoor play area co-located on the southeast corner of the podium. Staff have applied a condition requiring no less than 429.0 sq. m (4,618 sq. ft.) indoor space and 520.0 sq. m (5,597 sq. ft.) outdoor space that meets the intent of the *Childcare Design Guidelines*. Additional childcare conditions are provided in Appendix B, which include design development to improve the functionality of the space.

City Ownership – If the rezoning is approved, the applicant is to construct the childcare facility to the City's satisfaction. Upon completion, the facility will be delivered turnkey as a separate air space parcel to the City, prior to the issuance of the final occupancy permit. Dedicated mechanical and electrical systems, garbage and recycling areas, vehicle parking, bicycle spaces and end-of-trip facilities, will be secured for use by the operator of the facility.

Non-Profit Operator – Should the application be approved, staff will undertake processes to secure a non-profit organization to operate the childcare facility. Criteria for operator selection would typically prioritize a fit between the non-profit's organizational mandate and programs that meet Council's objectives and the needs of the community. Typically, the operator would be responsible for the administration, programming, operation, regular maintenance, and facility repairs. The City would typically be responsible for major repairs and lifecycle replacement of major systems and structural components. Staff will return to Council separately for approval of the selected operator and terms.

7. Transportation and Parking

Parking and loading is accessed from Ted Northe Lane, leading to 10 levels of underground parking. A total of 820 vehicle spaces, eight passenger spaces, 10 loading spaces, and 2,087 bicycle spaces are proposed. The application is to align with the Parking By-law at the time of development permit.

Access to the underground parking is proposed to be shared between both buildings and a knock-out panel is required along the future subdivision line as a condition of enactment. Staff support the consolidation of the underground parking to allow for a single parking entry at the lane which will also facilitate an improved public realm along the rear lane.

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

8. 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 and emissions and embodied carbon targets in the Building By-law, a summary of the resilient building measures, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements throughout the project.

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

Rezoning Policy for Sustainable Large Developments – This policy sets out criteria for large sites proposing more than 45,000 sq. m (484,375 sq. ft.) of new floor area. With 91,690.5 sq. m (986,971 sq. ft.) of proposed floor area, this application is subject to the policy's requirements. Applications are to demonstrate how they will achieve sustainability goals across eight areas as part of the development permit process. Additional details outlining how the proposal will meet this policy are contained in Appendix E. Staff have applied conditions to secure and enhance these features in Appendix B.

Natural Assets – The *Urban Forest Strategy* seeks to preserve, protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities.

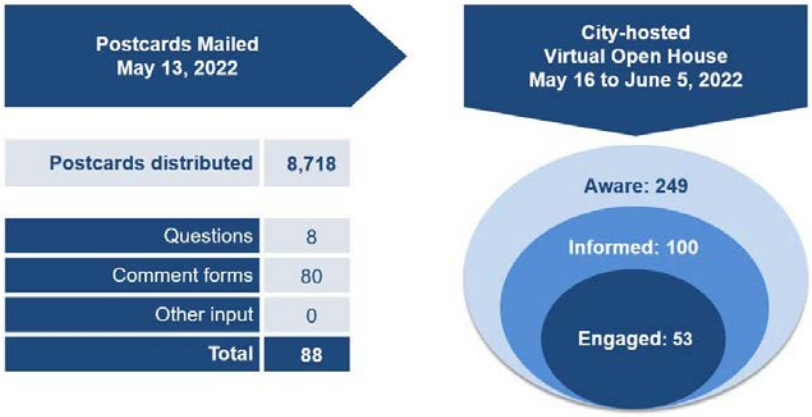
There are three trees on site. There are eight street trees on City lands adjoining the site, and protection of the retained street trees during construction is required. All three on-site trees and two City-owned trees are proposed for removal. Replacement of these trees are required. New street trees are proposed on the Thurlow Street boulevard and within the public plaza, for a total of 32 new trees on site. See Appendix B for additional landscape and tree conditions.

9. Public Input

Public Notification – A site sign was installed on April 26, 2022. Approximately 8,718 postcards were distributed within the neighbouring area on or about May 13, 2022. Notification, application information, and an online comment form was provided. A virtual open house was held from May 16 to June 5, 2022 on the Shape Your City platform. The website was accessed 249 times (Figure 12).

Public Response – Input was provided via online questions, comment forms, by email and phone. A total of 80 submissions were received with a summary in Appendix E.

Figure 12 – Overview of Notification and Engagement



Comments of support fell within the following areas:

- *Affordable Housing:* Additional supportive and below-market units in this neighbourhood is strongly supported.

- *Amenities and Infrastructure:* Ground-floor retail space will help provide "eyes on the street" and create a permeable streetscape. The childcare is a welcome addition to the community.

Comments of concern fell within the following areas:

- *Height, massing, density, location:* The height will hinder private views in neighbouring towers and will cast unfavourable shadows onto the street and public amenities such as Nelson Park. The proposal contains too much density.

- *Building design:* The building lacks innovative design, is unoriginal and boxy.

- *Parking and congestion:* The parking spaces proposed is excessive and will promote the dependency of vehicular transport and create further congestion, making active transportation less appealing to future residents.

Response to public comments

- *Height* – The *Plan* anticipated additional height for this location and along the Corridors of the West End while retaining a lower-scaled character for the remaining areas of the neighbourhood.

- *Shadows and views* – Concerns were expressed that development would add shadows and limit views. Per policy, a building at this location is permitted to enter into the view cone to mark the prominence of the downtown skyline, yet is sculpted to limit shadowing on Robson Street east of Thurlow Street between 10 am and 3 pm and Nelson Park between 10 am and 4 pm at the fall and spring equinoxes. The building placement also ensures a 24.4 m (80 ft.) distance from neighbouring residential towers to minimize impacts to private views.

- *Building Design* – The project was reviewed by staff and supported by the Urban Design Panel for its architectural creativity. Conditions to improve the design at the development permit stage are included in Appendix B.

- *Parking and traffic* – At the development permit stage, the applicant is to submit a plan with sustainable transportation options to reduce the number of car spaces and reduce vehicular traffic. New and improved traffic calming requirements have been applied to alleviate traffic concerns, per Appendix B.

10. Public Benefits

Community Amenity Contributions (CAC) – This application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezonings*. The applicant has offered an in-kind CAC consisting of the delivery of 9,495.8 sq. m (102,212 sq. ft.) of social housing (approximately 99 units, valued at $61,400,000) and a purpose-built 37-space child day care facility (valued at $6,600,000). These amenities would be delivered through a fee-simple airspace parcel and transferred to the City on completion of construction, which will contributed to delivery of the *Plan's* Public Benefits Strategy. Real Estate Services staff have reviewed the applicant's pro forma and concluded that the offering is appropriate and recommend that the offer be accepted.

Development Cost Levies – The site is subject to both the City-wide DCL and Utilities DCLs. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage.

Based on rates in effect as of September 30, 2022, and the 80,822.6 sq. m (869,967 sq. ft.) of residential floor area subject to DCLs, 553.4 sq. m (5,957 sq. ft.) of commercial floor area and nominal DCLs for the child day care facility, it is estimated that the project will pay $17,343,848 of DCLs.

Social Housing – In accordance with the Vancouver Charter and DCL By-laws, social housing is exempt from DCLs. Based on floor area of 9,495.8 sq. m (102,212 sq. ft.) the value of the expected exemption is estimated at $3,262,607.

Rental Housing – Per Section 3.1A(d) of the DCL By-law, the applicant has requested a 100% waiver of the City-wide DCL attributed to the residential floor area qualifying as Class A "for-profit affordable rental housing". Class A means rental housing where a minimum 20% of the residential floor area is secured as below-market rental units with maximum average rents that do not exceed the rates in the DCL By-laws. Based on floor area of 49,062.1 sq. m. (528,100 sq. ft.) of rental residential, the value of the DCL waiver is estimated to be $10,572,562.

A review of how the application meets the waiver criteria is provided in Appendix D. Compliance with DCL waiver requirements will be assessed through the development permit stage up to occupancy permit issuance, ensuring that maximum average unit sizes are not exceeded and a final rent roll that sets out the initial monthly rents is submitted.

Public Art Program – The application is subject to the *Public Art Policy and Procedures for Rezoned Developments*. The public art budget will be calculated on the floor area proposed at the development permit stage, and is subject to Council approved period adjustments to

address inflation. Based on the 2016 rate and excluding the social housing floor area which is exempt under the policy.

The application is subject to a public art contribution that is estimated to be $1,734,332.

Other benefits – The secured market and below market housing in the east tower described further in the housing section above will contribute to the City's secured rental housing stock and to deliver of the *Plan's Public Benefits Strategy*.

See Appendix G for an overview of the implementation of the West End Public Benefits Strategy and Appendix H for a summary of the public benefits expected from this application.

Financial Implications

As noted in the Public Benefits section, this project is to provide an in-kind turnkey child day care facility and social housing units, secured market and below market rental housing, a DCL contribution and a public art contribution.

Under current practice the City will seek to appoint a non-profit operator for the child day care facility but would remain responsible for major repairs, and lifecycle replacement of major dedicated systems. See Childcare facility section above for additional details.

A housing operator would be selected through a Request for Proposals in line with the City's Procurement Policies. See Housing section above for additional details. Consistent with Council policies, non-market housing projects are expected to be self-sustaining and require no further operating subsidies, property tax exemptions, and/or financial guarantees from the City.

CONCLUSION

Staff conclude that the proposed land use, form of development and public benefits are consistent with the *Plan* and *West End Rental Policy*. Further, the delivery of approximately 99 units of turn-key social housing, secured-rental units and below-market rental will advance the City's rental and social housing targets, along with a turn-key childcare facility.

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

* * * * *

1040-1080 Barclay Street
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Definitions

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

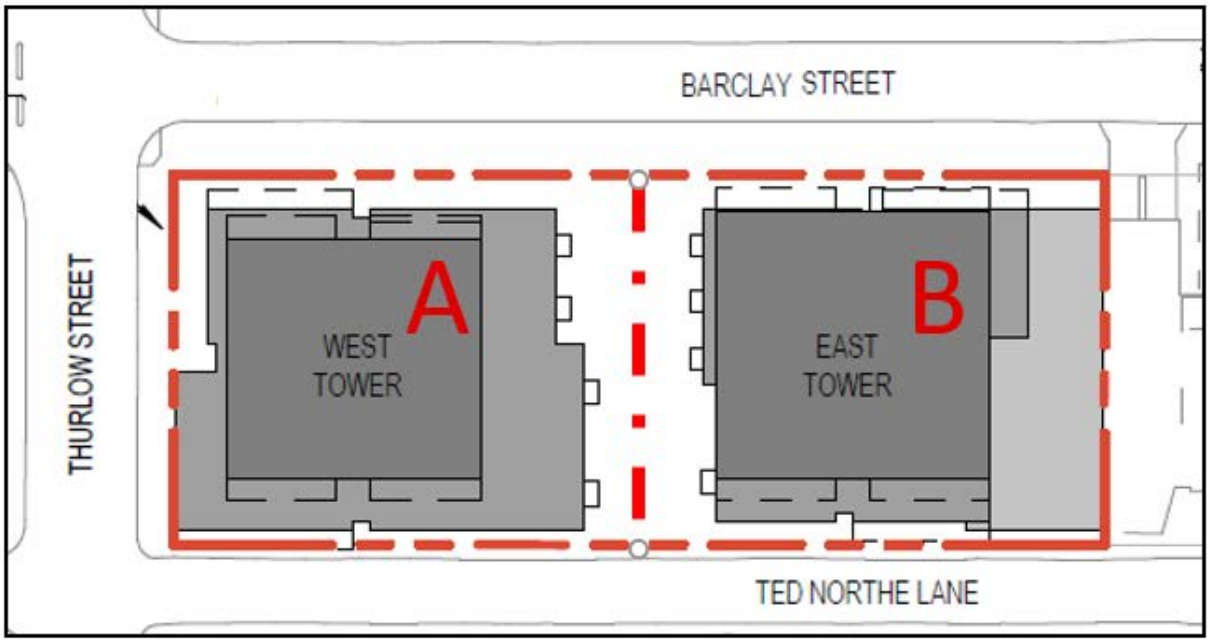
   (a) for the purposes of calculating the total dwelling unit area for section 6.3 of this by-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 7.5 of this by-law; and

   (b) "Below-Market Rental Housing Units" means dwelling units where the rents are set, at the commencement of each new tenancy, at rates that do not exceed either 20% or 50% below the Canada Mortgage Housing Corporation (CMHC) average rents for Zone 3 (Downtown), all as secured by a housing agreement registered on title to the property

Sub-areas

4. The site is to consist of 2 sub-areas generally as illustrated in Figure 1, for the purpose of establishing the conditions of use, the site area and the maximum permitted density for each sub-area.

Figure 1: Sub-areas



Uses

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

   (a) Agricultural Uses, limited to Urban Farm Class B;

   (b) Cultural and Recreational Uses;

   (c) Dwelling Uses, limited to Mixed-Use Residential;

   (d) Institutional Uses;

   (e) Live-Work Use;

   (f) Office Uses;

   (g) Retail Uses;

   (h) Service Uses;

   (i) Utility and Communication Uses; and

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

Conditions of Use

6.1 In sub-area A, a minimum of:

(a) 23% of the total residential floor area must be used for social housing; and

(b) 429 m^2 of the total floor area must be used for Child Day Care Facility use,

secured to the City's satisfaction.

6.2 In sub-area B, all residential floor area must be used for rental housing.

6.3 In sub-area B, a minimum of 20% of the total dwelling unit area must be below-market rental housing units.

6.4 The design and layout of at least 35% of the total number of below-market rental units and at least 35% of the total number of market rental dwelling units must:

(a) be suitable for family housing; and

(b) include 2 or more bedrooms.

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

(a) be suitable for family housing; and

(b) include 2 or more bedrooms.

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

(a) be suitable for family housing; and

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

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

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

6.7 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 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

7.1 Computation of floor area must assume that the site area for sub-area A is 2,049.3 m^2 and sub-area B is 1,970.8 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

7.2 In sub-area A, the floor space ratio for all uses combined is 20.7.

7.3 In sub-area B, the floor space ratio for all uses combined is 25.0.

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

7.5 Computation of floor area and dwelling unit area must exclude:

(a) open and enclosed 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 residential floor area for each sub-area;

(ii) no more than 50% of the excluded residential balcony floor area may be enclosed; and

(iii) non-residential balconies must not be enclosed for the life of the building.

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

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

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

(ii) bicycle storage; and

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

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

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

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

(g) shared laundry areas for social housing.

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

(a) common amenity areas, to a maximum of 10% of the total permitted floor area; and

(b) 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.

7.7 In sub-area B, where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental housing units as storage area.

Building Height

8.1 Building heights must not exceed 167.6 m.

8.2 Despite section 8.1 of this by-law and building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits mechanical appurtenances including mechanical screens and elevator overrun, or rooftop access structures, the height of the portions of the building with the permitted appurtenances must not exceed 177.4 m.

Horizontal Angle of Daylight

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

9.2 For the purposes of section 9.1 above, habitable room means any room except a bathroom or a kitchen.

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

9.4 The plane or planes referred to in section 9.3 above must be measured horizontally from the centre of the bottom of each window.

9.5 An obstruction referred to in section 9.3 above means:

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

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

9.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines and the minimum distance of unobstructed view is at least 3.7 m.

* * * * *

1040-1080 Barclay Street
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Perkins+Will Canada Architects Co., received March 23, 2022 and supplemental plans received October 7, 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 reduce the building heights to comply with the CD-1 By-law and mitigate the shadow impacts on the north sidewalk of Robson Street between 10 am and 4 pm west of Thurlow Street, and between 10 am to 3 pm east of Thurlow Street, at the spring and fall equinoxes.

Note to Applicant**:** Please refer to the *West End – Tower Form, Siting, and Setbacks* Bulletin (amended 2020) regarding shadow requirements. As per the *Higher Buildings Policy,* the maximum discretional height in this area is 167.6 m (550 ft.), and the height of both towers should comply with this height.

1.2 Design development to provide a 3.7 m (12 ft.) setback from the west property line to improve the public realm and reduce the apparent scale of the podium element, as seen by pedestrians on Thurlow Street.

Note to Applicant: Intent is to better meet the objectives of the *West End Plan* to enhance the pedestrian experience and design quality along Thurlow Street. A part of the western edge of child day care outdoor space should be relocated.

1.3 Design development to the west tower podium massing to reduce the podium height to no more than 18.3 m (60 ft.).

Note to Applicant: Due to the sloped site condition, a maximum height for the podium massing of 18.3 m (60 ft.) can be averaged for all sides of the west tower. The floor-to-floor height for the retail unit at the corner should be maintained at 4.6 m (14 ft.) as much as possible. A partial sunken floor condition may be considered.

1.4 Design development to increase the scale and prominence of the public mid-block connector space, including enhancements to the pedestrian experience along the lane.

Note to Applicant: The ground plane design is generally well received, including the treatment of the western lane interface toward Thurlow Street as a significant contribution to public open space. On-site improvements should include pedestrian lighting, landscaping, seating, high quality paving treatments and other public realm enhancements, coordinated with lane improvements acceptable to Engineering Services. The mid-block connector between Barclay Street and Ted Northe Lane should contribute more to the pedestrian network of streets and lanes in the West End, at a scale commensurate with the site size. A surface statutory right of way will be required.

1.5 Design development to improve the proposed façade design by increasing the size of vertical and horizontal recesses and massing breaks, while maintaining the high-quality and durable exterior finishes consistent with the rezoning application.

Note to Applicant**:** Maintain the proposed quality in all aspects, including but not limited to appearance, durability, and performance, by retaining the use and extent of the specific finishes. Material choices including visible areas such as soffits should be noted on the elevation drawings.

1.6 Design development as required to mitigate wind effects in the open tower corridors, on the podium rooftops including child day care outdoor space, and at the pedestrian mid-block connector path at grade, as recommended by registered professionals with relevant expertise.

Note to Applicant**:** Also refer to Social Policy and Child Day Care condition 1.39.

1.7 Consider incorporating more landscaping at the building voids and roofs and some to be commonly accessible.

1.8 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. Also refer to Landscape condition 1.18.

Crime Prevention through Environmental Design (CPTED)

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

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

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

Landscape Design

1.10 Design development to ensure maximized tree growing medium and planting depths for trees, shrubs and green roofs to ensure long term viability of the landscape.

Note to Applicant: Structural slabs need to be designed to handle loads and ensure adequate depth and continuous soil volumes. A soil cell system with expanded soil volumes should be considered for trees in the central courtyard. Growing mediums and planting depths should exceed CSLNA standards.

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

Note to Applicant: The plans should be at 1/8 inch: 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing and 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.

1.12 Provision of detailed architectural and landscape cross sections (minimum 1/4 inch scale) through common open spaces, semi-private patio areas and planters.

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.

1.13 Provision of a vegetative cover calculation sheet, included with the landscape plans.

Note to Applicant: Include a comparison of the percentage vegetative cover for the overall site and a separate calculation of the total roof area.

1.14 Provision of additional large scale details for roof planters.

Note to Applicant: large patios should include hose bib(s) to encourage balcony gardening.

1.15 Provision of a soil depth overlay sheet, included with the landscape plans.

1.16 Provision of an Outdoor Lighting Plan.

Note to Applicant: Refer to Dark Night Design Principles: https://vancouver.ca/files/cov/outdoor-lighting-design-tips.pdf. Provide dimmers and timers for lights where feasible.

1.17 Provision of a high-efficiency automatic irrigation system for all planted areas.

Note to Applicant: Provide a partial irrigation plan demonstrating intent, including notations, legend and symbols to confirm stub out and hose bib locations. Hose bibs to be provided for large private patios (sized 9.3 m (100 sq. ft.) or larger). Any limitations to the installation of hose bibs on private decks to be brought to the attention of staff in the written response.

1.18 Provision 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. Refer to:
http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf
http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf

1.19 Coordination of new proposed street trees with Engineering and the Park Board, confirming quantities, species, sizes and locations, and addition of the following note on the plans: “Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion”.

Housing

West Tower (Sub-area A)

1.20 Total net residential floor area allocated to social housing must be at least 23% of the total residential floor area of the west tower building containing the strata and social housing.

1.21 Provide a minimum of 50% of the social housing units as family units.

Note to Applicant: Provide approximately 30% two-bedroom units and 20% three-bedroom units, as per the City’s *Housing Design and Technical Guidelines.*

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

(a) Indicate the extent of the social housing Air Space Parcel (ASP) with a contrasting colour hatch or outline, including all below grade spaces.

(b) Adjust the unit sizes to ensure they are closer to the minimum unit size in the *Housing Design and Technical Guidelines* (excluding in-suite bulk storage), to maximize the total number of units. Design development of studio units to approximately 37 sq. m (398 sq. ft.).

Note to Applicant: Dens are not to be provided in social housing units.

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

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

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

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

(e) Provision of floor-to-floor finished heights in the social housing units that are a minimum of 2.4 m (8 ft.) clear ceiling heights, free of obstructions and projections, per the *Housing Design and Technical Guidelines*, including in all circulation areas, common use spaces, as well as inside the units in living rooms and bedrooms.

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

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

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

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

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

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

Note to Applicant: Increase the size of the indoor amenity area to meet the requirements of a minimum of 1.4 sq. m (15 sq. ft.) of amenity per housing unit. Provide an accessible washroom with access from hallway. Provide kitchenette and storage space. Dimensions and areas of common indoor and outdoor spaces should be provided on the drawings.

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

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

1.24 Provision of parking spaces for low-end of market social housing units equal to the rate required for secure market rental housing in section 4.3.3 of the Parking By-law, and applicable Transportation Demand Management *(*TDM*)* measures.

Note to Applicant: Parking spaces provided in the rezoning application drawings are insufficient. Parking spaces to be provided for the low end of market social housing units. Maximum of 70% of the social housing units will be low-end of market units. As part of the development permit drawings, clearly mark the provision of vehicle parking spaces for the social housing units. Indicate electric vehicle charging stations in accordance with parking by-law and applicable TDM measures. Please also refer to relevant conditions under Engineering.

1.25 Confirm and identify bicycle parking dedicated to social housing. Provide a separate room for bicycles. This room can be shared with child day care.

1.26 Design development to reduce number of elevators for social housing and child day care to two total elevators sized to the requirements of City's *Childcare Design Guidelines* and remove wall in lobby between social housing and child day care.

Note to Applicant: Consider removing elevator at D2 between gridlines 13 and 14 unless required for overall project. Provide additional openings from social housing elevators on level 8. Provide access to social housing floors and childcare by their respective users.

1.27 Design development to consider locating social housing and child day care parking stalls on separate levels to allow separate elevator lobbies from the parkade.

Note to Applicant: Although the lobby at grade will be shared, most parents will use the parent drop-off spaces in the parkade and having separate elevator lobbies will reduce the number of interactions between users.

1.28 Identify location and size of dedicated social housing garbage/recycling room.

Note to Applicant: Preference for social housing garbage and recycling to be separate and dedicated. Note that if shared, dedicated bins required for each group will be required.

1.29 The social housing should be designed in accordance with the *High-Density Housing for Families with Children Guidelines* for the social housing units, including, but not limited to:

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

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

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

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

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

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

East Tower (Sub-area B)

1.32 A minimum of 20% of the total residential floor area of the market rental building must be Below-Market Rental Housing Units.

1.33 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental housing units as storage area.

1.34 The proposed unit mix of:

(a) The market rental, excluding the below market rental, and including 79 studio units (16%), 240 one-bedroom units (47%), 176 two-bedroom units (35%), and

11 three-bedroom units (2%) is to be included in the development permit drawings.

(b) The below market rental, including 35 studio units (27%), 46 one-bedroom units (35%), 39 two-bedroom units (30%), and 10 three-bedroom units (8%) is to be included in the development permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board, provided that the two-bedroom units do not go lower than 35% of the dwelling units.

Note to Applicant: 35% of units in both the market and below-market rental units must be designed to be suitable for families with children.

1.35 The market rental, including below market rental should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including, but not limited to, the provision of:

(a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, appropriate in size for the scale of the project and situated to maximize sunlight access (Sec. 3.3.2, 3.4.3);

(b) A multi-purpose indoor amenity area appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette (Sec. 3.7.3) and should be adjacent to the outdoor amenity area;

(c) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (Sec. 4.4.2); and

(d) A balcony for each unit with 1.8 m (6 ft.) by 2.7 m (9 ft.) minimum dimensions (Sec. 4.3.2).

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

Sustainability

1.37 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*

Sustainable Food Assets

1.38 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the *Rezoning Policy for Sustainable Large Developments* by providing the following three food assets: edible landscaping and garden plots, outdoor dining and food gathering infrastructure, and an indoor urban farm.

(a) Edible landscaping and garden plots: Design development to include edible landscaping and resident garden plots satisfying the following requirements:

(i) Provide the minimum garden plot space as negotiated at rezoning, which includes a combination of individual or shared garden plots to meet the minimum commitment of 23 plots (0.9 m (3 ft.) x 2.4 m (8 ft.)) in size, with sufficient solar exposure from March until October to enable vegetable production.

(ii) Follow the garden plot design requirements of the *Rezoning Policy for Sustainable Large Developments Administrative Bulletin* and the City's *Urban Agriculture Guidelines for the Private Realm*, or any other applicable policy at the time of development permit.

(iii) Provide support facilities for the garden plots as outlined in the *Urban Agriculture* Guidelines for the Private Realm.

(iv) Provide significant landscape allocation to plants with edible leaves, fruits, flowers, nuts and berries, in alignment with the characteristics and design guidelines outlined in the *Rezoning Policy for Sustainable Large Developments Administrative Bulletin*, and complementary educational signage. Edible landscaping is expected in public areas as well as roof terraces, specifically at ground level, level 1 amenity, level 2, level 7 and level 58 roof.

(b) Outdoor dining and food gathering infrastructure: Design development to include various infrastructure to enable sharing of food in the public realm at grade, including:

(i) Provide access to a class B loading bay to enable vehicular access for potential food trucks, market vendors, etc.;

(ii) Provide covered outdoor public seating;

(iii) Provide secured parking location for a minimum of four food trucks in the public realm (food truck parking must be secured on private property, not on City property including road right of way); and

(iv) Provide electrical infrastructure to support a minimum of four food trucks or other potential food-based activities such as community food markets, including appropriate receptacles and weatherproof locking kiosks. Receptacles may be duplex locking receptacle (15A, 120V NEMA L5-15R), 3 prong locking receptacle (20A, 120V NEMA L14-20R), or 4 prong

locking receptacle (30A, 208V NEMA L14-30R), each on a dedicated circuit, specifications and layout to be determined through the development permit process.

(c) Indoor urban farm additional food asset(s): Design development to include a minimum 38 sq. m (410 sq. ft.) indoor urban farm satisfying the following requirements:

(i) Urban farm to be provided as a turn-key fit, furnished and equipped on-site space with appropriate utility connections;

(ii) Urban farm to be activated by a farm operator for use to produce fruit, herbs, and/or vegetables;

(iii) Provide access to a Class B loading bay to enable delivery/pick up of farm materials and produce; and

(iv) Location is to be determined through the development permit but is expected either in the P1 parkade or, preferably, in a visible public location on the ground floor.

Note to Applicant: Indicate food assets on all landscape and architectural plans/drawings submitted as part of the development permit process, and provide the following specific information to facilitate staff review:

- Test fits of the garden plots, urban farm, and food truck space demonstrating sufficient capacity to accommodate the minimum size requirements and required support facilities;
- A plan indicating all edible landscaped areas, accompanied with an edible species planting list;
- An urban farm operations plan;
- A shadow study for all garden plot areas.

Staff are available at foodpolicy@vancouver.ca to review conditions prior to development permit submission.

Child Day Care

1.39 Design, construct, equip and finish a licensable 37-space child day care facility in accordance with the *Childcare Design Guidelines, Childcare Technical Guidelines*, and *Provincial Childcare Licensing Regulations* comprising no less than 429 sq. m (4,618 sq. ft.) indoor space and 520 sq. m (5,597 sq. ft.) outdoor space (exclusive of mechanical and electrical rooms, stairwells, elevator shafts and lobbies), with indoor and outdoor program space for 12 children under 3 years, and 25 children aged 3-5 years in accordance to relevant guidelines and regulations. Other requirements include, but may not be limited to, the following:

(a) Confirm that elevation of child day care is not in excess of 25 m (82 ft.).

(b) Confirm in section drawings that child day care slab-to-slab height allows sufficient space for mechanical and electrical equipment to maintain minimum 2.4 m (8 ft.) clear ceiling heights throughout the facility, as noted in the *Childcare Technical Guidelines*.

(c) Provide shadow studies at Autumn Equinox and February 1st (winter solstice not required); include known shadow impacts of adjacent buildings.

Note to Applicant: Ensure sun access is available in each outdoor program area for at least three hours a day, including two hours during play hours (9 am-noon, 1:30-4 pm).

(d) Provide wind studies to ensure adequate anchoring for play structures and other equipment e.g. shade sails.

(e) Provide a table of areas identifying amount of gross child day care indoor space and outdoor space proposed per program area (0-3 and 3-5), that meets or exceeds the *Childcare Design Guideline* recommended minimum activity and support areas (Childcare Gross Indoor Area and Childcare Total Outdoor Area).

Note to Applicant: As noted in the *Childcare Design Guidelines*, the Childcare Gross Indoor Area and Childcare Total Outdoor Area referred to in Table 6 are "exclusive of mechanical and electrical rooms, stairwells, elevator shafts and lobbies. Consider an extra 15% of floor area for these items".

Note to Applicant: The total floor area of the outdoor play space may be reduced by up to 20% to accommodate the required setbacks along Thurlow Street if all reasonable efforts to meet the requirements have been demonstrated, the space is functional, and in alignment with the intent of the *Childcare Design Guidelines*.

(f) Design development of elevator banks to streamline number of elevators, provide stroller storage and bike trailer storage at entry level, and diminish impact of elevators on available space at child day care level.

(g) Provide seven (7) parking stalls for the child day care facility, including: five (5) child day care pickup/drop-off stalls located in the same area, and two (2) child day care staff parking stalls located together; all with a clear, legible and safe route to child day care elevator.

Note to Applicant: Child day care pickup/drop off stalls are currently provided on two levels P1 and P1.5.

(h) Design child day care loading area to enable sharing between Child day care and Social Housing users and provide a short, legible and clear path of travel from Class B loading area with direct access to dedicated child day care elevator wide enough for larger items.

Note to Applicant: Loading area will be used by maintenance staff bringing e.g. landscape materials and equipment, such as large amounts of sand/fibar/soil and play equipment.

(i) Identify location and size of Child day care Garbage/Recycling room.

Note to Applicant: Preference for child day care garbage and recycling to be separated from other uses. If shared with Housing, dedicated bins are required for child day care garbage and child day care recycling, and that diaper waste will be a part of daily refuse (smells, etc.). Garbage/recycling will be accessed by child day care staff daily, and should be located in close proximity to the Child day care elevator.

(j) Identify location of child day care bicycle parking and end-of-trip facilities.

Note to Applicant: Consider child day care bike parking for staff at parkade level, potentially shared with social housing, and bike parking for parents at grade.

(k) Identify location for longer-term storage of child day care seasonal equipment, emergency supplies, maintenance equipment and materials (e.g. filters for HVAC, paint cans, tools, etc.).

(l) Relocate mechanical room to parking or other level to maximize indoor space for child day care, and provide communications in a closet-sized room.

Note to Applicant: Access to communications room may be provided off staff room or laundry room, but not in a storage room (child day care storage rooms are typically filled to capacity).

(m) Clarify amount of usable outdoor play proposed for each program meets or exceeds the *Childcare Design Guidelines.*

(n) Design development of outdoor area to ensure ample sunlight access and shade are available for each program area (0-3 and 3-5).

Note to Applicant: if the 0-3 outdoor area is completely in shade, consider swapping the indoor and outdoor areas so that the larger 3-5 area will receive some of the full-shade area and some sun.

Engineering

West Tower (Sub-area A)

1.40 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (COV Design Guidelines and Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site.

Note to Applicant: 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. Please contact Engineering Services for details. Additional details can be found at https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx

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

1.42 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.

1.43 Provision of an updated and finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services. An updated TDM plan package is required.

Note to Applicant: A TDM Plan with a minimum of 12 points for social housing use. The proposed plan achieves 33 points. A single TDM measure may count towards multiple land uses if it is usable by each land use. Refer to Schedule B of the TDM policy for detailed requirements for each measure. Provide TDM Plan as a separate package with complete information on TDM measures proposed, including the following clarifications:

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

(i) Provision of design specifications for the excellent standard of lighting and finishes for the Class A bicycle parking and note the location on the architectural plans.

Note to Applicant: Automatic door openers and bicycle elevators are requirements of the parking Bylaw and cannot be counted towards TDM points.

(b) ACT-05 – Bicycle Maintenance Facilities:

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

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

(iii) An operational plan detailing the following:

- a description of the amenities to be provided;
- a means of providing access to all residents; and
- a plan for maintaining these amenities.

(iv) 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.

(v) Provision of stair free access to and from the Class A bicycle rooms to the bicycle maintenance facilities.

(vi) Provision of access from the rental and social housing units to and from the bicycle maintenance facilities.

(c) ACT-07 – Public Bike Share Space:

(i) Updated Architectural plans to illustrate the size and location of the PBS space as specified by City staff.

(d) ACT-09 – Walking Improvements:

(i) This measure cannot be accepted as Walking Improvements provided for TDM measure points cannot be located on the site and must be located on adjacent sites.

(e) COM-02 – Car Share Vehicles and Spaces:

(i) Updated Architectural plans to identify/note/dimension car share spaces.

(ii) Spaces to be located with convenient, public access at-grade, or on P1.

(iii) Detailed information as to how and a design to enable members of the car sharing organization access into the building's underground parking 24 hours a day, 7 days a week.

(f) SUP-02 – Real-Time Information:

(i) Updated Architectural plans to identify the general location(s) for proposed displays.

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

(g) SUP-03 – Multimodal Wayfinding Signage:

(i) Updated Architectural plans to identify the general location(s) for proposed displays.

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

(h) OTH-01 – Innovative Strategies:

(i) Updated Architectural plans to identify the location of on-site or off-site amenities and services.

Note to Applicant: Provision of a description/operational for the services to be provided, a means of providing access to all residents, tenants, and employees and a plan for maintaining these amenities.

(ii) On-site daycare cannot be accepted as a TDM measure.

(iii) Provision of an operational plan on how the 20 year free bicycle repair services for residential uses will be provided.

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

(a) Secures provision of funding towards long-term TDM monitoring fund in the amount of $2 per sq. m of gross floor area.

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

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

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

1.45 Arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for Phase 2 (West Tower) to take access to underground parking from the adjacent development site Phase 1 (East Tower); and provision of a knockout panel to be located at the proposed security gate providing access from Phase 1 (East Tower) to Phase 2 (West Tower).

1.46 Provision of an updated TAMS to include coordinated TDM measures.

Note to Applicant: Different TDM measures proposed in each document.

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

(a) Provision of a dedicated bicycle elevator for all bicycle spaces located below the first underground level for Phase 1.

Note to Applicant: The elevator must provide direct access to all Class A bicycle spaces. Currently the P10 level does not have elevator access. The elevator is to have doors on both ends to allow bicycles to easily roll in from one end and roll out the other. The elevator to be a freight style elevator with durable finishes to comfortably accommodate two people with two bicycles and provide minimum

interior dimensions of 1.7 m (5.5 ft.) x 2.0 m (6.7 ft.) A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly. Accommodation of oversized bicycles within this elevator may increase requirements.

(b) Exploration of opportunities to relocate Class B bicycle parking for the east tower to a more visible location.

(c) Provision lockers for all Class A bicycle spaces not located within a Class A bicycle parking room.

(d) Provision of 1.2 m (4 ft.) minimum manoeuvring aisle width for vertical and horizontal Class A bicycle parking spaces and 1.5 m (5 ft.) minimum width manoeuvring aisle for oversized Class A bicycle parking spaces.

1.48 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) Confirmation that the slope of the loading bay does not exceed 5%.

(b) Provision of a minimum 10.7 m (35 ft.) of stall length for the parallel Class B loading space.

(c) Provision of minimum 4.0 m (13 ft.) width for the first Class A passenger loading space located in each tower.

1.49 Design development to improve the parkade layout and access design and demonstrate compliance with the Parking and Loading Design by performing the following:

(a) Confirmation that column encroachments, setbacks and parking space widths comply with the Parking and Loading Design Supplement.

Note to Applicant: Column encroachments are not permitted in single module stalls. 2.3 m (7.5 ft.) of vertical clearance is required for access and manoeuvring to all disability spaces.

(b) Shared accessible parking spaces are not supported, accessible spaces to be located behind the residential parking gate.

Note to applicant: Accessible spaces and Class A passenger loading spaces are not to be shared use.

(c) Provision of parabolic mirrors at the top and bottom of all parkade ramps.

1.50 Design development to improve accessibility and function of the proposed shared vehicle spaces through provision of the following:

(a) A 2.9 m (9.5 ft.) stall width for shared vehicle parking spaces.

1.51 Provision of the following information as part of the drawing submission at the Development Permit stage to facilitate a complete Transportation review:

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

(b) All types of parking and loading spaces individually numbered and labelled.

(c) Dimension any/all column encroachments into parking stalls.

(d) Identification of all columns in the parking layouts.

(e) Dimension typical parking spaces.

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

(g) Dimension manoeuvring aisles and the drive aisles at the parkade entrance and all gates.

(h) Provision of section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates.

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

(i) Details on the ramp/parkade warning and/or signal systems and locations of lights, signs and detection devices to be shown on the plans.

(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 access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: Stair ramps are not generally acceptable.

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

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

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

Note to Applicant: A lighting simulation is required prior to development permit issuance.

1.53 Provision of a complete Rainwater Management Plan (RWMP) to be submitted to clearly indicate how the onsite system achieves the prescribed performance requirements as detailed in the Zoning and Development Bylaw and the Rainwater Management Bulletin.

Note to Applicant: Subset of the submission list items and additional notes are provided below based on the RWMP submission dated March 8, 2022. Ensure all information expected in a complete RWMP as described in the appendix of the Rainwater Management Bulletin are included in the updated version.

(a) C.2. Outline the rainwater management approach proposed to meet the water quality requirement. The approach shall include descriptions on how the water quality requirement is to be achieved on site and include supporting calculations and specifications necessary to demonstrate adequate design.

Note to Applicant: 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:

(i) Product name and manufacturer/supplier.
(ii) Total area and % Impervious being treated.
(iii) Treatment flow rate.
(iv) Supporting calculations to demonstrate adequate sizing system based on the contributing drainage area.
(v) Include discussion of the specified treatment device's % TSS removal efficiency certification by TAPE or ETV.
(vi) Location of device in drawing or figure in the report.

(b) C.4.Provide justification for not prioritizing Tier 1 or 2 approaches, and specify the alternate system to meet requirements.

Note to Applicant: The amount of proposed Tier 1 and 2 methods of capture is unacceptable for this proposed Sustainable Large Development mixed-use development and a significant increase is necessary. Additional opportunities not thoroughly explored include rainwater harvesting, green roof, and routing of hardscape surfaces to landscaping. With projected increases to both sewer and water utility rates, the feasibility of a rainwater harvesting and reuse system to meet non-potable water demands should be thoroughly evaluated and considered. Appropriate justifications must be stated for each available method in each Tier to determine if exemptions may be granted.

Note to Applicant: Explore grading or routing of hardscape areas into landscaping. Coordination with the landscape architect for soil storage capacities will be required to support this proposal. Supporting grading and routing details should be provided to support this strategy including delineated contributing hardscape

and receiving landscape areas along with grading or details to support the feasibility of this approach.

(c) C.5. Provide an overview of each BMP and design specifics to support the design claim for meeting target requirements. Design detail of each BMP should be coordinated with other disciplines, if necessary, and the report should include the necessary rainwater management specific supporting drawings and calculations.

(d) C.6. Provide a pre-development site plan that includes the following: orthophoto, delineated catchment(s), area take off for all different surface types, and onsite and downstream offsite drainage appurtenances.

(e) C.7. Provide 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 take off for all different land use surface types within the site limits; and delineated catchments to demonstrate BMPs are appropriately sized.

Note to Applicant: Confirm the surface type for the area within the Level 8 daycare podium indicated as 300 mm landscaped surface cover. It is not clear from the drawings if this area is landscaped or part of the hardscaped patio surface.

(f) C.8. Provide a schematic sketch or detail demonstrating how the overall rainwater management system is hydraulically connected with each other and the proposed tie-in to the municipal service connection.

(g) C.11. Provide a completed Rainwater Management Project Summary Form as a PDF in a separate file to the RWMP. For a fillable copy of the form, refer to the rainwater management webpage.

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.

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

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

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

Building Permit.

1.56 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.

1.57 Provision of a Final Hydrogeological Study, to the General Manager of Engineering Services and the Director of Planning's satisfaction, which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

(a) A Groundwater Management Plan which includes:

(i) A description of the phased construction plan for the underground parkade that will be shared by both the East Tower and West Tower and how that will affect the proposed groundwater management method(s) for the development.

(ii) The bulk excavation depth and foundation slab depth in metres below ground surface and metres geodetic.

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

(iv) A quantitative estimate (in litres per minute) of both the anticipated construction dewatering/drainage rate and the permanent (post-construction) dewatering/drainage rate for City approval, including calculations, assumptions and the methodology used to determine the rates.

Note to Applicant: One hydrogeological study, including all details for both proposed towers, is expected.

Note to Applicant: The City does not support the long-term discharge of groundwater to our drainage system. Every effort should be made to prevent or limit this discharge.

(b) An Impact Assessment which achieves analysis to confirm that there are no significant risks from groundwater extraction/diversion.

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

Note to Applicant: The proposed development is considered a Sustainable Large Development, and as such is subject to the requirements outlined in the Groundwater Management Bulletin and Rezoning Policy for Sustainable Large Developments. This rezoning submission is not compliant with the City's requirements as it does not meet the submission requirements for a hydrogeological study. The City will permit the applicant to provide the required hydrogeological study in their subsequent submission

as noted in the conditions above.

Note to Applicant: Construction-related discharge to the sewer to 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 issuance of a building permit for excavation. To remove 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.

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

(a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan https://vancouver.ca/files/cov/engineering-design-manual.PDF

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

Note to Applicant: Use of street for temporary power (e.g. temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in 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.

1.59 Ensure the waste room designs are in compliance to City of Vancouver's Guidelines in the Garbage and Recycling Storage Amenity Design Supplement, particularly the following:

(a) Designated waste rooms for each building use, e.g. retail, social housing, and market housing.

(b) Number of containers for each stream to meet the capacity of each use type.

(c) Ideally, waste rooms to be located no lower than one level below grade. If this requirement cannot be met, justification should be made and confirmation from hauler is required to ensure all containers are serviceable.

(d) The total area of each waste room should equate to at least 2 to 2.5 times the physical footprint of the containers.

(e) If container staging is required during collection days, a staging area should be provided on site, not on City property, and should be identified on the design drawings.

1.60 Provide a waste collection plan at the development permit application stage. The plan should include the following:

(a) Types of waste streams to be provided in each waste room.

(b) Number of containers to be provided for each stream in each waste room.

(c) Waste collection frequency for each stream.

(d) Letter from waste hauler confirming the serviceability of all waste rooms.

1.61 Provision of outdoor waste or recycling bins in public open spaces on site.

1.62 Provision of updated architectural and landscape plans to reflect the Public Bike Share (PBS) space in compliance with the Design Standards for Public Bike Share to the satisfaction of the General Manager of Engineering Services, including the following items and notes:

(a) Size: At a minimum a 16.0 m x 4.0 m (53 ft. x 13 ft.) sized station shall be accommodated. The full length of the space is to be continuous. The physical station with docked bicycles is 2m wide and has a required bicycle manoeuvring zone of 2.0 m (7 ft.) for a total width of 4.0 m (13 ft.).

(b) Location: The station must be fully located on private property while still clearly visible to the public with 24/7 public access. The location is to be near the intersection of Barclay Street and Thurlow Street to allow easy access to the street.

Note to Applicant: The proposed PBS space as shown on Drawing A-04-03, at the northeast corner of the site outside the East Tower is not acceptable. This proposed location is closer to mid-block and does not provide for easy access to the street(s) and may encourage sidewalk riding.

Note to Applicant: Shift the PBS space from the proposed location outside the East Tower, west to the northwest corner of the site near the intersection of Barclay Street and Thurlow Street to allow for east access to the street. Locate the PBS space outside the West Tower and relocate the proposed Class B bike racks elsewhere on site and modify proposed landscaping.

(c) Access: Consideration for placement of building elements (e.g. Fire Department connections, HVAC vents, hose bibs, etc.) and landscaping that require frequent access and maintenance directly adjacent to the PBS space. These elements shall not be in conflict or cause frequent disruption to the PBS station.

(d) Surface treatment: A hard surface, CIP concrete (saw cut or broom finished) is required with no utility access points (including vents, drains, etc.) within the PBS station footprint (except as noted below). Any utility access point within 1.0 m (3 ft.) of the PBS space is to be identified and shown in a detailed drawing submitted. Other firm, paved materials are subject to approval.

(e) Grades: The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a

maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided.

Note to Applicant: The PBS space must be flush with the level of the sidewalk. Provide spot elevations at the four corners of the PBS space.

(f) Sun exposure: There must be a minimum of 5.0 m (16 ft.) vertical clearance above the PBS space in order to maximize sun exposure as station operates on solar power. Ideally the station should receive 5 hours of direct sunlight a day.

(g) Power: Provision of an electrical service and electrical power is to be available in close proximity to the PBS station. Show power source connection on the landscape and site plans.

1.63 Submission on updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning. Where a design detail is not available, make note of the improvement on the site and/or landscape plans. Submit a copy of the updated plan to Engineering for review noting the following:

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

East Tower (Sub-area B)

1.64 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (COV Design Guidelines and Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site.

Note to Applicant: 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. Please contact Engineering Services for details. Additional details can be found at https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx

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

1.66 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.

1.67 Provision of an updated and finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services. An updated TDM plan package is required.

Note to applicant: A TDM Plan with a minimum of 12 points for social housing use. The proposed plan achieves 33 points. A single TDM measure may count towards multiple land uses if it is usable by each land use. Refer to Schedule B of the TDM policy for detailed requirements for each measure. Provide TDM Plan as a separate package with complete information on TDM measures proposed, including the following clarifications:

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

(i) Provision of design specifications for the excellent standard of lighting and finishes for the Class A bicycle parking and note the location on the architectural plans.

Note to Applicant: Automatic door openers and bicycle elevators are requirements of the parking Bylaw and cannot be counted towards TDM points.

(b) ACT-05 – Bicycle Maintenance Facilities:

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

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

(iii) An operational plan detailing the following:

- a description of the amenities to be provided
- a means of providing access to all residents
- a plan for maintaining these amenities

(iv) 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.

(v) Provision of stair free access to and from the Class A bicycle rooms to the bicycle maintenance facilities.

(vi) Provision of access from the rental and social housing units to and from the bicycle maintenance facilities.

(c) ACT-07 – Public Bike Share Space:

(i) Updated Architectural plans to illustrate the size and location of the PBS space as specified by City staff.

(d) ACT-09 – Walking Improvements:

(i) This measure cannot be accepted as Walking Improvements provided for TDM measure points cannot be located on the site and must be located on adjacent sites.

(e) COM-02 – Car Share Vehicles and Spaces:

(i) Updated Architectural plans to identify/note/dimension car share spaces.

(ii) Spaces to be located with convenient, public access at-grade, or on P1.

(iii) Detailed information as to how and a design to enable members of the car sharing organization access into the building's underground parking 24 hours a day, 7 days a week.

(f) SUP-02 – Real-Time Information:

(i) Updated Architectural plans to identify the general location(s) for proposed displays.

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

(g) SUP-03 – Multimodal Wayfinding Signage:

(i) Updated Architectural plans to identify the general location(s) for proposed displays.

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

(h) OTH-01 – Innovative Strategies:

(i) Updated Architectural plans to identify the location of on-site or off-site amenities and services.

Note to Applicant: Provision of a description/operational for the services to be provided, a means of providing access to all residents, tenants, and employees and a plan for maintaining these amenities.

(ii) On-site daycare cannot be accepted as a TDM measure.

(iii) Provision of an operational plan on how the 20 year free bicycle repair services for residential uses will be provided.

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

(a) Secures provision of funding towards long-term TDM monitoring fund in the amount of $2 per sq. m of gross floor area;

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

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

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

1.69 Arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for Phase 2 (West Tower) to take access to underground parking from the adjacent development site Phase 1 (East Tower); and provision of a knockout panel to be located at the proposed security gate providing access from Phase 1 (East Tower) to Phase 2 (West Tower).

1.70 Provision of an updated TAMS to include coordinated TDM measures.

Note to Applicant: Different TDM measures proposed in each document.

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

(a) Provision of a dedicated bicycle elevator for all bicycle spaces located below the first underground level for Phase 1 (East Tower).

Note to Applicant: The elevator must provide direct access to all Class A bicycle spaces. Currently the P10 level does not have elevator access. The elevator is to have doors on both ends to allow bicycles to easily roll in from one end and roll out the other. The elevator to be a freight style elevator with durable finishes to comfortably accommodate two people with two bicycles and provide minimum interior dimensions of 1.7m (5.5 ft.) x 2.0m (6.7 ft.) A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly. Accommodation of oversized bicycles within this elevator may increase requirements.

(b) Exploration of opportunities to relocate Class B bicycle parking for the east tower to a more visible location.

(c) Provision lockers for all Class A bicycle spaces not located within a Class A bicycle parking room.

(d) Provision of 1.2 m (4 ft.) minimum manoeuvring aisle width for vertical and horizontal Class A bicycle parking spaces and 1.5 m (5 ft.) minimum width manoeuvring aisle for oversized Class A bicycle parking spaces.

1.72 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) Confirmation that the slope of the loading bay does not exceed 5%.

(b) Provision of a minimum 10.7 m (35 ft.) of stall length for the parallel Class B loading space.

(c) Provision of minimum 4.0 m (13 ft.) width for the first Class A passenger loading space located in each tower.

1.73 Design development to improve the parkade layout and access design and demonstrate compliance with the Parking and Loading Design by performing the following:

(a) Confirmation that column encroachments, setbacks and parking space widths comply with the Parking and Loading Design Supplement.

Note to Applicant: Column encroachments are not permitted in single module stalls. 2.3 m (7.5 ft.) of vertical clearance is required for access and manoeuvring to all disability spaces.

(b) Shared accessible parking spaces are not supported, accessible spaces to be located behind the residential parking gate.

Note to Applicant: Accessible spaces and Class A passenger loading spaces are not to be shared use.

(c) Provision of parabolic mirrors at the top and bottom of all parkade ramps.

1.74 Design development to improve accessibility and function of the proposed shared vehicle spaces through provision of the following:

(a) A 2.9 m (9.5 ft.) stall width for shared vehicle parking spaces.

1.75 Provision of the following information as part of the drawing submission at the Development Permit stage to facilitate a complete Transportation review:

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

(b) All types of parking and loading spaces individually numbered and labelled.

(c) Dimension any/all column encroachments into parking stalls.

(d) Identification of all columns in the parking layouts.

(e) Dimension typical parking spaces.

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

(g) Dimension maneuvering aisles and the drive aisles at the parkade entrance and all gates.

(h) Provision of section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates.

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

(i) Details on the ramp/parkade warning and/or signal systems and locations of lights, signs and detection devices to be shown on the plans.

(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 access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: Stair ramps are not generally acceptable.

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

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

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

Note to Applicant: A lighting simulation is required prior to development permit issuance.

1.77 Provision of a complete Rainwater Management Plan (RWMP) to be submitted to clearly indicate how the onsite system achieves the prescribed performance requirements as detailed in the Zoning and Development Bylaw and the Rainwater Management Bulletin.

Note to Applicant: Subset of the submission list items and additional notes are provided below based on the RWMP submission dated March 8, 2022. Ensure all information expected in a complete RWMP as described in the appendix of the Rainwater Management Bulletin are included in the updated version.

(a) C.2. Outline the rainwater management approach proposed to meet the water quality requirement. The approach shall include descriptions on how the water quality requirement is to be achieved on site and include supporting calculations and specifications necessary to demonstrate adequate design.

Note to Applicant: 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:

(i) product name and manufacturer/supplier;
(ii) total area and % Impervious being treated;
(iii) treatment flow rate;
(iv) supporting calculations to demonstrate adequate sizing system based on the contributing drainage area;
(v) include discussion of the specified treatment device's % TSS removal efficiency certification by TAPE or ETV; and
(vi) location of device in drawing or figure in the report.

(b) C.4. Provide justification for not prioritizing Tier 1 or 2 approaches, and specify the alternate system to meet requirements.

Note to Applicant: The amount of proposed Tier 1 and 2 methods of capture is unacceptable for this proposed Sustainable Large Development mixed-use development and a significant increase is necessary. Additional opportunities not thoroughly explored include rainwater harvesting, green roof, and routing of hardscape surfaces to landscaping. With projected increases to both sewer and water utility rates, the feasibility of a rainwater harvesting and reuse system to meet non-potable water demands should be thoroughly evaluated and considered. Appropriate justifications must be stated for each available method in each Tier to determine if exemptions may be granted.

Note to Applicant: Explore grading or routing of hardscape areas into landscaping. Coordination with the landscape architect for soil storage capacities will be required to support this proposal. Supporting grading and routing details should be provided to support this strategy including delineated contributing hardscape and receiving landscape areas along with grading or details to support the feasibility of this approach.

(c) C.5. Provide an overview of each BMP and design specifics to support the design claim for meeting target requirements. Design detail of each BMP should be coordinated with other disciplines, if necessary, and the report should include the necessary rainwater management specific supporting drawings and calculations.

(d) C.6. Provide a pre-development site plan that includes the following: orthophoto, delineated catchment(s), area take off for all different surface types, and onsite and downstream offsite drainage appurtenances.

(e) C.7. Provide 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 take off for all different land use surface types within the site limits; and delineated catchments to demonstrate BMPs are appropriately sized.

(f) C.8. Provide a schematic sketch or detail demonstrating how the overall rainwater management system is hydraulically connected with each other and the proposed tie-in to the municipal service connection.

(g) C.11. Provide a completed Rainwater Management Project Summary Form as a PDF in a separate file to the RWMP. For a fillable copy of the form, refer to the rainwater management webpage.

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.

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

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

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

1.80 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.

1.81 Provision of a Final Hydrogeological Study, to the General Manager of Engineering Services and the Director of Planning's satisfaction, which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

(a) A Groundwater Management Plan which includes:

(i) A description of the phased construction plan for the underground parkade that will be shared by both the East Tower and West Tower and

how that will affect the proposed groundwater management method(s) for the development.

(ii) The bulk excavation depth and foundation slab depth in metres below ground surface and metres geodetic.

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

(iv) A quantitative estimate (in litres per minute) of both the anticipated construction dewatering/drainage rate and the permanent (post-construction) dewatering/drainage rate for City approval, including calculations, assumptions and the methodology used to determine the rates.

Note to Applicant: One hydrogeological study, including all details for both proposed towers, is expected.

Note to Applicant: The City does not support the long-term discharge of groundwater to our drainage system. Every effort should be made to prevent or limit this discharge.

(b) An Impact Assessment which achieves analysis to confirm that there are no significant risks from groundwater extraction/diversion.

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

Note to Applicant: The proposed development is considered a Sustainable Large Development, and as such is subject to the requirements outlined in the *Groundwater Management Bulletin* and *Rezoning Policy for Sustainable Large Developments*. This rezoning submission is not compliant with the City's requirements as it does not meet the submission requirements for a hydrogeological study. The City will permit the applicant to provide the required hydrogeological study in their subsequent submission as noted in the conditions above.

Note to Applicant: Construction-related discharge to the sewer to 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 issuance of a building permit for excavation. To remove 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.

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

(a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan https://vancouver.ca/files/cov/engineering-design-manual.PDF.

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

Note to Applicant: Use of street for temporary power (e.g. temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in 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.

1.83 Ensure the waste room designs are in compliance to City of Vancouver's Guidelines in the Garbage and Recycling Storage Amenity Design Supplement, particularly the following:

(a) Designated waste rooms for each building use, e.g. retail, social housing, and market housing.

(b) Number of containers for each stream to meet the capacity of each use type.

(c) Ideally, waste rooms to be located no lower than one level below grade. If this requirement cannot be met, justification should be made and confirmation from hauler is required to ensure all containers are serviceable.

(d) The total area of each waste room should equate to at least 2 to 2.5 times the physical footprint of the containers.

(e) If container staging is required during collection days, a staging area should be provided on site, not on City property, and should be identified on the design drawings.

1.83 Applicant to provide a waste collection plan at the development permit application stage. The plan should include the following:

(a) Types of waste streams to be provided in each waste room.

(b) Number of containers to be provided for each stream in each waste room.

(c) Waste collection frequency for each stream.

(d) Letter from waste hauler confirming the serviceability of all waste rooms.

1.84 Provision of outdoor waste or recycling bins in public open spaces on site.

1.85 Submission on updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning. Where a design detail

is not available, make note of the improvement on the site and/or landscape plans. Submit a copy of the updated plan to Engineering for review noting the following:

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

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, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

West Tower (Sub-area A)

2.1 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services, the Approving Officer and the Director of Legal Services for the consolidation of Lots 8, 9, The East ½ of Lot 5, The West ½ of Lot 5, all of Block 7, District Lot 185, Plan 92; and Lot 1, District Lot 185, Plan EPP103612, Group 1, New Westminster District to create a single parcel and subdivision of that site into the east and west development lots.

A subdivision plan and application to the Subdivision and Strata Group is required. For general information, see the subdivision website at: http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx

2.2 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Easement & Indemnity Agreements 216867M (commercial crossing) and J10758 (encroaching anchor rods in lane) prior to building occupancy.

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

2.3 Provision of a surface statutory right of way (SRW) for public pedestrian use over the mid-block connection proposed through the site from Barclay Street to Ted Northe Lane.

2.4 Provision of a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site, along Thurlow Street to achieve a 5.5 m (18 ft.) offset distance measured from the back of the existing curb for widened sidewalks.

Note to Applicant: The SRW will be free of any permanent obstruction such as structure, mechanical vents, stairs, planters, and walls at grade and is to accommodate the underground parking structure within the SRW agreement.

2.5 Provision for a surface SRW to accommodate space for a Public Bike Share (PBS) Station to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

2.6 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 and such agreement(s) will:

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

- 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.

(iv) Provision of funding towards long-term TDM monitoring fund in the amount of $2 per sq. m 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.

2.7 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 2.7(b), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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 R.F. Binnie & Associates Ltd. dated January 9, 2023, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200mm along Barclay St for the east tower, 200mm along Thurlow St or 200mm along Barclay St for the west tower. Each legal lot requires its own set of interconnected water services, and each lot should have its own independent plumbing and fire protection sprinkler systems. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300mm.

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. Implementation of development(s) at 1040-1080 Barclay Street require the following in order to maintain acceptable SAN sewer flow conditions:

(i) Local Servicing Upgrade:

- Upsize 160 m of 200 mm SAN main to 375 mm on L/S Barclay Street (Ted Northe Lane) from MH fronting 1075 Nelson Street (MH__FJD082) to MH at L/S Barclay Street and Burrard Street (MH__FJD08G).

- The lane has an architectural finish which shall be restored by the developer after construction.

(ii) Off-site Servicing Upgrades West Tower (Sub-area A):

- Sewer separation of downstream intersection at West Georgia Street and Burrard Street intersection. Separate sanitary flows from the 900 mm storm sewer along Burrard Street by abandoning the existing 600 mm combined sewer line that outlets from manhole MH__FJD0AM to the 900 mm storm line at the west side of Burrard Street.

- Abandon the 200 mm storm sewer from MH__FJD0AJ to combined MH_FJD0AM and re-direct STM sewer into the 900 mm storm line along Burrard Street with a drop manhole.

- Disconnect the 600 mm storm sewer line from MH__FJD0AL and divert the storm flows into the 900 mm storm line along Burrard Street.

Note to Applicant: The City of Vancouver will deliver the sewer upgrade at the West Georgia Street and Burrard Street intersection and request cash in lieu from the developer. The applicant is to regularly inform the Development Water Resource Management (DWRM) Branch (Utilities.Servicing@Vancouver.ca) of their updated construction and occupancy schedule as the development progresses. This will assist the DWRM Branch in scheduling the sewer delivery.

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 375 mm SAN and existing 300 mm STM sewers in L/S Barclay Street.

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.

(iii) Provision of the Developer's Engineer to submit a sewer abandonment plan to the City that details the following:

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

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to Sewer Permit issuance.

(iv) Provision of the 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.

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

(i) minimum 1.22 m (4 ft.) wide front boulevard (measured from the back of the existing curb) with street trees where space permits;

(ii) minimum 3.05 m (10 ft.) wide broom finish saw-cut concrete sidewalk;

(iii) curb ramps;

(iv) shift existing TELUS communications kiosk at West Tower on Thurlow Street away from the centre of sidewalk;

Note to Applicant: Location must have full accesses to entrances. For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

(v) relocate the existing fire hydrant outside of the future sidewalk; and

(vi) add public seating per the *West End Community Plan*.

Note to Applicant: Public seating must be provided onsite along Thurlow Street and not within the street right of way.

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

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

ii. curb ramps; and

iii. removal of the existing unused driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards.

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

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

(g) Provision of entire intersection lighting upgrade at Thurlow and Barclay Streets to current City standards and IESNA recommendations.

(h) 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.

(i) Provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights planned to be removed. The ducts must be connected to the existing City Ted Northe Lane infrastructure.

(j) Provision of a new standard concrete lane crossing, new lane returns and ramps on both sides of the crossing at the existing Ted Northe Lane crossing on Thurlow Street.

(k) Provision of reconstruction of Ted Northe Lane along the development site's frontage per City "Higher Zoned Lane" pavement structure specifications including reconstruction of existing laneway curb.

2.8 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 as per condition 2.7(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.

2.9 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.

East Tower (Sub-area B)

2.10 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services, the Approving Officer and the Director of Legal Services for the consolidation of Lots 8, 9, The East ½ of Lot 5, The West ½ of Lot 5, all of Block 7, District Lot 185, Plan 92; and Lot 1, District Lot 185, Plan EPP103612, Group 1, New Westminster District to create a single parcel and subdivision of that site into the east and west development lots.

A subdivision plan and application to the Subdivision and Strata Group is required. For general information, see the subdivision website at: http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx

2.11 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Easement & Indemnity Agreements 216867M (commercial crossing) and J10758 (encroaching anchor rods in lane) prior to building occupancy.

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

2.12 Provision of a surface statutory right-of-way (SRW) for public pedestrian use over the mid-block connection proposed through the site from Barclay Street to Ted Northe Lane.

2.13 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 and such agreement(s) will:

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

(iv) Provision of funding towards long-term TDM monitoring fund in the amount of $2 per sq. m 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.

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

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 R.F. Binnie & Associates Ltd. dated January 9, 2023, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200mm along Barclay Street for the east tower, 200mm along Thurlow Street or 200mm along Barclay Street for the west tower. Each legal lot requires its own set of interconnected water services, and each lot should have its own independent plumbing and fire protection sprinkler systems. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300mm.

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. Implementation of development(s) at 1040-1080 Barclay Street require the following in order to maintain acceptable SAN sewer flow conditions:

(i) Local Servicing Upgrade:

- Upsize 160 m of 200 mm SAN main to 375 mm on L/S Barclay Street (Ted Northe Lane) from MH fronting 1075 Nelson Street (MH__FJD082) to MH at L/S Barclay Street and Burrard Street (MH__FJD08G).

- The lane has an architectural finish which shall be restored by the developer after construction.

(ii) Off-site Servicing Upgrades East Tower (Sub-area B):

- Sewer separation of downstream intersection at West Georgia Street and Burrard Street Intersection. Separate sanitary flows from the 900 mm storm sewer along Burrard Street by abandoning the existing 600 mm combined sewer line that outlets from manhole MH__FJD0AM to the 900 mm storm line at the west side of Burrard Street.

- Abandon the 200 mm storm sewer from MH__FJD0AJ to combined MH_FJD0AM and re-direct STM sewer into the 900 mm storm line along Burrard Street with a drop manhole.

- Disconnect the 600 mm storm sewer line from MH__FJD0AL and divert the storm flows into the 900 mm storm line along Burrard Street.

Note to Applicant: The City of Vancouver will deliver the sewer upgrade at the West Georgia Street and Burrard Street intersection and request cash in lieu from the developer. The applicant is to regularly inform the Development Water Resource Management (DWRM) Branch (Utilities.Servicing@Vancouver.ca) of their updated construction and occupancy schedule as the development progresses. This will assist the DWRM Branch in scheduling the sewer delivery.

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 375 mm SAN and existing 300 mm STM sewers in L/S Barclay Street.

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.

(iii) Provision of the Developer's Engineer to submit a sewer abandonment plan to the City that details the following:

- The abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

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

(iv) Provision of the 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.

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

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

(ii) curb ramps; and

(iii) removal of the existing unused driveway crossings and reconstruction of the boulevard, sidewalk, and curb to current standards.

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

(e) Provision of entire intersection lighting upgrade at Thurlow and Barclay Streets to current City standards and IESNA recommendations.

(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 lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights planned to be removed. The ducts must be connected to the existing City Ted Northe Lane infrastructure.

(h) Provision of a new standard concrete lane crossing, new lane returns and ramps on both sides of the crossing at the existing Ted Northe Lane crossing on Thurlow Street.

(i) Provision of reconstruction of Ted Northe Lane along the development site's frontage per City "Higher Zoned Lane" pavement structure specifications including reconstruction of existing laneway curb.

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

2.15 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 as per condition 2.14(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.

2.16 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.

Housing

West Tower (Sub-area A)

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

(a) Total net floor area for the social housing must be at least 23% of the total residential floor area of the West Tower building containing the strata and social housing.

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

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

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

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

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

(f) The air space parcel for the social housing must be designed to be as autonomous as possible, with design considerations maximizing the efficiency and minimizing the cost of operations over the life of the project and within the larger development.

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

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

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

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

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

(a) A no separate sales covenant.

(b) A no stratification covenant.

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

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

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

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

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

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

East Tower (Sub-area B)

2.19 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant to secure all residential units as secured rental housing units, including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law secured as below-market rental units ("below-market rental units") subject to the conditions set out below for such units and in accordance with the requirements set out in the "*Criteria for 100% Secured Rental and Below-Market Housing as an Alternative to Inclusionary Social Housing in the Burrard Corridor of the West End Community Plan*", for the longer of 60 years and the life of the building, and the Housing Agreement and Section 219 Covenant will include, but not be limited to the following terms:

(a) A no separate sale covenant;

(b) A no stratification covenant;

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

(d) The initial starting monthly rents for the below-market rental units will be comprised of the following:

(i) 30% of the below-market rental units will, subject to condition 2.19(j), be rented at rates at or below an amount that is 50% below the CMHC average market rent for zone 3 according to the 'CMHC Rental Market Survey' publication that are current at the time of City Council's approval in principle of this rezoning, as may be increased annually until the first Occupancy Permit for the new building is issued by the annual allowable

increase in rent permitted under the provisions of the BC Residential Tenancy Act; and

(ii) 70% of the below-market rental units will, subject to Conditions 2.19(j), be rented at rates at or below an amount that is 20% below the CMHC average market rent for zone 3 according to the 'CMHC Rental Market Survey' publication that is current at the time of City Council's approval in principle of this rezoning, as may be increased annually until the first Occupancy Permit for the new building is issued by the annual allowable increase in rent permitted under the provisions of the BC Residential Tenancy Act;

except that in the event that average market rent data for zone 3 is unavailable in the 'CMHC Rental Market Survey' publication current at the time of unit initial occupancy or change of tenancy (as described in (b) below), below-market unit rents will be based on other appropriate data available in the Canada Mortgage and Housing Corporation's Rental Market Report or Information Portal, as approved by the Director of Planning, Urban Design and Sustainability.

(e) On a change in tenancy for a below-market rental unit, the starting rent for such new tenancy of a below-market rental unit will be reset to rent, as determined by the formula in Condition 2.19 (d)(i) or (ii), as applicable to such below-market rental unit, that initially applied to such below-market rental unit, that is current at the time of the change in tenancy;

(f) The applicant will verify eligibility of tenants for the below-market rental units, based on the following:

(i) For new tenants:

- annual household income cannot exceed four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
- there must be at least one occupant per bedroom in the unit.

(ii) The applicant will verify the ongoing eligibility of existing tenants in the units secured at below-market rates every five (5) years after the initial occupancy:

- for such tenants, annual household income cannot exceed five times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
- there must be at least one occupant per bedroom in the unit.

(g) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental units, and a summary of the results of eligibility testing for these units; and

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

(i) As the applicant has requested to seek a waiver of the Development Cost Levies ("DCL") pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law No.9755 (the "DCL By-law"), the Housing Agreement and Section 219 Covenant, as described in this Condition 2.19, will also include the following terms and conditions:

(i) a rent roll will be provided for review and confirmation by the General Manager of Planning, Urban Design and Sustainability, indicating the agreed initial monthly rents for all of the units, when the Housing Agreement is entered into and again prior to each of the development permit issuance, building permit issuance and occupancy permit issuance; and

(ii) the average size of each unit type (including all market and below-market rental units) will be at or below the limit set out under Section 3.1A(c) of the Vancouver Development Cost Levy By-law:

Unit Type	Maximum Average Unit Size
Studio	42 sq. m (450 sq. ft.)
1-bed	56 sq. m (600 sq. ft.)
2-bed	77 sq. m (830 sq. ft.)
3-bed	97 sq. m (1,044 sq. ft.)

(j) Per Section 3.1A(d) of the DCL By-law, at the time of Occupancy Permit Issuance, the average initial starting monthly rent per unit type of the below-market rental units will be the lower of the rents set out in Condition 2.19(d) and a rate that is 10% less than the average rents for studio units, one bedroom units, two bedroom units and units with three or more bedrooms in the City, as published by the Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables in the previous calendar year.

Tenant Relocation Plan

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

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

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

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

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

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

Sustainable Food Assets

2.21 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 including, but not be limited to, the following:

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

(b) Agreements regarding the installation, maintenance of, and access to food assets as appropriate.

(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.

Child Day Care

2.22 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services, for the provision, at no cost to the City, of a 37-space child day care facility, all within a fee-simple air space parcel which

meets the City's specifications and programming requirements. To secure this condition the applicant will enter into one or more agreements with the City which include, but may not be limited to, the following requirements, all to be satisfied at no cost to the City:

(a) Design, construction and delivery of a turnkey and fully fit, finished, equipped and supplied 37-space child day care facility with a 12-space program for 0-3 year olds and a 25-space program for 3-5 year olds, which is licensable by CCFL (Community Care Facilities Licensing or its successor in function) and meets the City's current version of the *Childcare Design Guidelines and Childcare Technical Guidelines* applicable at building permit issuance, all to be contained within a separate air space parcel.

Note to Applicant: Design development of the child day care facility will be required through the development permit process.

(b) The child day care facility will have an indoor area of not less than 429 sq. m (4618 sq. ft.) on one level, a dedicated adjacent outdoor space of not less than 520 sq. m (5,597 sq. ft.), floor-to-floor heights at a minimum 3.66 m (12 ft.) to allow sufficient space for mechanical and electrical equipment and maintain minimum 2.44 m (8 ft.) clear ceiling heights throughout the facility, dedicated parking and pickup/drop-off stalls, bike parking, and amenity and storage spaces.

Note to Applicant: Lower ceiling heights may be accepted if the proposed structure, mechanical and electrical systems can achieve 2.44 m (8 ft.) minimum clear with lower floor-to-floor slabs; however, all finished ceilings must be 2.44 m (8 ft.) minimum clear measured from finished floor to the underside of finished ceiling.

(c) Transfer to the City at no cost an air space parcel in fee simple containing the child day care facility, together with all required rights and appropriate obligations applicable to the ownership and operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations.

(d) The construction and delivery of the facility is to be secured by a Letter of Credit (LC), provided to the City prior to building permit issuance, the amount of which will be settled as part of the agreements required prior to rezoning enactment; all LCs must be in compliance with and in the form set out on the City's Letter of Credit Policy ADMIN 032: https://policy.vancouver.ca/ADMIN032.pdf.

(e) The applicant will grant the City an option to purchase, for a nominal purchase price, the child day care facility air space parcel, exercisable upon completion of the child day care facility and registration of the related air space plan.

(f) A Section 219 covenant restricting occupancy of the social housing/strata building (west tower) to be constructed on the rezoning site until the child day care facility is designed and constructed to the satisfaction of the City, and the child day care facility is accepted by City.

(g) Agreement to grant a perpetual right in favour of the City and the users of the child day care facility in the form of an easement, for access to and use of the dedicated elevator, shared elevator, dedicated garbage and recycling area(s), dedicated mechanical, electrical, data, security and similar utility rooms, required loading, 5 dedicated drop-off spaces, 2 dedicated vehicle parking and bicycle parking with end-of-trip facilities and lockers in a dedicated bicycle storage room, dedicated janitor rooms and any other similar utility spaces or rooms that may be required for the use of the child day care facility, as determined by the City.

(h) Minimize the obligations of the City and any lessee or operator of the child day care facility to make contributions to the common area costs of the overall development, to reflect those costs which are deemed to be directly attributable to the child day care facility or which are related to any part of the development for which the users or invitees of the child day care facility may (from time to time) have the use of and/or access to.

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

Note to Applicant: Holds on the development permit and above-grade building permit and occupancy permit in connection with certain milestones will also be applied to the project by Real Estate and Facilities Management and Arts, Culture and Community Services, related to their satisfaction with the design of the child day care facility.

Social Policy

2.23 Enter into a Community Benefits Agreement, which will commit the Applicant and its development partners to:

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

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

(c) Demonstrate best efforts to attain 10% procurement of materials, goods and services from Vancouver companies or companies located in Metro Vancouver or

British Columbia. These may or may not also be equity seeking 3rd party certified businesses as defined in the policy;

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

(e) Participate in a Project Specific Implementation and Monitoring Working Group with City staff, industry and training and skill development bodies, employment services organizations, and community representatives with knowledge of social procurement, social hiring, and community economic development.

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

Note to Applicant: Please ask to be connected with the Planner on the *Community Benefit Agreement Policy* implementation for more information, questions, and support.

Public Art

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

Note to Applicant: Please contact Public Art Staff at public.art@vancouver.ca to discuss the options.

Environmental Contamination

2.25 If applicable, the following conditions must be met prior to enactment of the rezoning:

(a) Submit a site disclosure statement to Environmental Services;

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

(c) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services,

including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Chance Strategy, have been provided to the City.

Agreements

Note 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 at no cost to the City.

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.

* * * * *

1040-1080 Barclay Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

Amend Schedule A (CD-1 Zoning Districts regulated by Part 9) by adding the following:

"1040-1080 Barclay Street	[CD-1 #]	[By-law #]	C-5"

DRAFT AMENDMENT TO THE NOISE CONTROL BY-LAW NO. 6555

Council amends Schedule B (Intermediate Zone) by adding the following:

"[CD-1#]	[By-law #]	1040-1080 Barclay Street"

* * * * *

1040-1080 Barclay Street
HOUSING INFORMATION

1. SUMMARY OF TENANCIES ELIGIBLE UNDER THE TRPP

In response to the approval of the *Criteria for 100% Secured Rental and Below-Market Housing as an Alternative to Inclusionary Social Housing in the Burrard Corridor of the West End Community Plan in 2020,* the applicant withdrew their original application from 2018 and submitted a new application. At the time of the 2022 application 60 units on site were tenanted, including 23 tenancies remaining since the 2018 application and 37 tenancies after the 2018 application.

In addition, compensation under the 2015 TRP Policy was provided to 144 tenancies that had already moved out, but had been residing in the buildings at the time of the 2018 application. The 2015 TRP included relocation assistance, assistance with moving costs, and monetary compensation calculated based on length of the tenancy. These tenants have right of first refusal to rent a social housing, below market rental, or market rental unit in the new building.

The 23 tenancies remaining since the original 2018 application, including those that were ineligible in 2018 because they had not yet lived in the building for one year, will be covered under the 2019 *TRP Policy*. Of these tenancies, the average length of tenancy was 8.5 years; however, six tenants have been in the building for more than 10 years, and one tenant has lived in the building for more than 20 years. Rents range from $880 to $2,400 per month, with an average of $1,470 per month.

Consistent with City direction, the applicant informed the tenants that moved in after the original application date in 2018 that they would not be eligible under the TRP and had them sign Residential Tenancy Agreement Addendums acknowledging this. The two tenancies that moved in after the 2018 application, but did not sign these Addendums, will be eligible for compensation under the *2019 TRP Policy*. The intent of the *TRP Policy* is to cover one tenancy per unit, while still enabling units to be rented out again during the development process, rather than sit empty.

All tenants that lived in the building at the time of the 2018 application and those that currently reside in the buildings that moved in after 2018 and have lived there for one year at the time of application, will be eligible for right of first refusal to the new below market rental units. If eligible for social housing, they will be eligible for right of first refusal for the new social housing units. If there are more tenants that apply for the right of first refusal than are available units, priority will be given to tenants that were eligible under the TRP for the original 2018 application and then by length of residency. Eligible tenants who choose to do so can also exercise a right of first refusal to return to one of the market rental replacement units in the new building at 20 percent below market rates. The applicant or operator of the Below Market Rental units and the operator of the social housing building will engage in a coordinated approach to ensure that eligible tenants who want to exercise their right of first refusal and return to either of these unit types will be accommodated accordingly.

Under the amended *Tenant Relocation and Protection Policy (2019)*, eligible tenants receive a minimum of four months free rent or more based on length of tenancy, a flat-rate payment towards moving costs, and assistance finding three alternate accommodation options that best meet the tenants identified priorities.

All tenancies are protected under the *BC Residential Tenancy Act* that governs how residential properties are rented, and includes specific provisions around ending tenancies. Any disputes would be resolved through the Residential Tenancy Branch.

For any of the current tenants, the applicant will provide additional assistance in securing a permanent, suitable affordable housing option for the low income tenants and tenants facing other barriers to housing, as defined in the *TRP Policy*.

	Tenants eligible under policy	**Tenants that signed RTA Addendums**	**Tenants that will receive full compensation, moving costs etc.**	**Tenants that can exercise Right of First Refusal**	**Notes**
2015 TRPP (applies to the original 2018 Application)	144	0	144	144	*Tenants received relocation assistance, assistance with moving costs, and monetary compensation calculated based on length of the tenancy*
2019 TRPP (applies to the current 2022 Application	37 new tenants since the 2018 application 23 tenants remaining in the building from 2018 application	35	2	37 of new tenants after 2018 application 23 tenants remaining in the building from 2018 application	*Two tenants did not sign Mutual Agreements so are therefore eligible for compensation under the 2019 policy*
Total Number of tenants covered under this application	**60:** ▪ *23 that continued to live in the building after the 2018 application and through to the 2022 application* ▪ *37 new tenants since the 2022 application*				

2. DRAFT TENANT RELOCATION PLAN (TRP)

Tenant Relocation and Protection Requirements	**Tenant Relocation Plan Offer**
Financial Compensation	• Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: o 4 months' rent for tenancies up to 5 years; o 5 months' rent for tenancies over 5 years and up to 10 years; o 6 months' rent for tenancies over 10 years and up to 20 years; o 12 months' rent for tenancies over 20 years and up to 30 years; o 18 months' rent for tenancies over 30 years and up to 40 years; and o 24 months' rent for tenancies over 40 years
Notice to End Tenancies	• Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	• A flat rate of $750 or $1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	• Applicant will distribute tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	• For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.

• **First Right of Refusal** • **(Where starting rents are anticipated to be higher than what the tenant currently pays, provide a 20% discount off starting rents for any returning tenants)**	• The applicant has committed to offering all eligible tenants the right of first refusal at a 20% discount off starting rents in similar units in the new development once completed. Any subsequent rent increases for returning tenants will be in line with the Residential Tenancy Act.

3. Development Cost Levy Waiver Analysis

To qualify for waiver of the Development Cost Levy (DCL) for the residential floor space, the application must meet the criteria set out in the relevant DCL By-law under section 3.1A(d). This application qualifies as outlined below.

(a) All dwelling units proposed in the east tower (sub-area B) will be secured as rental through the Housing Agreement called for in the Conditions of Approval (Appendix B).

(b) None of the proposed dwelling units will be strata units, as required through the Housing Agreement.

(c) The average size of all the proposed dwelling units will not be greater than specified in the DCL By-law.

Unit Type	No. units proposed	DCL By-law maximum average unit size	Proposed average unit size (including both BMR and MR units)
Studio apartment	112	42 sq. m (450 sq. ft.)	38 sq. m (409 sq. ft.)
1-bedroom apartment	286	56 sq. m (600 sq. ft.)	46 sq. m (491 sq. ft.)
2-bedroom apartment	215	77 sq. m (830 sq. ft.)	68 sq. m (730 sq. ft.)
3-bedroom apartment	23	112 sq. m (1,205 sq. ft.)	95 sq. m (1,020 sq. ft.)

* * * * *

1040-1080 Barclay Street
ADDITIONAL INFORMATION

1. ADDITIONAL URBAN DESIGN ANALYSIS

Tower Separation – The proposal generally maintains residential tower spacing of 24.3 m (80 ft.) in keeping with the policy, maximizing access to sunlight on the public realm and ensuring residential privacy. Rezoning conditions require the tower to be set back from 12.1m (40 ft.) from Ted Northe Lane to ensure that neighbouring sites can maintain separation with future residential towers.

Public Realm and setbacks – Per the *Higher buildings policy* qualifying developments must provide significant public open spaces to reinforce the pedestrian-oriented nature of downtown Vancouver. The proposal offers large landscaped open area between the towers with a terraced plaza, seating, and accessible connections, and functions as the primary access point to the residential lobbies and the child day care. Staff recommend that a statutory right-of-way (SRW) be secured here to provide a mid-block pedestrian connection between Barclay Street and Ted Northe Lane to ensure that remains accessible to the public.

A 3.7 m (12 ft.) public realm setback is expected at both Barclay Street and Thurlow Street to provide for the comfortable movement of pedestrians and for additional street trees. Further activation of Barclay Street is achieved by commercial-retail spaces with a residential entrance to active this frontage. The application complies with both of these setbacks at grade, however an encroachment into the Thurlow Street setback is proposed from Level 3 to 8 of the west tower. To ensure that the public realm on Thurlow Street remains bright and comfortable for pedestrians, staff recommend compliance with this setback up the height of the building as outlined in the conditions of approval in Appendix B.

The application also proposes to reduce the setback along the interior lot line where the parkade entry structure of the neighbouring building has been built along the shared property line. Staff recommend support of this reduced setback, noting that compliance would result in a narrow, dark space with potential impacts to public safety.

Mid-block connection and common entry view from Barclay Street



2. URBAN DESIGN PANEL MINUTES

The Urban Design Panel (UDP) reviewed this application on February 16, 2022. A summary of the decision is provided below. The full meeting minutes can be found online:

EVALUATION: Support with Recommendations (7/1)

Introduction: Rezoning Planner Tess Munro, provided an overview of the policy for this site. Development Planner, Hiroko Kobayashi gave an overview of the urban design considerations.

Advice from the Panel on this application is sought on:

1. Does the proposed development establish a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the City's skyline? Please consider the proposed height, density, articulation and massing within the existing and emerging urban context.

2. Comments on the proposed public realm, on-site open spaces represent a significant contribution to the downtown network of green and plaza spaces.

3. Any preliminary advice for consideration at the development permit stage.

The Applicant then gave an overview of their rezoning rational for the proposal. Staff and Applicant team then took questions from the panel.

Panel's Consensus:

Having reviewed the project, it was moved by MR. CUDDINGTON and MR. CHENG and was the decision of the Urban Design Panel:

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

1. Increase the size of vertical and horizontal recesses and massing breaks;

2. Consider widening the size of public realm at the base;

3. Recommend voids and roofs should be landscaped and some to be commonly accessible;

4. Consider creating larger balconies;

5. Consider the wind study for comfort.

3. REZONING POLICY FOR SUSTAINABLE LARGE DEVELOPMENTS

The *Rezoning Policy for Sustainable Large Developments* outlines eight requirements to advance the City's sustainability goals, and are reviewed as part of the development permit process. Details below explain how this application will meet the requirements:

- Sustainable Site Design – The design provides setbacks from the property lines to the underground parkade structure to allow on-site rainwater infiltration, retention of existing street tress on Barclay Street and additional tree canopy with fruit-bearing trees, and native plant species to support pollinators and bird species. Green roofs are proposed on top the towers.
- Sustainable Food Systems – The application anticipates that the project will pursue edible landscaping and garden plots, outdoor dining and food gathering infrastructure, and an indoor urban farm.
- Green Mobility – The application includes convenient access to Class A and Class B bicycle parking. Also proposed are car share and electric vehicle charging stations. A mid-block connection bisects the site to facilitate pedestrian connections, thus improving neighbourhood connections from Barclay Street through the site. The applicant has also provided a preliminary Transportation Demand Management (TDM) Strategy to increase sustainable transportation options.
- Potable Water Management – Domestic Water Demands and Fire Flows Reports were provided as part of the application. Low-flow strategies are incorporated to achieve approximately 33% reduction in indoor water use. Plant species are proposed to achieve a 62% reduction in outdoor water use will also be explored.
- Rainwater and Groundwater Management – The application includes both a hydrological study and a preliminary integrated rainwater management plan (IRMP) with vegetation to improve the permeability of the site. Further design development at later stages will refine the IRMP to further enhance the landscape areas, including techniques to ensure water and storm water management throughout the site.
- Zero Waste Planning – Various measures to achieve a minimum of 70% waste diversion are proposed. The preliminary Zero Waste Management Plan will be further refined through design development at later stages.
- Resilience – A Resilience Worksheet was submitted and the applicant will be required to assess local risk, hazards, and mitigation strategies at the development permit stage.
- Affordable Housing – As the rezoning policy for this site requires inclusionary affordable housing, additional measures are not required for this site.

4. PUBLIC CONSULTATION SUMMARY

4.1 List of Engagement Events, Notification and Responses

	Date	**Results**
Event		
Virtual open house (City-led)	May 16 – June 5, 2022	900 participants (aware)* • 317 informed • 84 engaged

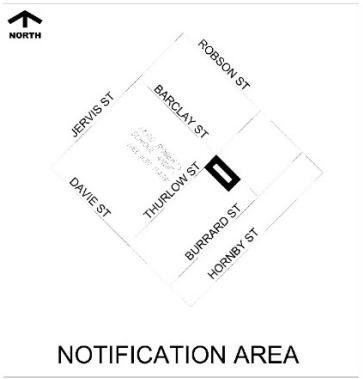
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	May 13, 2022	990 notices mailed
Public Responses		
Online questions	May 16 – June 5, 2022	8 submittals
Online comment forms • Shape Your City platform	April 2022 – October, 2022	80 submittals
Overall position • support • opposed • mixed	April, 2022 – October, 2022	55 submittals • 15 responses • 11 responses • 29 responses
Other input	April, 2022 – October, 2022	0 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	April, 2022 – October, 2022	900 participants (aware)* • 317 informed • 80 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.

4.2 Map of Notification Area



NOTIFICATION AREA

4.3 Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Affordable Housing:** The provisions of additional supportive and below market units in this neighbourhood is strongly supported and aligns with City goals and priorities of creating additional housing units.

- **Amenities and Infrastructure:** The proposed ground floor retail space will help provide "eyes on the street" and contribute to creating a permeable streetscape. The childcare centre proposed is a welcome addition to the community.

- **Height, massing, density, location:** The proposed height, massing, and density for this development is well received. The form of development fits the context of the neighbourhood.

Generally, comments of concern fell within the following areas:

- **Height, massing, density, location:** The current configuration of buildings cannot accommodate for the proposed density introduced by this development. The height of this development will hinder the views of neighbouring towers and will cast unfavourable shadows onto the street and public amenities such as Nelson Park.

- **Building design:** The building lacks innovative design that is expected from "Vancouverism architecture". The proposed building design is described as unoriginal and boxy by respondents.

- **Parking and Congestion:** The parking spaces proposed is excessive and should be allocated towards other amenities. Respondents have stated that the abundance of parking space will promote the dependency of vehicular transport and will create further congestion in the downtown and will make modes of active transportation less appealing to future residents.

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 is aesthetically pleasing and is a refreshing change from typical Vancouver Architecture.
- In support of the bicycle parking spaces provided from this development.
- The project aligns with the West End Plan.
- General support for the project.

General comments of concern:

- In opposition of the redevelopment of a heritage space.
- The development has the potential to price out and displace existing tenants of these buildings and will contribute towards housing scarcity.
- Current neighbourhood amenities will be unable to support future residents of this development.
- Current amenities will be lost with this development, including the neighbourhood grocery store.
- Respondents are worried that the proposed public spaces are going to be fenced off and only made accessible to residents of the building, similar to other developments in the downtown.
- The development along with neighbouring towers will create a wall around Barclay and block out the sun and cast shadows onto the street.
- Public space will be in the shade for most of the year.

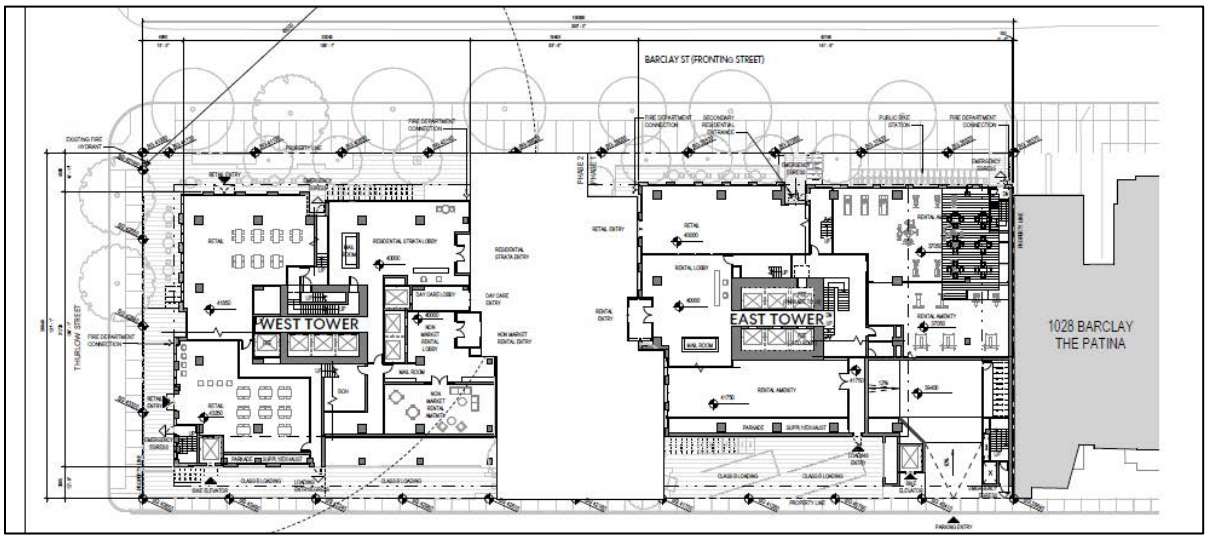
Neutral comments/suggestions/recommendations:

- Heights should be increased in favour of a smaller floor plate.
- More prominent setback should be utilized.
- The proposed unit sizes are too small. Decreasing the number of units and reallocating it to the other units will help with liveability.
- The site should only be built for below market or social housing.
- Parking should be reduced to promote active transportation.
- Additional childcare spaces should be added in this development.
- The West End Plan is out of date and needs to be revisited.

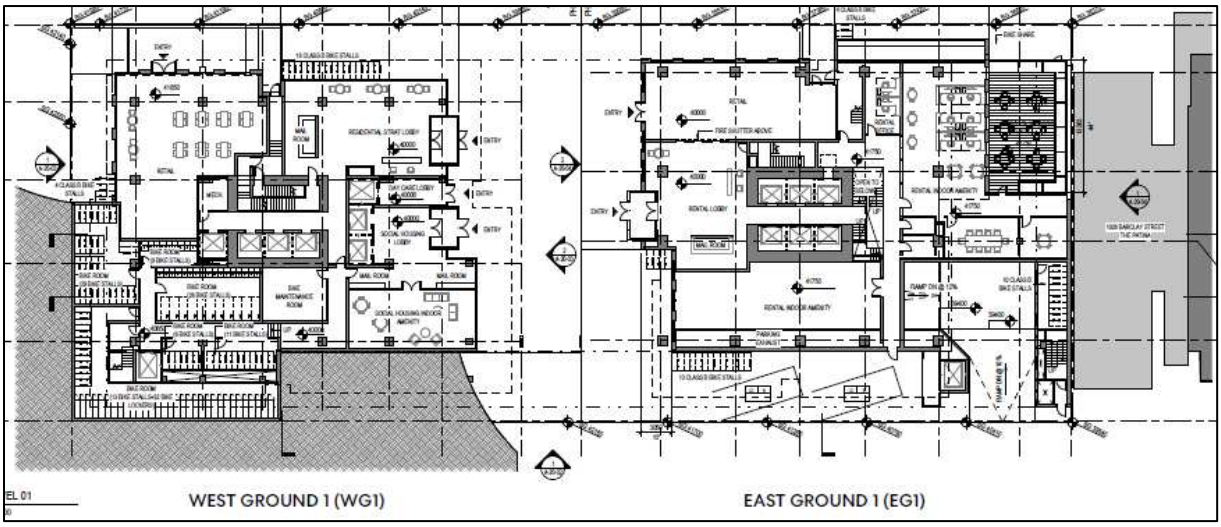
* * * * *

1040-1080 Barclay Street
FORM OF DEVELOPMENT

Site Plan



Ground Floor Plan



Perspective – Thurlow Street looking East



Perspective – Mid-block Connection from the Lane



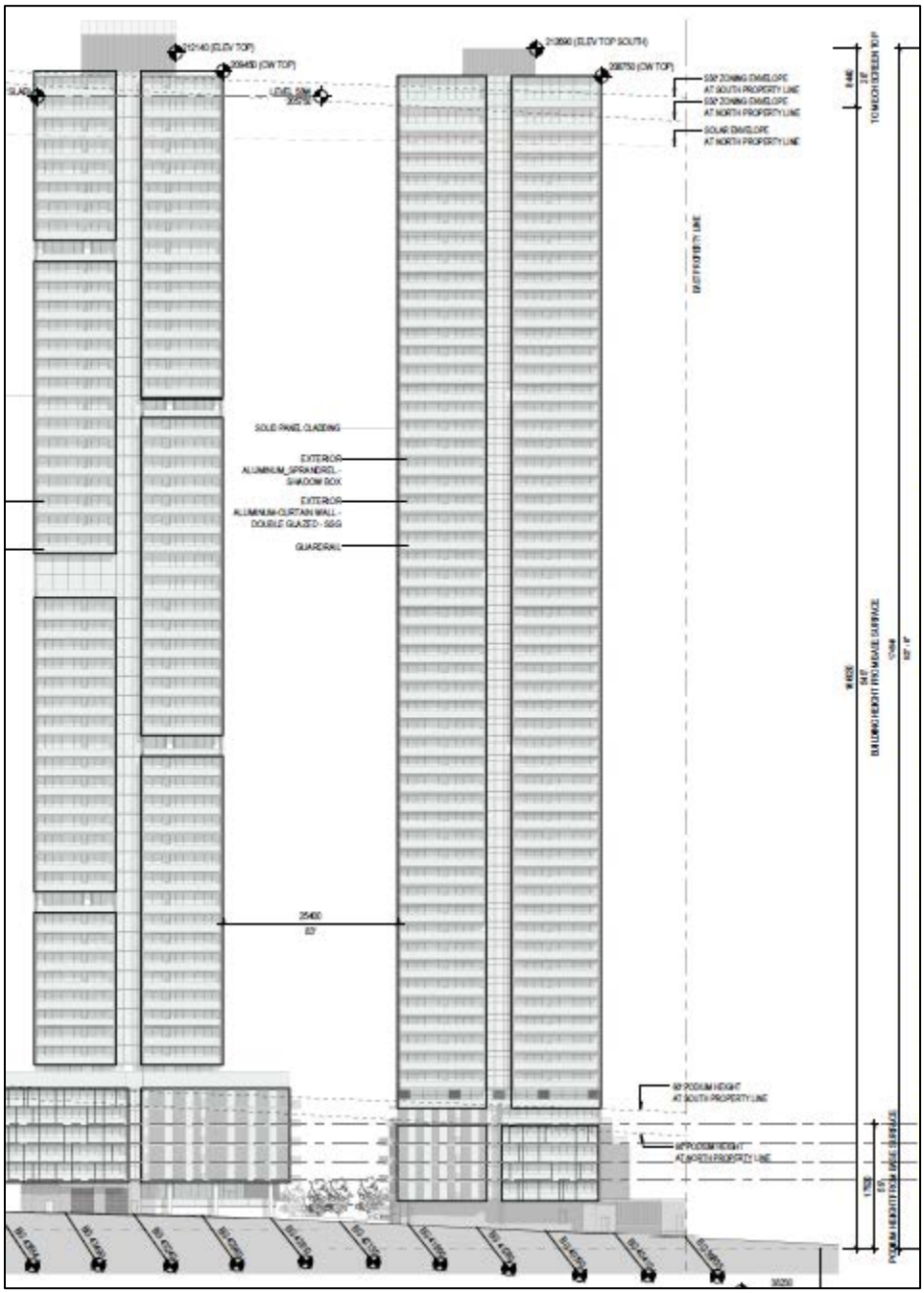
Perspective – Corner of Barclay and Thurlow Streets



Perspective – Exterior View of the Childcare



South Elevation



Shadow Studies



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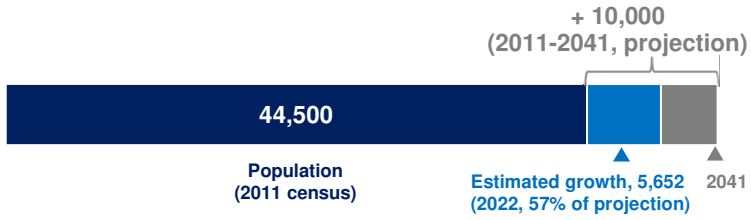
PUBLIC BENEFITS IMPLEMENTATION TRACKING
WEST END COMMUNITY PLAN (2013)
Updated year-end 2022

POPULATION GROWTH[a]

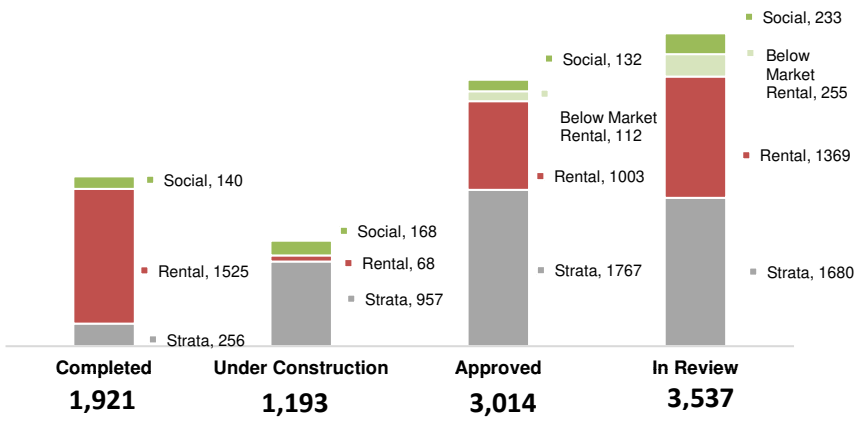
The West End has grown by approximately **5,652** people since the 2011 census. The plan projects a growth of approximately **10,000** people by 2041.



DEVELOPMENT ACTIVITY (UNITS)[b]

Recent rezoning approvals:

- 1065 Harwood St and 1332 Thurlow St
- 1066-1078 Harwood St
- 1157 Burrard St
- 1450 W Georgia St
- 1444 Alberni St and 740 Nicola St



PUBLIC BENEFITS ACHIEVED AND IN PROGRESS SINCE 2013

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

TARGETS See Chapter 17 of the West End Community Plan for more details	Completed	Construction	Planning/ Design	Progress
HOUSING[d] • ~ 1,600 additional social housing units • ~ 1,900 additional secured market rental units • Secure social and market rental housing in Corridors • Secure market rental housing in Neighbourhoods (Gross numbers of units reported)	• 1,525 secured market rental units • 140 social housing units	• 68 secured market rental units • 168 social housing units		✓
CHILDCARE • ~ 245 spaces for children 0-4 • ~ 121 spaces for children 5-12	• 10 spaces for children 5-12 (Lord Roberts – YMCA Kids Club)			○
TRANSPORTATION / PUBLIC REALM • Upgrade/expand walking and cycling networks • Enhance waiting areas at transit stops • Improve public realm along commercial streets • Improve public realm in Neighbourhoods	• Jim Deva and Bute-Robson interim plazas • Installation of Mobi Public Bike Share stations in West End • Pilot curbside patios and parklets on Robson and Davie streets • Burnaby Street bike route • Aquatic Centre Ferry Dock		• Bute-Robson permanent plaza (detailed design) • Bute Street Greenway (planning/design) • Davie Village public realm improvements (planning/design)	→

	• Haro Street walking, cycling and green rainwater upgrades (1.1 km) • Gilford mini-part improvements • Walking and rolling improvements like new traffic signals, diverters, marked crosswalks • Temporary curbside and patios along three high streets (Robson, Davie and Denman) • Interim sidewalk widening and bus bulges on Robson Street • Beach Avenue interim walking, rolling and cycling improvements (2.2 km)		• Morton Park car-free/Davie Street closure (planning/design) • Commercial Streets Complete Streets (scoping) • Comox Year-Round School Street (planning/design)	
CULTURE • Preserve and stabilize cultural assets • Retain/create multi-use neighbourhood creative spaces • Public art	• 2 public art installations	• 1 public art installation	• 3 public art installations	→
CIVIC / COMMUNITY • Recreation facilities renewal (West End Community Centre, Ice Rink, Vancouver Aquatic Centre) • Joe Fortes Library renewal • Optimize fire hall services in the community through renewal and/or relocation of existing fire halls			• West End Community Hub Master Plan - Renewal & expansion of West End Community Centre, West End Ice Rink, Fire hall #6 and Joe Fortes Library (concept design)	→
HERITAGE • 10% allocation from cash community amenity contributions in West End	• 10% allocation from cash community amenity contributions			✓
SOCIAL FACILITIES • Gordon Neighbourhood House renewal and expansion • QMUNITY renewal and expansion • Explore opportunities for a dedicated seniors' facility • Explore opportunities for community-based non-profit hub	• Gordon Neighbourhood House interim renovation		• 1190 Burrard Street QMUNITY (design – rezoning approved) • 1157 Burrard multi-use cultural NPO space (rezoning approved)	→
PARKS • Rebuild the seawall • English Bay Beach Park and Sunset Beach Park upgrades	• Seawall restoration project (2 phases) • Barclay Heritage Square Calisthenics Park		• West End Waterfront Plan (concept design)	→

EXPLANATORY NOTES

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

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

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

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

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

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

* * * * *

1040-1080 Barclay Street
PUBLIC BENEFITS SUMMARY

Project Summary

To construct a 60-storey and 57-storey mixed-use building with rental housing, below-market rental housing, social housing, strata-titled residential, and a 37-space childcare facility to be delivered turn-key to the City.

Public Benefit Summary:

The proposal offers 636 secured-rental housing units, with a 130 below-market rental units, 9,495.8 sq. m (102,212 sq. ft.) of social housing (approximately 99 units), a 37-space childcare facility, a DCL payment, and public art contribution.

	Current Zoning	Proposed Zoning
Zoning District	RM-5B	CD-1
FSR	2.75	Sub-area A: 20.7 Sub-area B: 25.0
Building Height	58.0 m (190 ft.)	West Tower: 167.6 m (550 ft.) East Tower: 167.6 m (550 ft.)
Buildable Floor Space	11,055 sq. m (118,995 sq. ft.)	91,690.5 sq. m (986,971 sq. ft.)
Land Use	Residential with compatible non-residential	Residential, commercial and Institutional

Summary of Development Contributions Expected Under Proposed Zoning

In-Kind 37-Space Childcare Facility	$6,600,000
In-Kind Social Housing (minimum of 9,495.8 sq. m. or 102,212 sq. ft.)	$61,400,000
City-wide DCL [1, 2, 3]	$6,955,006
Utilities DCL [1,2,]	$10,388,842
Public Art [4]	$1,734,332
TOTAL	**$87,078,180**

Other Benefits (non-quantified components): 506 market rental and 130 below-market rental units secured for the longer of 60 years and the life of the building.

[1] Based on by-laws in effect as at September 30, 2022. 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. DCL by-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's DCL Bulletin for details.

[2] In accordance with the Vancouver Charter and DCL By-laws, social housing is exempt from DCLs. Based on floor area of 9,495.8 sq. m (102,212 sq. ft.) the value of the expected exemption is estimated at $3,262,607t

[3] The applicant has requested a City-wide DCL waiver for the residential floor area of the proposal and will be subject to the maximum average unit sizes for "for-profit affordable rental housing" and maximum average rents by unit type for the below-market units, in accordance with the DCL By-law, as secured by an amendment to the Housing Agreement. The value of the City-wide DCL waiver on the residential floor area is approximately $ $10,572,562.

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

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1040-1080 Barclay Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifiers (PIDs)	Legal Description
1040-1060 Barclay Street	012-619-949, 012-619-957, and 031-181-759	The West 1/2 and East 1/2 of Lot 5 Block 7 District Lot 185 Plan 92; Lot 1 District Lot 185 Group 1 New Westminster District Plan EPP103612
1070-1080 Barclay Street	013-724-878 and 015-749-908	Lots 8 and 9 Block 7 District Lot 185 Plan 92

Applicant Information

Architect	Perkins+Will Canada Architects Co.
Registered Owners	Bosa-Kingswood Properties (Barclay) Inc.
Developer	Bosa Properties Inc.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RM-5B	CD-1
Site Area	4,020 sq. m. (43,271 sq. ft.)	Sub-area A: 2,049.3 sq. m (22,059 sq. ft.) Sub-area B: 1,970.8 sq. m (21,214 ft.)
Land Use	Primarily residential with compatible cultural and recreational, institutional, retail, and service uses	Primarily residential with compatible cultural and recreational, institutional, retail, and service uses
Total Floor Area	11,055 sq. m (118,995 sq. ft.)	91,690.5 sq. m (986,971 sq. ft.)
Maximum FSR	2.75	Sub-area A: 20.7 (42,420.5 sq. m (456,621 sq. ft.)) Sub-area B: 25.0 (49,270.0 sq. m (530,350 sq. ft.))
Maximum Height	58.0 m (190 ft.)	West Tower: Height: 167.6 m (550 ft.) Height to top of Mechanical Appurtenances: 177.4 m (582 ft.) East Tower: Height: 167.6 m (550 ft.) Height to top of Mechanical Appurtenances: 177.4 m (582 ft.)
Unit Mix		**West Tower** **Total: 99 social housing units** 13 studio units (13%) 33 one-bedroom units (33%) 33 two-bedroom units (33%) 20 three-bedroom units (20%)

		Total: 365 strata housing units 70 studio units (19%) 106 one-bedroom units (29%) 150 two-bedroom units (41%) 39 three-bedroom units (11%) **East Tower** **Total: 636 secured rental units** 112 studio units (18%) 286 one-bedroom units (44%) 215 two-bedroom units (34%) 23 three-bedroom units (4%)
Parking, Loading and Bicycle Spaces	Per Parking By-law	820 parking spaces, including 785 residential, 28 visitor, and 41 accessible, 2,087 Class A and 48 Class B bicycle spaces, 10 loading spaces, 8 passenger spaces To be confirmed at the development permit stage
Natural Assets	8 City trees 3 on-site trees	6 retained City street trees 3 on-site trees to be removed 32 proposed; new on- and off-site trees to be confirmed at the development permit stage

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