CITY OF VANCOUVER

REFERRAL REPORT

Report Date: November 14, 2023
Contact: Chee Chan
Contact No.: 604.829.9576
RTS No.: 16069
VanRIMS No.: 08-2000-20
Meeting Date: December 12, 2023

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 1055 Harwood Street

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by GWL Realty Advisors Inc., on behalf of Harwood Street Project Nominee Inc., the registered owner of the lands located at 1055 Harwood Street [*PID 030-690-056; Lot 1 Block 12 District Lot 185 Group 1 New Westminster District Plan EPP87123*], to rezone the lands from RM-5A (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 2.2 to 11.9 and the maximum building height from 18.30 m (60 ft.) to 91.44 m (300 ft.) to permit the development of a 32-storey residential building containing 269 secured-rental units of which 20% of the residential floor area will be secured as below-market rental units, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by GBL Architects Inc., received December 12, 2022, provided the Director of Planning may allow minor

alterations to this form of development when approving the detailed scheme of development;

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

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

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

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

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

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

REPORT SUMMARY

This report evaluates an application to rezone 1055 Harwood Street to permit a 32-storey residential building containing 269 secured-rental units of which 20% of the residential floor area will be secured as below-market rental units (approximately 52 units). 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 2023)
- 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 2023)
- 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, last amended 2022)
- Rental Incentive Programs Bulletin (2012, amended 2023)
- Green Buildings Policy for Rezonings (2009, amended 2023)
- Community Amenity Contributions Policy for Rezonings (2020, amended 2023)
- Latecomer Policy (2021)
- Development Cost Levy By-Law No. 9755
- Utilities Development Cost Levy By-law No. 12183
- Public Art Policy and Procedures for Rezoned Developments (2014, last amended 2021)
- Urban Forest Strategy (2016, amended 2018)

REPORT

Background/Context

1. Site and Context

This 1,606.4 sq. m (17,291 sq. ft.) site is located on the north side of Harwood Street, mid-block between Thurlow and Burrard Street (see Figure 1). It is zoned RM-5A (Residential) District and currently developed with a three-storey residential building containing 30 rental tenancies. They are eligible for protection under the *Tenant Relocation and Protection Policy* (TRPP).

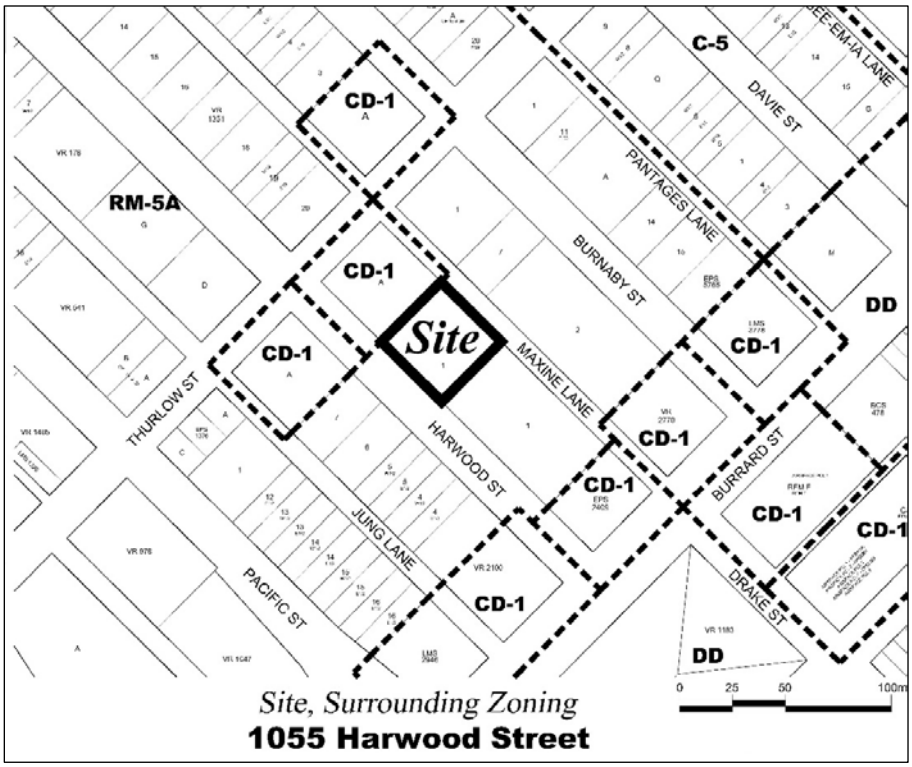
The site is two blocks south of Davie Village. The surrounding properties are zoned RM-5A or CD-1. The area is developed with a range of low- and mid-rise buildings with taller buildings along Burrard Street. This area is undergoing significant change, with rezoning proposals under consideration or approved for buildings up to 91.44 m (300 ft.) in height. Notably, two adjacent CD-1 rezoning applications, 1065 Harwood Street and 1066 Harwood Street, were approved in June 2022 for 33-storey rental buildings.

In October 2017, the previous owner of 1055 Harwood Street submitted a rezoning proposal for a 32-storey building with 82 strata-titled residential units and 44 social housing units under the *Plan*. The owner chose not to proceed and withdrew the previous application.

Neighbourhood Amenities – The following amenities are within walking distance of the site:

- **Parks** – Sunset Beach Park (300 m), May and Lorne Brown Park (500 m), Nelson Park (430 m)
- **Cultural/Community Space** – Vancouver Aquatic Centre (350 m), Wall Centre Plaza (600 m), Pacific Cinematheque (600 m) Gordon Neighbourhood House (1 km), Roundhouse Community Centre (1.1 km)
- **Childcare** – Little Beach (400 m), Nelson Park (400 m), Mole Hill (650 m), The Mark (650 m), YMCA Coast Capital Savings Early Childhood Centre (800 m)

Figure 1: Surrounding Zoning and Context



Local School Capacity – This site is located within the catchment area of Lord Roberts Elementary School at 1100 Bidwell Street and King George Secondary School at 1755 Barclay Street. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan*, Lord Roberts Elementary was operating at 111% capacity in 2021. By 2031, that utilization is expected to decrease to 107%. Coal Harbour Elementary School, which is currently under development, may create additional capacity. King George Secondary was operating at 159% capacity in 2021, and forecast to reach 198% utilization by 2031.

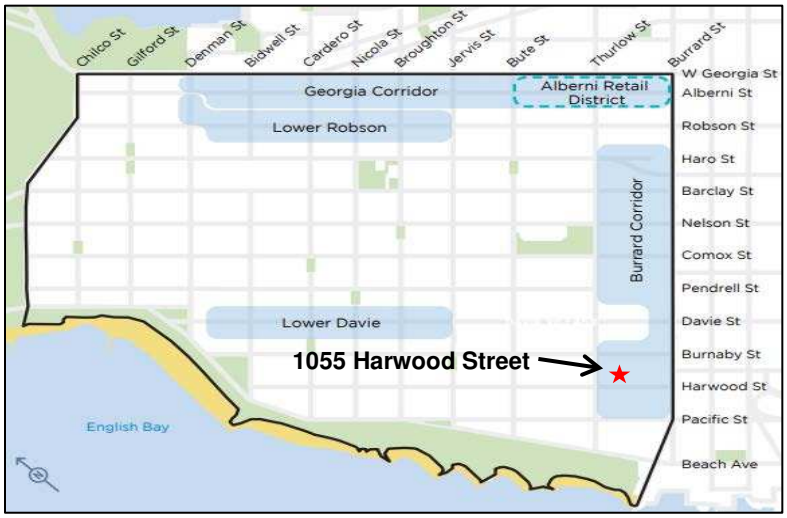
The VSB report notes that overall enrolment trends for the wider area are changing. The VSB continues to explore options to reduce pressure on schools in this area, monitor development, and work with City staff to help plan for future growth.

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. The *Vancouver Plan* will serve as a framework with further implementation planning work to follow over the next two to four years. The site is located in the *West End Community Plan,* which is generally in alignment with the *Vancouver Plan*.

West End Community Plan ("Plan") – The *Plan* contains policy directions for land use, built form, housing, public spaces, and amenities to guide growth 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.

Figure 3 – Rezoning Policy for the West End (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 residential floor area at below-market rental (BMR) rates instead of inclusionary social housing. This applicant, whose site is located in area E, has opted to pursue the secured rental option with 20% of the residential floor area as BMR.

Housing Needs Report – On April 27, 2022, Council resolved at a public meeting to receive a *Housing Needs Report* (*HNR*) by staff. Further to the BC Provincial government's requirement, Council must consider the most recent *HNR* when developing a development plan, or when amending a plan in relation to affordable, rental, and special needs housing. This zoning amendment would facilitate the delivery of rental and below-market rental housing, and implements Council-approved direction contained in the *Plan* which includes direction on housing that is well supported by the data and findings within the *HNR*.

Strategic Analysis

3. Proposal

This application would permit a 32-storey secured-rental building with 20% of the residential floor area secured at below-market rental rates. The project includes 217 market rental and 52 below-market rental units. A total floor area of 19,116 sq. m (205,763 sq. ft.), an FSR of 11.9, and a building height of 91.44 m (300 ft.) are recommended. The project includes five levels of underground parking accessed from Maxine Lane.

Figure 4 – Proposal looking North



4. Land Use

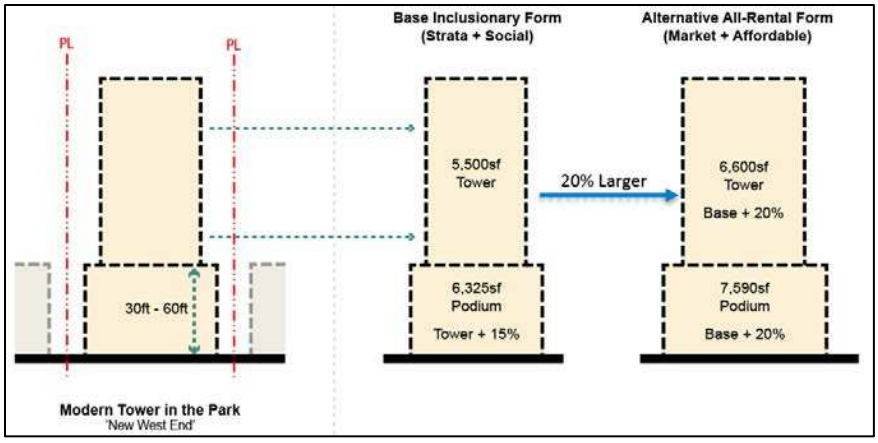
The site is zoned RM-5A which permits primarily residential with limited commercial and institutional uses. This proposal for residential is consistent with the *West End Rental Policy* that anticipates residential at this location.

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

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 5). Separately, the *West End Rental Policy* permits a 20% increase in floor plate size for all-rental buildings.

Figure 5 – Tower in the Park Typology and Maximum Floor Plates



The proposed tower has generally maintained the expected "tower in the park" typology. Staff support the proposed tower typology, subject to conditions in Appendix B.

Height – Under the *Plan*, building heights in Area E of the Burrard Corridor are limited to 91.44 m (300 ft.) or to the underside of a view cone. The *Bulletin* also requires building articulation to preserve sunlight onto public spaces. Specifically, developments are to minimize shadows onto the north sidewalk of Davie Street between 10 am and 4 pm at the spring and fall equinoxes.

This application adheres to the *Plan* height limits of 91.44 m (300 ft.), does not enter into any view cones, and does not shadow Davie Street during hours specified in the *Bulletin* (Appendix E).

Density – The *West End Plan* and *Rezoning Policy* do not establish a density limit. Instead, a maximum building 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 11.9 FSR, subject to design conditions in Appendix B.

Amenity Areas – The proposal includes multiple indoor and outdoor amenity spaces on the ground, second and top floors. The space for an outdoor amenity on the second floor of the podium is shared with a unit's private patio and laneway access walkway, limiting its size and functionality. Through design conditions in Appendix B, staff seek further design development and provision of better quality and usability of the outdoor amenity spaces and co-locating them with indoor amenity spaces.

Urban Design Panel (UDP) – The rezoning application was reviewed by UDP on March 29, 2023. The Panel supported the proposal with recommendations to improve the common amenity spaces, treatment of the public and private realm, and overall architectural expression including the building's rooftop design articulation. A summary of the UDP proceedings are included in Appendix C. Panel recommendations are reflected in the conditions of approval in Appendix B.

Based on staff analysis and recommendations from the UDP, staff recommend support for the proposed form of development, subject to the conditions in Appendix B.

6. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 269 rental housing units to the City's inventory of rental housing, which contribute to the Strategy's targets (see Figure 6).

Figure 6: Progress Towards 10-Year Housing Vancouver Targets for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of June 30, 2023

Housing Type	CATEGORY	10-YEAR TARGETS	Units Approved Towards Targets
Purpose-Built Secured Rental Housing Units	Market Rental	16,000	13,827 (86%)
	Developer-Owned Below Market Rental	4,000	1,453 (36%)
	Total	20,000	15,280 (76%)

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

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2022, the purpose-built apartment vacancy rate was 0.9% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the English Bay neighbourhood is at 0.9%. A vacancy rate of 3% to 5% is considered to represent a balanced market.

Housing Mix – The *Family Room: Housing Mix Policy for Rezoning Projects* policy requires a minimum of 35% family units for rental buildings. This application proposes 35% family units in a mix of two-bedroom and three-bedroom units, thereby meeting the policy. These units must be designed in accordance with the *High Density Housing for Families with Children Guidelines*.

The application as proposed is consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Figure 7: Unit Mix

	Below-Market Rental Units	Market Rental Units	Total
Studio	9 (17%)	25 (11%)	34 (13%)
1-bed	24 (46%)	117 (54%)	141 (52%)
2-bed	15 (29%)	75 (35%)	90 (34%)
3-bed	4 (8%)	0	4 (1%)
Total	**52**	**217**	**269**

At a minimum, 80% of the BMR units are to be rented at 20% below the CMHC Average Market Rent for Zone 2 (English Bay), and 20% of the BMR units will be rented at 50% below the CMHC Average Market Rent for Zone 2 (English Bay) at the time of occupancy. On unit turnover, rents for 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 8: Below-Market Units Average Starting Rents

	Proposed Average Unit Size (sq. ft.)	20% Below Zone 2 Average Market Rent[1]	Annual Income Required to Afford Below-Market Unit	50% Below Zone 2 Average Market Rent[1]	Annual Income Required to Afford Below-Market Unit
Studio	344	$1,074	$42,960	$671	$26,840
1-bed	469	$1,404	$56,160	$878	$35,120
2-bed	692	$2,056	$82,240	$1,285	$51,400
3-bed	808	$2,523	$100,920	$1,577	$63,080

[1] From October 2022 CMHC Rental Market Survey for Zone 2 (English Bay)

The market and below-market rental housing component will provide options that are more affordable than home ownership, illustrated in Figure 9.

To be eligible for a BMR unit, a household's gross annual income must not exceed the income requirements for the unit type, with at least one household member per bedroom. Per the *West End Rental Policy*, eligibility requirements for the below-market units are described in the *Rental Incentive Programs Bulletin*. All residents will have access to common indoor and outdoor amenities.

Figure 9: Market Rents in Newer Buildings, Cost of Ownership and Household Incomes Served

	Average Market Rent in Newer Buildings – Westside (CMHC, 2022)[1]	Annual Income Required to Afford Average Market Rent in Newer Buildings	DCL By-Law Maximum Averages – Westside (CMHC, 2022)[2]	Annual Income Required to Afford DCL By-Law Maximum Averages	Monthly Costs of Ownership for Median-Priced Unit – Westside – 20% Down payment[3]	Annual Income Required to Afford Monthly Costs for Ownership	Starting down payment required at 20%
Studio	$1,938	$77,520	$2,072	$82,896	$2,837	$113,480	$106,000
1-bed	$2,209	$88,360	$2,334	$93,368	$3,473	$138,920	$132,000
2-bed	$3,411	$136,440	$3,177	$127,072	$5,193	$207,720	$198,400
3-bed	$4,426	$177,040	$4,074	$162,976	$7,982	$319,280	$311,890

1. *From October 2022 CMHC Rental Market Survey for buildings completed in 2011 or later on the Westside.*
2. *For studio, 1-, 2-, and 3-bedroom units, the maximum DCL rents are the average rents for all residential units built since the year 2005 in the City of Vancouver as published by CMHC in the fall 2022 Rental Market Survey.*
3. *Assumptions: Median of all BC Assessment sales prices on the Westside in 2022 by unit type, 20% down payment, 5% mortgage rate (in-line with Bank of Canada), 25-year amortization, $150-$250 monthly.*

Existing Tenants – The rezoning site contains existing rental residential uses, including 30 units of primary rental housing.

26 existing tenancies are eligible under the City's *Tenant Relocation and Protection Policy* (TRPP). The remaining four units were vacant at the time of rezoning application submission. The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the requirements of the City's TRPP, which is summarised in Appendix D of this report.

All residential tenancies are protected under the provincial Residential Tenancy Act.

7. Transportation and Parking

The site is well served by public transit with the Yaletown-Roundhouse Skytrain station located approximately one km from the site and bus service along Davie, Burrard and Pacific Streets. The Burrard, Burnaby, and Pacific Bikeways are two blocks away.

The application proposes 138 vehicle parking spaces over five levels, accessed from Maxine Lane. One Class B loading space, two Class A passenger loading spaces and 513 bicycle spaces are proposed. The application will comply with the provisions of the Parking By-law. Engineering conditions in Appendix B require improvements to the functionality of the parking and loading layout with appropriate parking and circulation widths and slopes.

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 Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements throughout the project.

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 no existing trees on site, six City street trees, and 11 trees on the neighbouring sites in close proximity to the shared property line. All street trees and nine of the neighbouring trees will be retained. Two of the western neighbour's trees will be removed as they would not survive the construction. They have already been identified for removal as part of the development of 1065 Harwood Street for the 33-storey rental tower. See Appendix B for additional landscape and tree conditions.

9. Public Input

Public Notification – A rezoning information sign was installed on the site on February 15, 2023. Approximately 12,748 notification postcards were distributed within the neighbouring area on or about March 2, 2023. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

Question and Answer Period – A question and answer period was held from March 6, 2023 to March 26, 2023. Questions were submitted by the public and posted with a response over a three-week period. A digital model was made available for online viewing. A total of 213 visitors accessed the webpage during this period.

A virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. Members of the public could submit questions, which staff actively monitored and responded to publicly.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 42 submissions were received.

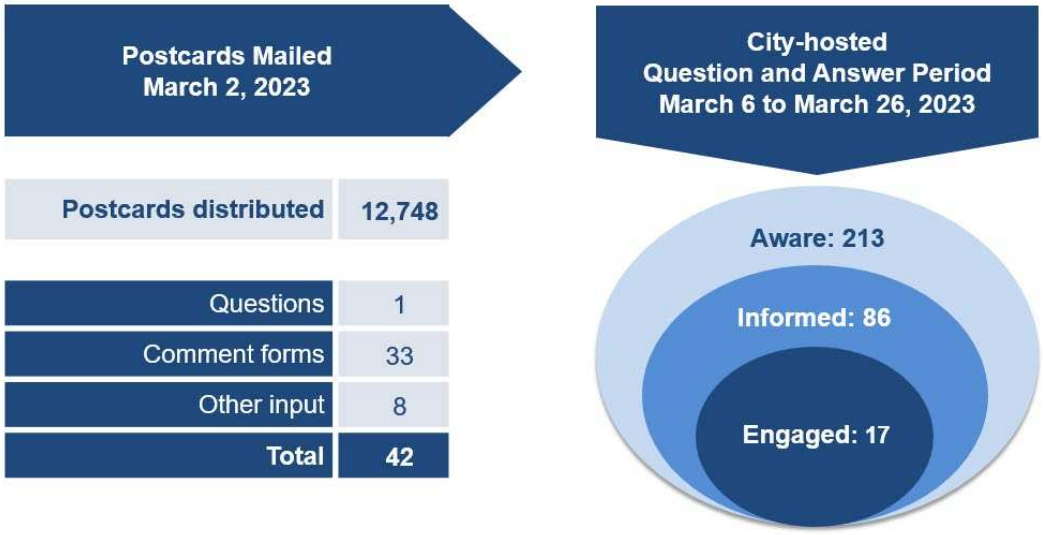
Below is a summary of feedback received from the public by topic.

Generally, comments of support fell within the following areas:

- **Height, density, and massing:** The height, density, massing, and use is supported for this development given its location.

- **Rental Stock:** Respondents expressed support in creating additional rental stock in the city.

Figure 10: Overview of Notification and Engagement



Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The height of the proposed development will impede on views of the beach. It will also cast unfavourable shadows and block sunlight and views for neighbouring buildings.

- **Traffic and construction impacts:** This, together with other recently approved developments, will create constant noise and disruptions to neighbouring residents. Construction will increase congestion in the neighbourhood.

Response to Public Comments

- **Height, density and massing** – The height, density and massing of the proposal align with the height and form of development expectations per the policies and *Bulletin*.
- **Traffic and construction impacts** – Construction impacts on City streets, including through private development, are tracked on the City of Vancouver's website. The City also has a Noise Control By-law which limits construction-related noise for private development to weekdays and Saturdays. The developer is required to meet with and coordinate construction and street use with Engineering prior to construction. They must also obtain appropriate permits to secure street space. Any street closures must be permitted in advance with proper traffic management plans approved and proper neighbourhood notification in advance.

10. Public Benefits

In response to City policies, which address changes in land use and density, this rezoning application offers the following public benefits:

Community Amenity Contributions (CAC) – Within the context of the City's *Financing Growth Policy*, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either on-site amenities or a cash contribution towards other public benefits.

The 20% residential floor area (approximately 52 residential units) secured as BMR units, is the public benefit accruing from this application. Above and beyond the provision of BMR units, no additional CAC will be required.

West End Plan Public Benefits (PBS) Strategy – The PBS identifies the need for public benefits and infrastructure to support growth in the West End, including affordable housing and community facilities. The PBS establishes targets, including the delivery of 1,900 rental housing units in the Corridors. This application would add 269 new rental units to advance the rental housing targets set out in the PBS (see Appendix F).

Development Cost Levies (DCLs) – The site is subject to the City-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage.

This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCLs applicable to this residential building. This application is therefore subject to the maximum starting rents by unit type applicable to "class A for-profit affordable rental housing" as per the Vancouver Development Cost Levy By-law, if applicable and as may be amended from time to time. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance, ensuring that a final rent roll that sets out the initial monthly rents is submitted.

Based on rates in effect as of September 30, 2023 and the proposed 19,116 sq. m (205,763 sq. ft) of residential floor space, it is expected that the project will pay DCLs of $2,810,817, should it achieve the maximum 11.90 FSR. The value of the anticipated City-wide DCL waiver for the residential floor area is estimated to be $4,485,569.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's DCL Bulletin for details on DCL rate protection.

Public Art Program – The application is subject to a public art contribution estimated at $407,411. The final contribution will be calculated based on rate in effect and the floor area at the development permit stage. Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget).

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

Financial Implications

As noted in the Public Benefits section, this project is expected to provide secured rental housing, DCLs and a public art contribution. See Appendix G for additional details.

CONCLUSION

Staff conclude that the proposed land use, form of development and public benefits are consistent with the *West End Plan* and *West End Rental Policy*. Further, the proposed

secured-rental and below-market rental units will advance the City's rental and affordable housing targets.

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 E, be approved in principle, subject to the applicant fulfilling the Conditions of Approval in Appendix B.

* * * * *

1055 Harwood Street

PPROPOSED 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 purpose of calculating the total dwelling unit area for section 5.1 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 6.4 of this By-law; and

   (b) “Below-market Rental Housing Units” means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement registered on title to the property.

Uses

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

(a) Dwelling Uses, limited to Apartment;

(b) Utility and Communication Uses; and

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

Conditions of Use

5.1 A minimum of 20% of the total dwelling unit area must be below-market rental housing units.

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

(a) be suitable for family housing; and

(b) have 2 or more bedrooms.

Floor Area and Density

6.1 Computation of floor area must assume that the site area is 1,606.4 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

6.2 The maximum floor space ratio for all uses combined is 11.9.

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

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

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

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

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

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

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

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

(ii) bicycle storage, and

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

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

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

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

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

6.6 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

7.1 Building height must not exceed 91.44 m.

7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits mechanical rooms or appurtenances including elevator overrun, mechanical screens and rooftop access structures, the height of the portions of the building with the permitted mechanical rooms or appurtenances must not exceed 99.0 m and shall not shadow the north sidewalk of Davie Street between 10 am and 4 pm between the equinoxes.

Horizontal Angle of Daylight

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

8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.

8.3 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.

8.4 The plane or planes referred to in section 8.3 above must be measured horizontally from the centre of the bottom of each window.

8.5 An obstruction referred to in section 8.3 above means:

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

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

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

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

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

* * * * *

1055 Harwood Street

CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by GBL Architects, received on December 12, 2022, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

1.1 Design development to the common amenity spaces to support the large number of residents as follows:

(a) improve the outdoor common amenity space at level 1 and 2, providing a larger and more functional children's play area with sufficient solar access to the space;

(b) provide a direct point of access between indoor common amenity space and outdoor amenity space particularly for the children's play area; and

Note to Applicant: A high level of visible and physical access is required from indoor common amenity space to ensure the safe use of the children's play area. Consider relocating the social lounge at level 1 to provide direct access to the shared outdoor amenity space.

(c) provision of an accessible washroom to the common amenity spaces on level 32.

Note to Applicant: Also refer to Housing and Landscape Conditions.

1.2 Design development to improve the site design for public and private realm particularly at laneway interface at grade;

(a) consider consolidating all the servicing, parking and utility functions to the one side of the site to create more welcoming public realm interface;

(b) explore relocating or reconfiguring the private patios at laneway to create more functional open space to support pedestrian activities, as well as safety and comfort;

(c) explore additional landscape features to strengthen the pedestrian amenity and interface of public and private realm; and

(d) provision of the high-quality street furniture and conceptual lighting strategy and implementation plan for pedestrian scale lighting to enhance the proposed public realm environment.

Note to Applicant: This condition should be met at the development permit stage. Public realm lighting needs to be coordinated to meet Engineering standards and requirements.

Note to Applicant: The intent is to support a walkable wider laneway network in the West End neighbourhood. This may be achieved by providing quality and varied paving, better pedestrian lighting, traffic calming measures, landscaping, and seating.

1.3 Design development to improve the overall architectural expression and articulation of the tower as follows:

(a) improve the architectural expression of the rooftop architectural appurtenance to contribute the West End skylines; and

Note to Applicant: The crown of the building will be highly visible from multiple important viewpoints, and should be designed to be a well-integrated component of the overall architectural design and as a high-quality contribution to the city's skyline.

(b) improve the proposed façade design by introducing high-quality and durable exterior finishes, texture, visual variety and/or massing breaks.

1.4 Design development to respond to Crime Prevention Through Environmental Design (CPTED) principles, having particular regard for:

(a) limiting opportunities for nuisance activities, mischief in alcoves, and blind corners;

(b) limiting unobserved access or activity and encouraging natural visual surveillance;

(c) mail theft;

(d) site lighting developed with considerations for safety and security; and

(e) reduced opportunities for graffiti.

Note to Applicant: Alcoves and other similar visually hidden areas should be designed so as to not be covered or have limited cover and be well lit. Opportunities for graffiti can be mitigated by reducing areas of exposed wall and by covering with vines, hedges or a rough finish material.

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

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

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

(c) visibility at doors, lobbies, stairs and other access routes.

Landscape

1.6 Design development to improve the outdoor amenity areas as follows:

(a) Provide increased amount of outdoor amenity area to better represent the large number of residents;

(b) Expand programming to include more variety of uses, both passive and active and provide increased opportunities for social gathering, such as urban agriculture plots; and,

(c) Improve relationship between indoor and outdoor amenity areas, to be contiguous around children's play, for better direct visibility and parental supervision.

1.7 Design development to improve the sustainability strategy, by the following:

(a) Consider providing intensive and/or extensive green roofs on all available flat roofs;

(b) Add more landscape around all entry areas, to accent and soften them;

(c) Add vines, architectural elements or other methods to any blank wall facades, ensuring that where vines are added, the vine support is sturdy and low maintenance (avoid high maintenance modular "green wall" systems);

(d) Add planters with overarching shrubs to common upper-level decks, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material where practical for year-round presence; and,

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

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

(a) Provide common maintenance access to all planted common areas; and,

(b) Provide a high efficiency irrigation system for all planted areas.

1.9 Provision of the following regarding tree retention strategy:

(a) Confirmation of the safe retention of the off-site trees along the east P/L, by ensuring the existing retaining wall along the east P/L remains in situ and functional for tree protection; and,

Note to Applicant: This should be confirmed by a letter with assurances from a Professional Engineer, including any sections or sketches, as needed.

(b) A Letter of Consent from the west property owners is needed for the proposed removal of the two off-site trees at the west P/L.

1.10 Provision of coordination between Landscape Plan and architectural Site Plan, for most updated information.

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

Additional Standard Landscape Conditions at the time of DP Application:

1.12 Provision of a detailed Landscape Plan illustrating soft and hard landscaping;

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

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

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

1.14 Provision of a Tree Management Plan as part of the Landscape Plans, in coordination with arborist report Tree Management Plan;

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

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

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

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

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

1.17 Provision of an outdoor Lighting Plan.

Sustainability

1.18 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezonings (amended July 25, 2023) 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.*

Zero Waste

1.19 In order to minimize waste, a salvage strip-out must be done to remove fixtures, systems, and elements such as doors, deck and fencing, for reuse. Any buildings which are not already subject to the Green Demolition By-law must achieve a 75% recycling rate for demolition. Buildings subject to the Green Demolition By-law must meet the by-law requirements in place at the time of the demolition permit application.

Engineering

1.20 The owner or representative is advised to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after building permit issuance.

Note to Applicant: 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. See this website for more information: https://vancouver.ca/home-property-development/construction-street-use-permits.aspx

1.21 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to building permit issuance if shotcrete will be required for the 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. Provision of written acknowledgement of this condition is required. Please contact Engineering Services at shoringreview@vancouver.ca for details.

Design guidelines and construction standard: https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx

Steps to getting a shoring and excavation street use permit: https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation

1.22 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.

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

1.24 Submission of an 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 or detail is not available, make note of the improvement on the landscape plans. The landscape plan is to include the following:

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

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

(c) Standard City of Vancouver surface treatments for any proposed sidewalks and hardscape boulevards on City of Vancouver dedicated property and SRW.

Note to Applicant: Drawings must indicate that the off-site designs submitted as part of the DP application are preliminary, and that a final off-site geometric design will be provided by the City of Vancouver through the DP process.

1.25 Show all City of Vancouver supplied building grades on the architectural and landscape plans. When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City of Vancouver supplied building grade plan.

1.26 Provision of written confirmation that clarifies garbage pick-up operations and that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage.

Note to Applicant: Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

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

Note to Applicant: Amendments to the Parking Bylaw and *Transportation Demand Management Administrative Bulletin*, approved by Council on November 15, 2023, will come into effect on January 1, 2024, and apply to all development permits received after this date.

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

(a) provision of a minimum 1.5 m width maneuvering aisle for all oversized Class A bicycle spaces.

1.29 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 minimum 4.0 m width for the first Class A passenger loading space;

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

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

(a) improved two-way flow for vehicles on the ramp and in the parking areas through provision of the following:

(i) minimum 6.7 m (22 ft.) wide ramp where a center enter phone/RFID reader is proposed.

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

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

(ii) ramp slopes must not exceed 12.5% after the first 6.1 m (20 ft.) from the property line/back of sidewalk.

Note to Applicant: 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4.0 m (13.1 ft.) in length.

(c) 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 maneuvering to all accessible spaces.

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

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

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

(a) dimension of any/all column encroachments into parking stalls;

(b) dimensions of additional setbacks for parking spaces due to columns and walls;

(c) 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.

(d) areas of minimum vertical clearances labelled on parking levels; and

(e) design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, accessible 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.

1.32 This development will be required to provide on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5) in effect in January 2024.

Note to Applicant: The applicant will be required to demonstrate compliance with these requirements at the building permit application stage. See vancouver.ca/rainwater for more information.

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

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

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

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

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

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

Housing

1.35 The proposed unit mix, including 34 studio units (13 %), 141 one-bedroom units (52 %), and 90 two-bedroom units (34 %) and 4 three-bedroom units (1 %) 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 it does not go lower than 35% met both in the market and below-market rental units designed to be suitable for families with children.

1.36 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including 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 (S. 3.3.2, 3.4.3);

(b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);

(c) A multi-purpose indoor amenity space or spaces appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning an indoor amenity space adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and

(d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

1.37 The below-market rental units should be designed to the same standards of livability as the market rental units.

Note to Applicant: Clearly label the proposed below-market rental units and market rental units on the architectural drawings.

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

Engineering

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

2.1 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the 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. No development permit for the site will be issued until the 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. The Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

(a) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Creus Engineering Ltd. dated November 22, 2022, no water main upgrades are required to service the development;

Note to Applicant: The main servicing the proposed development is 300 mm. The maximum water service connection size is 300 mm.

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 1055 Harwood Street require the following in order to maintain sanitary and storm water sewer flow conditions:

(i) no sewer upgrade is required.

Note to Applicant: Development to be serviced to the existing 200 mm SAN and 250 mm STM sewers in Harwood Street.

(c) Street improvements along Harwood Street adjacent to the site and appropriate transitions including the following:

(i) provision of 2.44 m (8.0 ft) wide broom finish saw-cut concrete sidewalk;

(ii) provision of new concrete curb and gutter complete with catch basin adjustment as needed; and

(iii) removal of curb drop on Harwood Street and replacement with new full height curb and boulevard.

Note to Applicant: City of Vancouver to provide approved Geometric design. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to, relocation of existing catch basins or installation of new catch basins where required to accommodate the geometric design.

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

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

(e) Provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights are planned to be removed;

Note to Applicant: The ducts must be connected to the existing City street lighting grid.

(f) Provision of new or replacement duct bank adjacent to the site that meets current City standard;

Note to Applicant: Duct banks are to consist of electrical and communication ducts and cables, and connect to existing electrical and communication infrastructure.

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current COV Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

(g) Provision for full depth lane reconstruction along the Maxine Lane frontage to CoV “Higher-Zoned Streets/Lanes” specifications, complete with one new catch basin at the low end;

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

(i) Provision of street trees adjacent to the site where space permits.

2.2 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.

2.3 Provision of written confirmation that all required electrical plants will be provided within private property.

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

Housing

2.4 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 housing 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) 20% of the below-market rental units will, subject to condition 2.4 (i), be rented at rates at or below an amount that is 50% below the CMHC average market rent for zone 2 according to the 'CMHC Rental Market Survey' publication that are current at the time of Occupancy Permit issuance; and

(ii) 80% of the below-market rental units will, subject to condition 2.4 (i), be rented at rates at or below an amount that is 20% below the CMHC average market rent for zone 2 according to the 'CMHC Rental Market Survey' publication that are current at the time of Occupancy Permit issuance;

except that in the event that average market rent data for zone 2 is unavailable in the 'CMHC Rental Market Survey' publication current at the time of unit initial

occupancy or change of tenancy (as described in 2.4 (e)), below-market rental 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) Following initial occupancy, on a change in tenancy for a below-market rental unit, the starting rent for such new tenancy will be reset to rent, as determined by the formula in Condition 2.4(i), (i) or (ii), 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:

(a) 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

(b) 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:

(a) 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

(b) 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 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;

(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; and

(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, 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 below-market rental units at occupancy permit issuance; and

(ii) The average starting monthly rents for each unit type will for initial occupancy not exceed the rents outlined by Section 3.1A(c) of the DCL By-Law.

2.5 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 prior to issuance of the Development Permit 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 eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.

(c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to whether each tenant has indicated interest in the Right of First Refusal to return to the new building (if applicable); 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) and their total compensation amount(s); 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: 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 to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must include, but may not be limited to the names of tenants; whether each tenant has taken up the Right of First Refusal in the new building (if applicable) and their starting rent; and for those not returning to the new building, 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.

Guest Suite

2.6 Arrangements to be made to the satisfaction of the Director of Planning, Urban Design and Sustainability and Director of Legal Services for a covenant, pursuant to section 219 of the Land Title Act, ensuring the use and access of the amenity space currently designated as a "guest suite" unit on Level 2 shall be shared and made available to all residential occupants and/or tenants of the building as a common amenity space in perpetuity.

Public Art

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

Note to Applicant: Please contact Tamara Tosoff, 604-873-7947, to discuss your application.

Environmental Contamination

2.8 If applicable:

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

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

(c) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 covenant that there will be no occupancy of any buildings or improvements on this 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 Change Strategy, have been issued to the City.

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject sites as is considered

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

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1055 Harwood Street

ADDITIONAL INFORMATION

1. URBAN DESIGN PANEL MINUTES

The Urban Design Panel (UDP) reviewed this application on March 29, 2023. A summary of the decision is provided below. The full meeting minutes can be found online.

EVALUATION: Support with Recommendations (7/2)

Introduction: Rezoning Planner, Chee Chan, provided an overview of the policy and proposal 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. The proposed form and massing with particular consideration given to:
   - Articulation of the podium and tower; and
   - The contribution of the tower to the skyline of the West End.

2. The proposed public realm, site design and their contribution to the character of the West End.

3. Preliminary material pallets, architectural expression, and details to assist staff review of the future DP application.

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

Panel's Consensus:

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

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

1. Design development of the common spaces;

2. Design development of the livability of the units; and

3. Design development to the top of the building and enhance contribution to the West End roofline.

2. PUBLIC CONSULTATION SUMMARY

List of Engagement Events, Notification, and Responses

	Date	Results
Events		
Question and Answer Period (City-led)	March 6 – 26, 2023	213 participants (aware)* • 86 informed • 17 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	March 2, 2023	12,748 notices mailed
Public Responses		
Online questions	March 6 – 26, 2023	1 submittal
Online comment forms • Shape Your City platform	January 2023 – September 2023	33 submittals
Overall position • support • opposed • mixed	January 2023 – September 2023	33 submittals • 17 responses • 13 responses • 3 responses
Other input	January 2023 – September 2023	8 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	January 2023 – September 2023	736 participants (aware)* • 276 informed • 33 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.

Map of Notification Area



Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Height, density, and massing:** The height, density, massing, and use is supported for this development given its location.

- **Rental Stock:** Respondents expressed support in creating additional rental stock in the city.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The height of the proposed development will impede on views of the beach. It will also cast unfavourable shadows, block sunlight and views of neighbouring buildings.

- **Traffic and construction impacts:** This, together with other recently approved developments, will create constant noise and disruptions to neighbouring residents. Construction will increase congestion in the neighbourhood.

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 proposed development's design is aesthetically pleasing.
- In support of creating additional affordable rental units to help alleviate market housing pressure.
- The development contributes to a more active and welcoming space in the land and on Harwood for pedestrians.
- There is general support for this application.

General comments of concern:

- Development is unattractive and does not connect with the context of the neighbourhood.
- The glossy finish of the building does not look aesthetically pleasing.
- Densification and vitalization should not come at the expense of obstructing sight lines towards the mountains.
- Less parking should be considered in the development with its close proximity to transit.
- Current city infrastructure cannot support the height and density of the proposed development.
- There is a lack of amenities to support this development.

Neutral comments/suggestions/recommendations:

- The proposed building should be higher.
- The city needs to put a cap on height on densely populated areas (15-20 storeys).
- High rises should not be built so close to one another.
- Heritage buildings should be preserved.
- Additional density should be considered as the revised application provides rental rather than strata-titled units.
- More places should be built that provides low rent.
- Buildings should not be constructed in the West End until there is significant improvements to public transportation.
- Ground floor retail should be integrated in this development.
- Further landscaping should be considered to create a welcoming space to pedestrians. Current proposal looks uninviting and is uninteresting.
- Staggered constructions from recent rezoning projects have created noise and disruptions to neighbouring buildings.
- There should be a faster rezoning process.

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1055 Harwood

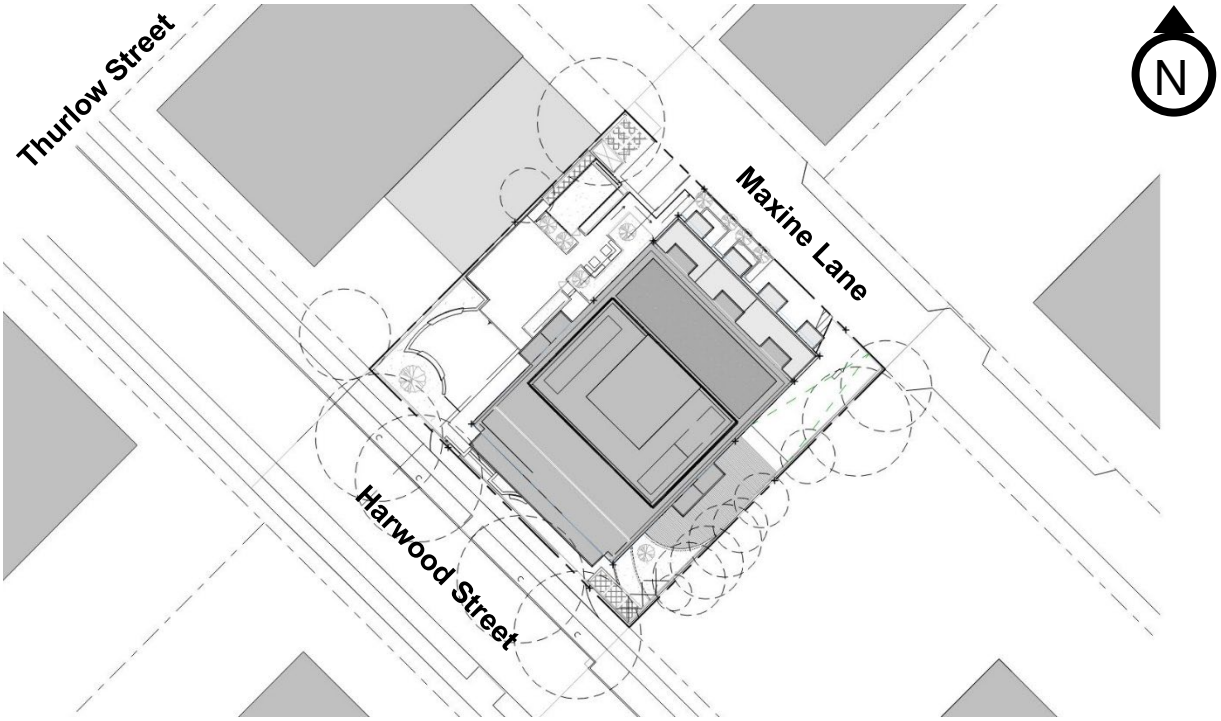
SUMMARY OF TENANT RELOCATION PLAN TERMS

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)	• Staff have distributed 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	• The applicant is partnering with a Tenant Relocation Consultant to assist existing tenants with finding alternate accommodation. • 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 (if applicable)	• The applicant has committed to offering all eligible tenants the Right of First Refusal to return to the new building in either one of the below-market rental units (subject to eligibility), or one of the market rental units at a 20% discount.

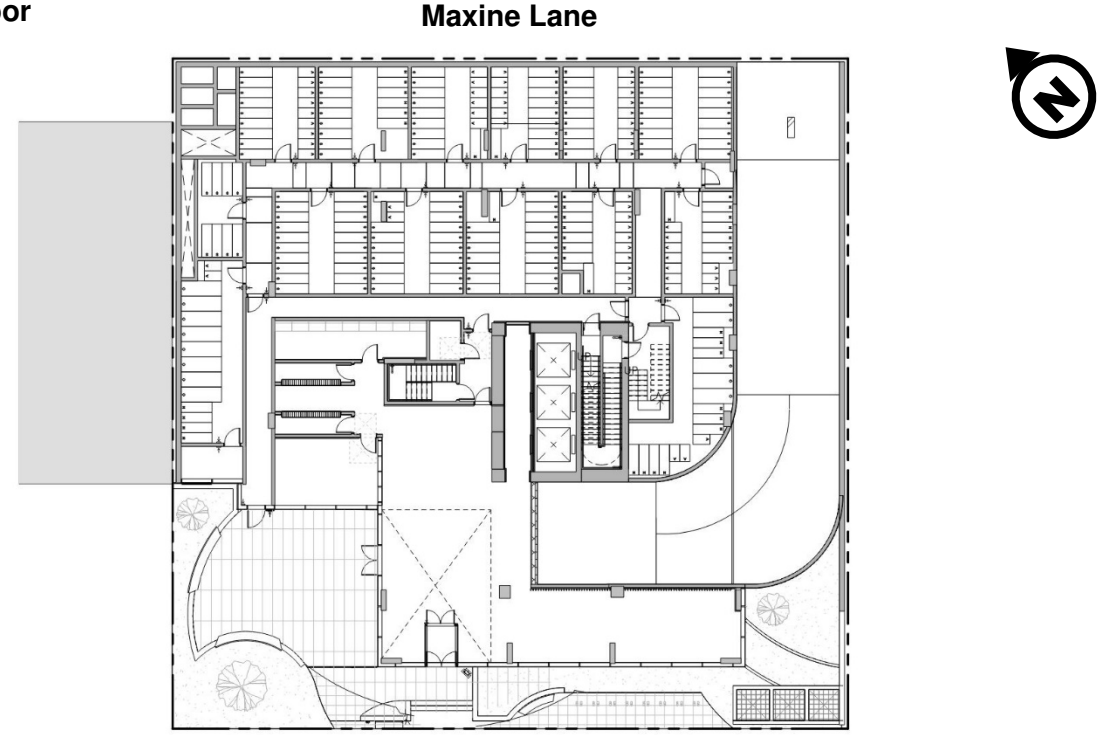
1055 Harwood Street

FORM OF DEVELOPMENT

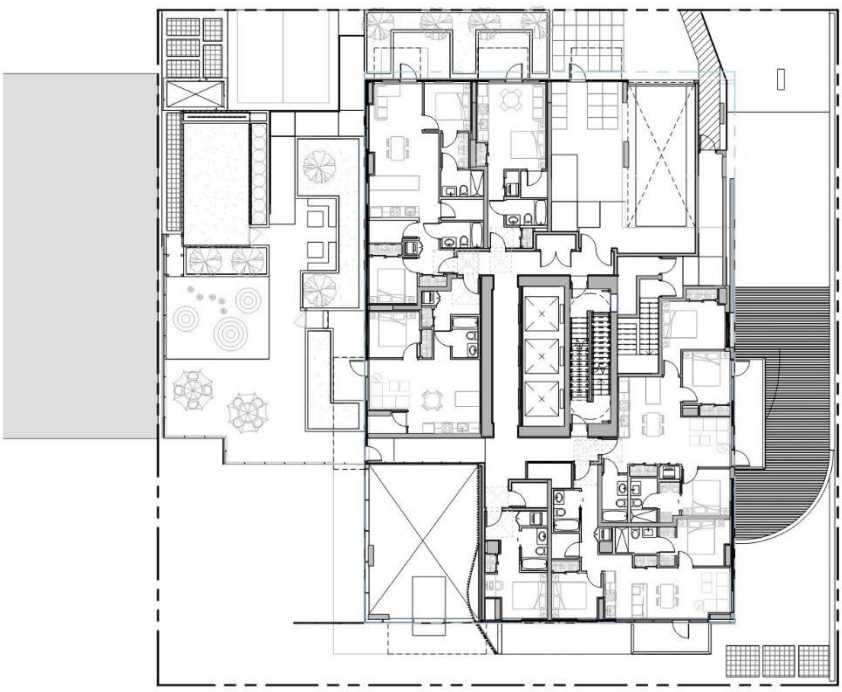
Site Plan



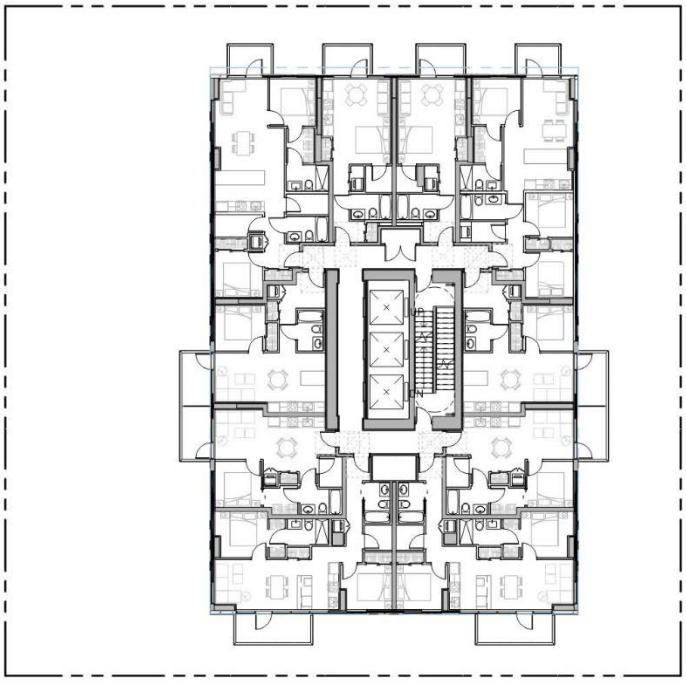
First Floor



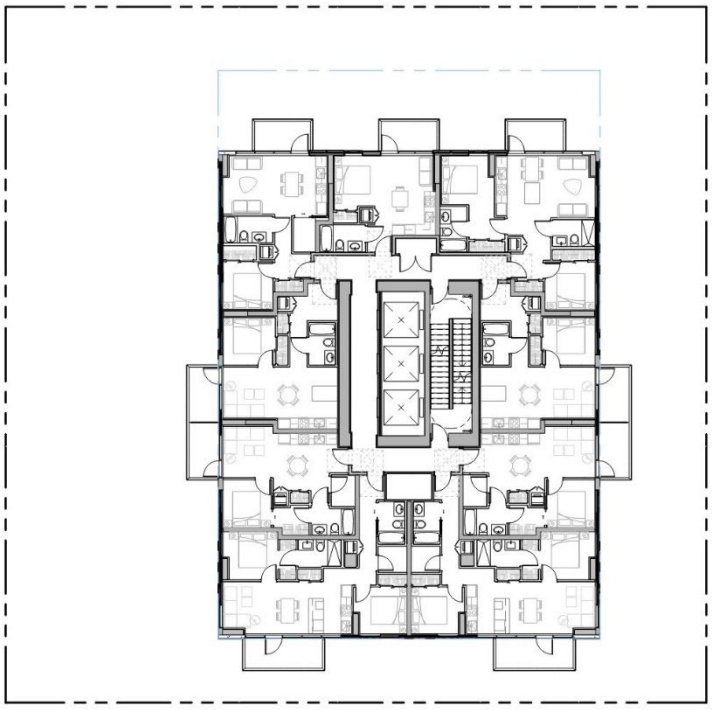
2nd Floor



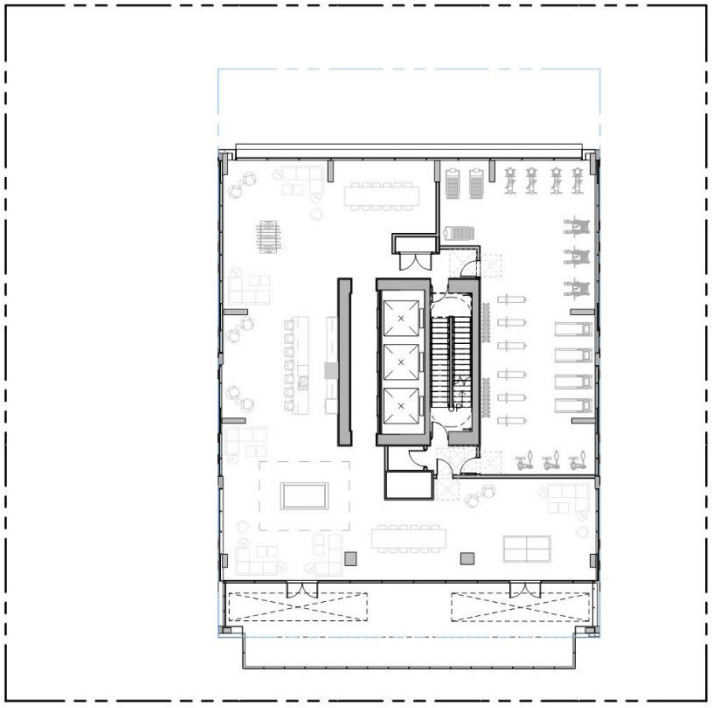
4th to 6th Floors



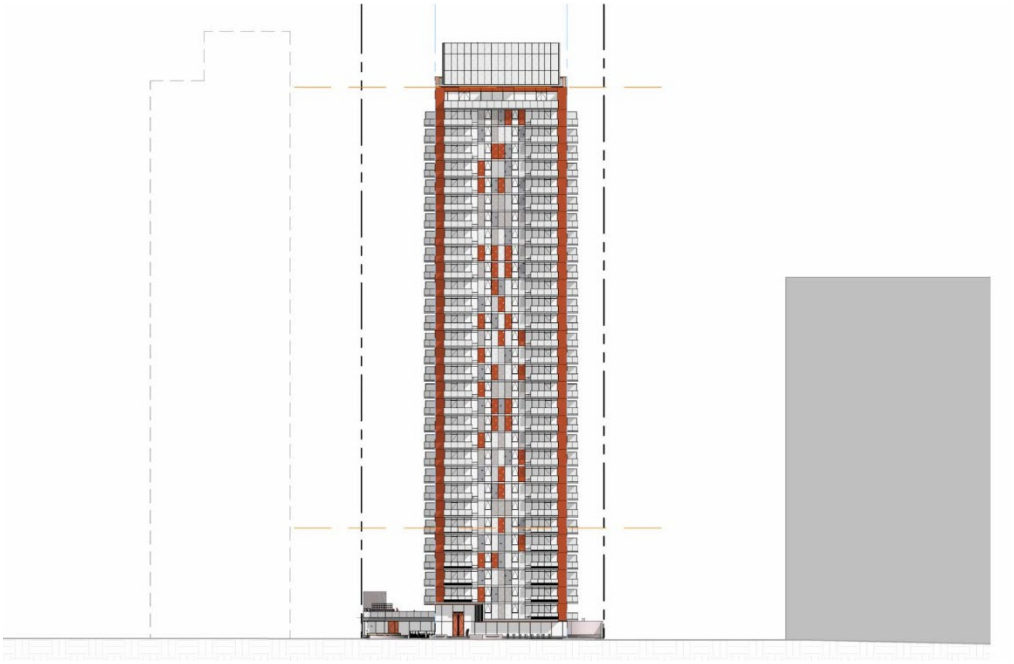
Typical Tower Floor Plan -Floors 8 through 31



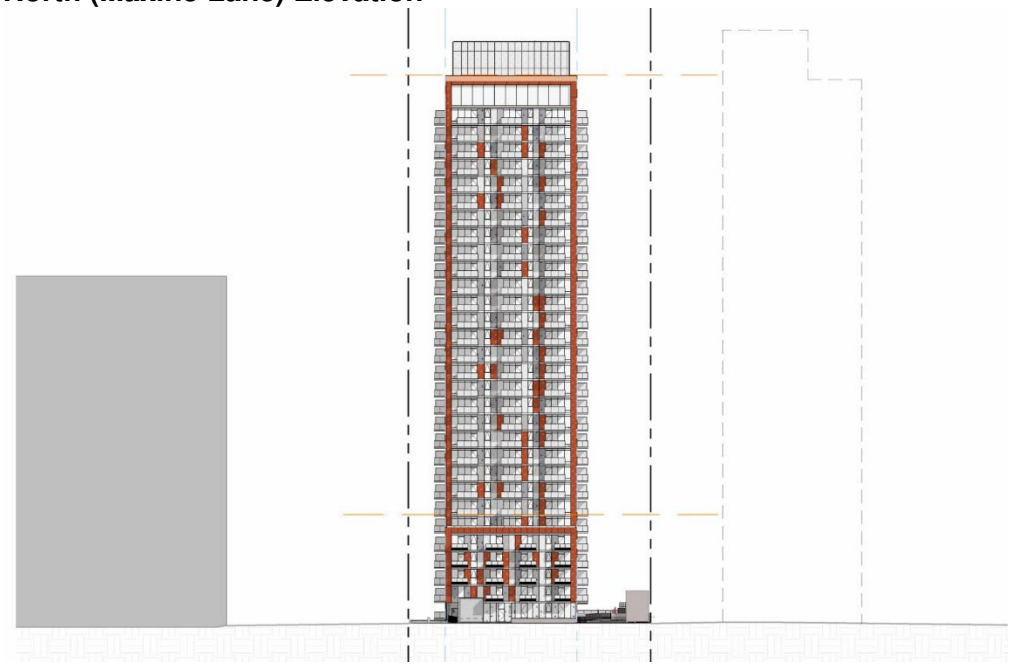
32nd Floor



South (Harwood) Elevation



North (Maxine Lane) Elevation



East Elevation



West Elevation



Shadow Studies, Fall Equinox

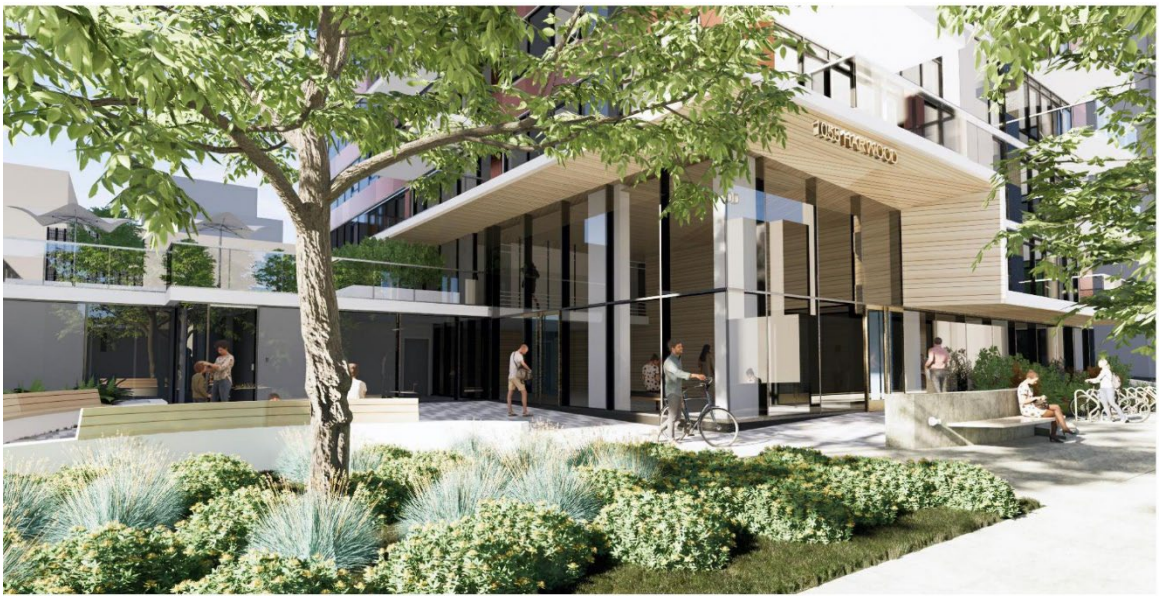


10 AM 12 PM



2 PM 4 PM 6 PM

View of Ground Floor from Harwood Street



View of Ground Floor from Maxine Lane

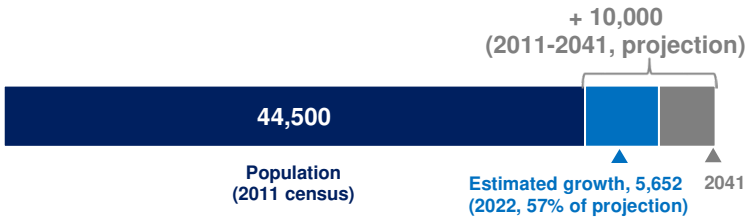


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PUBLIC BENEFITS IMPLEMENTATION DASHBOARD
WEST END COMMUNITY PLAN (2013)
Updated year-end 2022

POPULATION GROWTH[a]

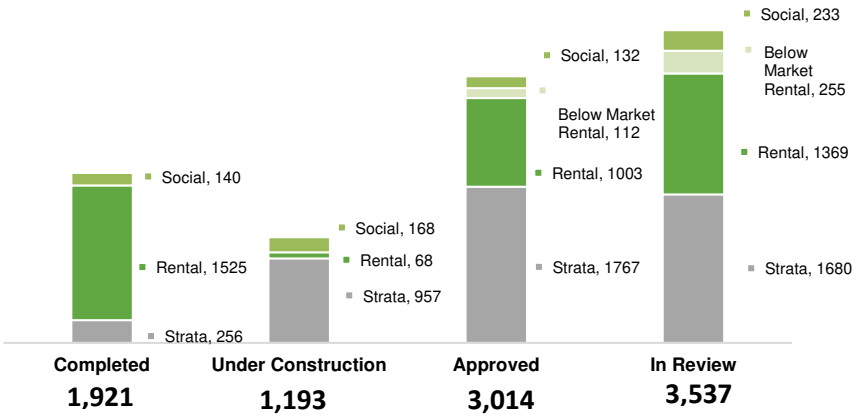
The West End has grown by approximately **5,652** people since the 2011 census. The plan projects a growth of approximately **10,000** people by 2041.



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 Ch.17 of 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 • Haro Street walking, cycling and green rainwater upgrades (1.1 km)		• Bute-Robson permanent plaza (detailed design) • Bute Street Greenway (planning/design) • Davie Village public realm improvements (planning/design) • Morton Park car-free/Davie Street	→

	• 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 Ave. interim walking, rolling, cycling improvements (2.2 km)		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 (WE 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			• WE Community Hub Master Plan - Renewal & expansion of WE Community Centre, WE 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.

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1055 Harwood Street
PUBLIC BENEFITS SUMMARY

Project Summary:

To rezone the site from RM-5A to CD-1 to allow for a 32-storey residential building with market rental and below-market rental housing.

Public Benefit Summary:

The proposal offers 269 secured-rental housing units, with 20% residential floor area as BMR (approximately 52 units). The project would also contribute a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	RM-5A	CD-1
FSR	2.2	11.9
Buildable Floor Space	3,534 sq. m (38,040 sq. ft.)	19,116 sq. m (205,763 sq. ft.)
Land Use	Residential, Commercial	Residential

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL[1,2]	$0
Utilities DCL[1]	$2,810,817
Public Art[3]	$407,411
TOTAL	**$3,218,228**

Other Benefits (non-quantified components):217 secured market rental and 20% residential floor area (approximately 52 below-market rental units) secured for longer of 60 years and the life of the building.

[1] Based on rates in effect as of September 30, 2023 and assumes the development maximizes the allowance density. 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] This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCLs applicable to the residential portion of the building. The value of the anticipated City-wide DCL waiver is estimated at $4,485,569. The application is therefore subject to the maximum average starting rents by unit type applicable to "class A for-profit affordable rental housing" as per the Bylaw. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

[3] Based on rates in effect as of 2016. Rates are subject to adjustments, see Public Art Policy and Procedures for Rezoned Developments for details.

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1055 Harwood Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Address	Property Identifier (PID)	Legal Description
1055 Harwood Street	030-690-056	Lot 1 Block 12 District Lot 185 Group 1 New Westminster District Plan EPP87123

APPLICANT INFORMATION

Applicant	GWL Realty Advisors Inc.
Registered Owner	Harwood Street Project Nominee Inc., Inc. No. BC1083588
Architect	GBL Architects Inc.

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	RM-5A	CD-1
Site Area	1,606.4 sq. m (17,291 sq. ft.)	1,606.4 sq. m (17,291 sq. ft.)
Land Use	Residential	Residential
Maximum FSR	2.2	11.9
Maximum Height	18.30 m (60 ft.)	91.44 m (300 ft.)
Floor Area	3,534 sq. m (38,040 sq. ft.)	19,116 sq. m (205,763 sq. ft.)
Unit Mix	N/A	**Market: 217 units** 25 studios (11%) 117 1-br (54%) 75 2-br (35% 0 3-br (0%) **BMR: 52 units** 9 studios (17%) 24 1-br (46%) 15 2-br (29% 4 3-br (8%) **Total: 269 units** 34 studios (13%) 141 1-br (52%) 90 2-br (34% 4 3-br (1%)
Parking and Bicycle Spaces	As per Parking By-law	As per Parking By-law
Natural Assets	No on-site bylaw trees and 6 street trees	Approximately 11 on-site trees to be planted.

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