CITY OF VANCOUVER

REFERRAL REPORT

Report Date: October 8, 2024
Contact: Chee Chan
Contact No.: 604.829.9576
RTS No.: 16554
VanRIMS No.: 08-2000-20
Meeting Date: October 22, 2024

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 1068-1090 Burnaby Street and 1318 Thurlow 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 Anthem Crestpoint (Thurlow) Limited Partnership, on behalf of Thurlow Street Project Nominee Inc., the registered owner of the lands located at 1068-1090 Burnaby Street and 1318 Thurlow Street [*PID 030-712-831; Lot 1 District Lot 185 Group 1 New Westminster District Plan EPP87122*], to rezone the lands from RM-5A (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 2.20 to 12.63 and the maximum building height from 18.3 m (60 ft.) to 82.0 m (269 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 31-storey residential rental building containing 300 units, with 20% of the residential floor area secured for 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 Boniface Oleksiuk Politano Architects, received December 14, 2022, with revisions received June 6, 2024, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

B. THAT subject to approval in principle of the rezoning and the Housing 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 1068-1090 Burnaby Street and 1318 Thurlow Street to permit a 31-storey residential rental building containing 300 units with 20% of the residential floor area secured for below-market rental units (approximately 58 units). The application is enabled by the *West End Community 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*.

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 2024)
- 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 Bulletin (2017, last amended 2023)
- Housing Needs Report (2022)
- Housing Vancouver Strategy (2017)
- Tenant Relocation and Protection Policy and Guidelines (2015, last amended 2019)
- Heritage Policies (2020)
- Rental Housing Stock Official Development Plan (2021)
- Rental Incentive Programs Bulletin (2012, last amended 2024)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families With Children Guidelines (1992, last amended 2022)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2024)
- Public Art Policy and Procedures for Rezoned Developments (2014, last amended 2021)
- Green Buildings Policy for Rezonings (2010, last amended 2023)
- Latecomer Policy (2021)
- Urban Forest Strategy (2016, last amended 2018)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

REPORT

Background/Context

1. Site and Context

The subject site is comprised of one lot at the corner of Burnaby and Thurlow Streets (Figure 1). The site area is 1,606.6 sq. m (17,293 sq. ft.). Maxine Lane abuts the rear of the site to the south. There is a significant grade change on the site, sloping down from Burnaby Street to Maxine Lane. The property is currently developed with three, three-storey residential buildings containing 36 rental tenancies, 22 of which are eligible for protection under the *Tenant Relocation and Protection Policy* (TRPP). One building, 1080 Burnaby Street, is the “Hobbs Residence”, an early West End house built in 1899 and later converted to four units of rental housing.

The subject site and surrounding properties are zoned RM-5A (Residential) District, with other CD-1 zoned properties along Thurlow and Burrard Streets.

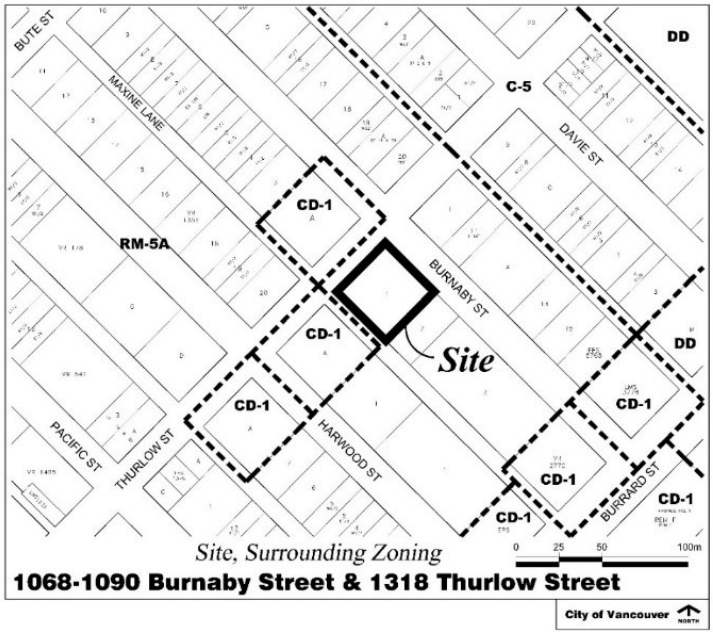
Neighbourhood Amenities – The following neighbourhood amenities are within close proximity:

- **Parks** – Sunset Beach Park (300 m), May and Lorne Brown Park (500 m), and 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), and Roundhouse Community Centre (1.1 km)

- **Childcare** – Little Beach (400 m), Nelson Park (400 m), Mole Hill (650 m), The Mark (650 m), and YMCA Coast Capital Savings Early Childhood Centre (800 m)

Figure 1: Location Map



Local School Capacity – The site is located within the catchment area of Lord Roberts Elementary School and King George Secondary School. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan*, Lord Roberts Elementary School will be operating above capacity in the coming years, at 107% by 2031 and King George Secondary School will be over capacity, at 198% by 2031. Coal Harbour Elementary School, which is currently under construction, may create additional capacity.

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.

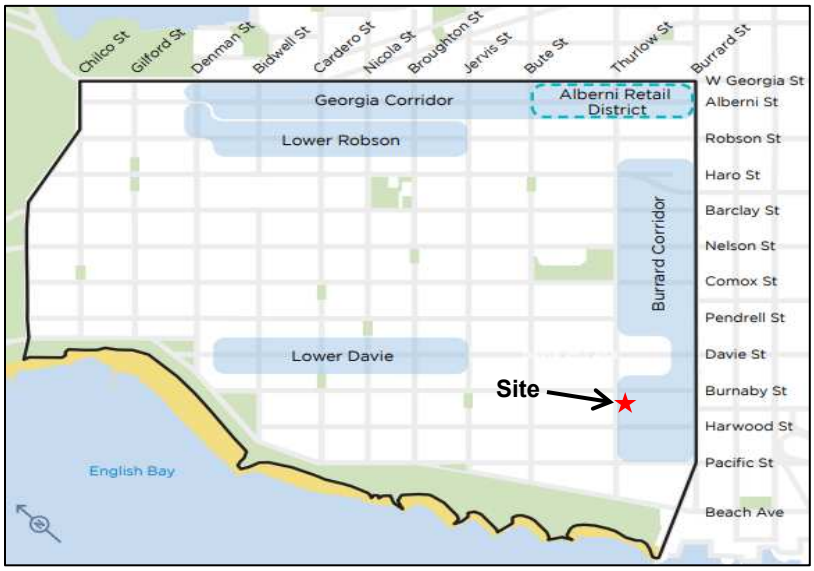
2. Policy Context

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* serves as a framework with further implementation planning work to follow over the next two to four years. The site is located within 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 20% 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 80% 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 expanded the housing tenure options for areas D and E in the Burrard Corridor beyond inclusionary social housing. Applicants could select to pursue a rezoning for 100% secured-rental housing 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.

The West End Rental Policy was an interim policy with a sunset date of December 31, 2022. While Council amended the Rezoning Policy in March 2023 to incorporate the provisions of the interim West End Rental Policy, this application is being considered under the requirements of the interim policy as it was received on December 14, 2022 when the interim policy was in place.

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.

If approved, this rezoning would facilitate the delivery of secured-rental housing including a component of below-market units and address the data and findings within the HNR.

Strategic Analysis

1. Proposal

This application would permit a 31-storey residential rental building with 20% of the residential floor area secured for below-market rental units. The project proposes 242 market rental and 58 below-market rental units. A total floor area of 20,291.3 sq. m (218,414 sq. ft.), an FSR of 12.63 and a building height of 82.0 m (269 ft.) are proposed. The project includes four levels of underground parking accessed from Maxine Lane.

Figure 4: View Southeast of Proposed Building



Previous Application – On July 31, 2018, Council approved in-principle a rezoning application by Strand Development and Intracorp Projects Ltd. for a 30-storey residential building with 82 strata residential units and 39 social housing units. The former applicants chose not to enact the rezoning, and the application was withdrawn on December 13, 2022. The site remains under its RM-5A zoning.

Current Application and Revision – On December 14, 2022, a new application was submitted by Strand Development and Intracorp Projects Ltd., and proposed a 34-storey residential building with 90% of the floor area for secured-rental housing and 10% as social housing, turnkey to the City. Strand and Intracorp sold the property in 2024 to Anthem Crestpoint (Thurlow) Limited Partnership, who submitted the current, revised application on June 6, 2024.

2. Land Use

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

3. Form of Development, Height, and Density

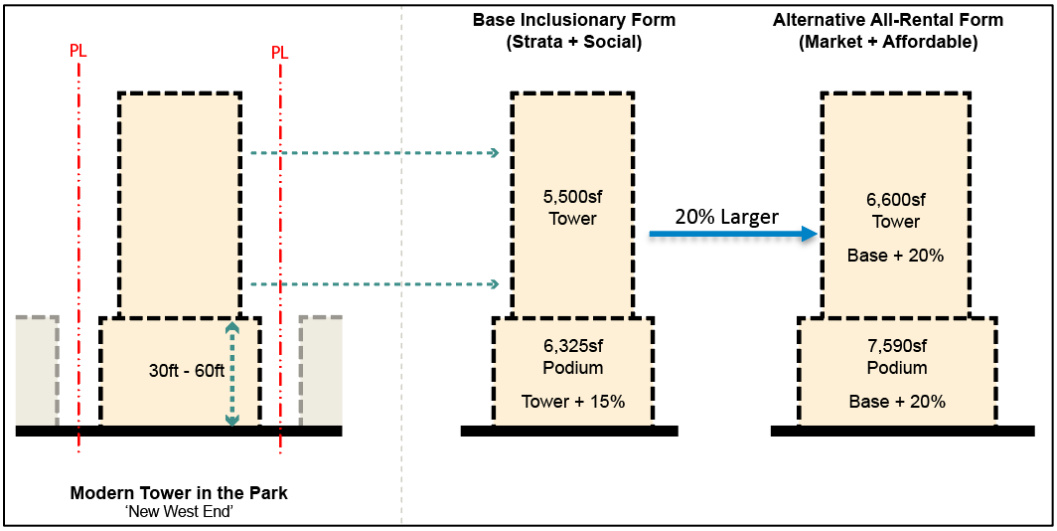
(Refer to application drawings in Appendix E and project statistics in Appendix H)

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, with a slightly larger floor plate size to allow additional rental housing. Staff support the proposed tower typology and tower floor plate size, subject to conditions in Appendix B.

Density – The Plan does not establish a density limit. Instead, a maximum height and form of development criteria guide the achievable density for new developments in the Burrard Corridor. After considering the form of development criteria and urban design performance, staff recommend support for a density of 12.63 FSR.

Height – The Plan allows for consideration of tower developments for sites in this part of the Burrard Corridor up to 91.4 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.

The original December 2022 application proposed a building height of 92.8 m (305 ft.) and cast shadows onto the north sidewalk of Davie Street at the fall equinox. In keeping with policy, the revised application proposes a lower building height of 82.0 m (269 ft.). The revised height respects the Plan's height limit and does not shadow the north sidewalk of Davie Street between 10 am and 4 pm at the spring equinox. It also improves on the original application's shadowing on the north sidewalk of Davie Street at the fall equinox. Staff recommend support for the revised application's proposed height. See Appendix E for additional details on the shadow analysis.

Private Amenity Spaces – The proposal includes indoor and outdoor amenity spaces located at grade and on the rooftop. The outdoor amenity space at grade is limited in size and functionality. Further design development is requested in a condition in Appendix B to improve

the quality and usability of the outdoor space, and to locate the children's outdoor play area in clear visual sight of, and contiguous with the indoor amenity area.

Public Realm – The application proposes a small forecourt entry along the Burnaby Street frontage. The proposed public bike share and parkade-exit stair structure limit the size and functionality, as well as the visual and physical permeability of the forecourt. Conditions in Appendix B require design development to improve this frontage and landscape treatments to ensure a better quality and usability of the space, contribute to pedestrian interest, and mitigate potential Crime Prevention Through Environmental Design (CPTED) concerns.

Urban Design Panel – Staff determined a review by the Urban Design Panel was not required given the proposal's general conformance with the Plan's policies and the Bulletin.

Staff have reviewed the rezoning application and concluded that the proposed design is an appropriate response to the Plan, and recommend approval of the proposed form of development subject to conditions in Appendix B.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 300 rental units, including 242 market rental units and 58 below-market rental units, to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (Figure 6).

Figure 6: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of June 30, 2024

Housing Type	Category	10-Year Targets[1, 2]	Units Approved Towards Targets[3]
Purpose-Built Market Rental Units[3]	Market Rental	30,000	3,087 (10%)
	Developer-Owned Below-Market Rental	5,500	353 (6%)
	Total	35,500	3,440 (9%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.
2. Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31st, 2023, 87% of the previous targets had been reached.
3. 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 2023, the purpose-built apartment vacancy rate was 0.8% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the English Bay neighbourhood, in which this site is located, is 0.9%. A vacancy rate of between 3% and 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. This application proposes 39% family units in a mix of two-bedroom and three-bedroom units, thereby exceeding the policy. These units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*. The application as proposed is consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit-mix requirements.

Average Rents and Income Thresholds – The starting rents for below-market rental units for 2024 are shown in Figure 7. As per the West End Rental Policy, a minimum of 70% of the BMR units will be rented at 20% below the CMHC Average Market Rent, and 30% of the BMR units will be rented at 50% below the CMHC Average Market Rent for the area. Starting rents for the initial occupants will be calculated using the Average Market Rents at the time of occupancy permit issuance. On unit turnover, rents in the BMR units will be reset to the same CMHC discount as applied at initial occupancy, calculated using the CMHC Average Market Rent at the time of unit turnover.

Figure 7: Below-Market Unit Average Rents, and Household Incomes Served

	Below-Market Units Average Starting Rents				
	Proposed Average Unit Size (sq. ft.)	20% Below Average Market Rent[1]	Annual Income Required to Afford Below-Market Unit	50% Below Average Market Rent[1]	Annual Income Required to Afford Below-Market Unit
Studio	n/a	$1,161	$46,432	$726	$29,020
1-bed	518	$1,566	$62,656	$979	$39,160
2-bed	777	$2,411	$96,448	$1,507	$60,280
3-bed	n/a	$2,523	$100,928	$1,577	$63,080

[1] Data from October 2023 CMHC Rental Market Survey for Zone 2 (English Bay)

Figure 8 shows average market rents and incomes served for newer rental buildings on the Westside in the left-side columns, and costs for home ownership in the right-side columns. The market and below-market rental housing components will provide options that are more affordable than home ownership.

Figure 8: Market Rents in Newer Buildings, Cost of Ownership and Household Incomes Served

		Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment –Westside (with 20% down payment)		
	Proposed Average Unit Size (sq. ft.)	Average Market Rent (CMHC, 2023)[1]	Average Household Income Served	Monthly Cost of Ownership (BC Assessment 2021)[2]	Average Household Income Served	Down-payment at 20%
Studio	415	$1,902	$76,080	$2,837	$113,480	$106,000
1-bed	541	$2,306	$92,240	$3,473	$138,920	$132,000
2-bed	795	$3,372	$134,880	$5,193	$207,720	$198,400
3-bed	994	$4,434	$177,360	$7,982	$319,280	$311,890

1. *Data from October 2023 CMHC Rental Market Survey for buildings completed in 2014 or later on the Westside of Vancouver*
2. *Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, $250-$350 monthly strata fees and monthly property taxes at $2.92 per $1,000 of assessed value (2021 assessments and property tax rate)*

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. 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.

Security of Tenure – Purpose-built rental housing offers rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All 300 units in the proposal would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

The Housing Agreement will secure no less than 20% of the residential floor area that is counted in the calculation of the floor space ratio for below-market units to be rented at rates targeted to meet the affordability needs of moderate-income households. Between tenancies, the rent for a below-market rental unit will be re-indexed to the current CMHC average rent by unit type, applying the same discount rate as was secured at the time of occupancy permit issuance. Rent increases during each tenancy are capped at the Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

Tenants – The rezoning site contains existing rental residential uses, including 22 units of primary rental and 14 units of secondary rental housing.

Of the 36 existing residential tenancies, 22 are eligible under the TRPP. The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the requirements of the TRPP, which is summarised in Appendix D of this report. All residential tenancies are protected under the provincial Residential Tenancy Act.

5. Heritage Considerations

This application includes the redevelopment of a historic building at 1080 Burnaby Street, known as the Hobbs Residence. The Hobbs Residence is valued as one of the oldest remaining original homes in the West End neighbourhood, which began to develop in the 1880s through the expansion west from the original core of Gastown. A Colonial Revival style of architecture results in the building's bellcast hip roof, with generous eave overhangs and unique, decorative multi-pane windows that feature curved-top muntins. The building is not listed on the Vancouver Heritage Register (VHR), although it was evaluated during the 2018 rezoning application as a good candidate for addition to the VHR. However, the addition did not materialize as the previous rezoning application was not completed.

Under the current rezoning application, the proposed rental building on this site, together with the small development parcel size, makes on-site retention challenging. In an attempt to mitigate the potential loss of a heritage resource, the applicant advises that they are actively pursuing opportunities to relocate the Hobbs Residence to another suitable location. This effort is in-line with the commitments made by the applicant of the 2018 rezoning application. Conditions are included in Appendix B to support the relocation of the Hobbs Residence.

6. Transportation and Parking

The site is well served by public transit, with bus service along Pacific, Davie, Burrard and Granville Streets and the Yaletown-Roundhouse Skytrain station located approximately one km from the site. The Pacific, Beach, Burrard and Hornby Bikeways are within close proximity.

The revised application proposes approximately 120 vehicle parking spaces over four levels, accessed from Maxine Lane. The application will comply with the provisions of the Parking By-law and a Transportation Demand Management (TDM) Plan will be required at the

time of the development permit application. Engineering conditions in Appendix B also require public realm and transportation improvements, including new sidewalks, a new pedestrian/cyclist actuated signal at the intersection of Burnaby Street and Thurlow Street, upgraded streetlights and space for a public bike share station.

7. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy green and resilient building conditions. The applicant submitted preliminary modelling and strategies to meet the energy and emissions and embodied carbon targets in the Building By-law, a summary of resilient building measures, and a commitment to energy system sub-metering and enhanced commissioning requirements.

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 five street trees in total on City lands adjoining the site and protection of these street trees during construction is required. There are 11 existing by-law sized trees on the site, all of which are proposed for removal. The revised application currently proposes eight new trees. A condition in Appendix B requires the applicant to provide at least three more trees on site to comply with the replacement requirements of the Protection of Trees By-law. See Appendix B for additional landscape conditions.

8. Public Input

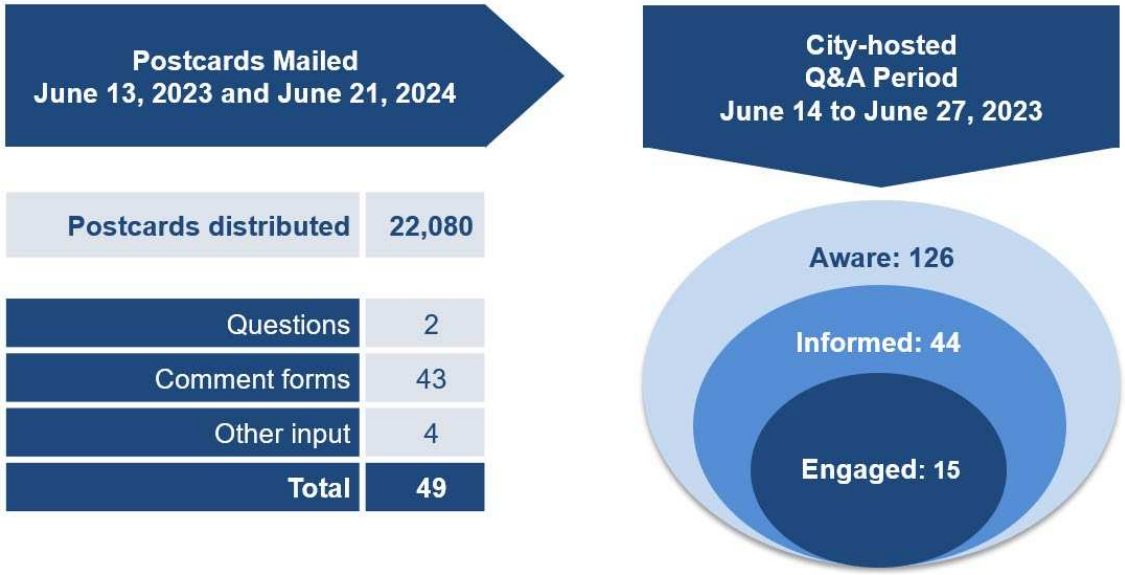
Public Notification – A rezoning information sign was installed on the site on May 11, 2023. Approximately 10,810 notification postcards were distributed within the neighbouring area on or about June 13, 2023. Following the revised application, approximately 11,270 postcards were distributed within the neighbouring area on or about June 21, 2024. 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 June 14 to June 27, 2023 for the December 2022 application. Questions were submitted by the public and posted with a response over a two-week period. A video fly-through of the original submission was made available for online viewing.

Following the receipt of the revised application in June 2024, the revised application drawings and images were posted on the Shape Your City platform with a new opportunity for public comment. A second question and answer period for the revised submission was not held due to the similar nature of the proposals.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 49 submissions were received.

Figure 9: Overview of Notification and Engagement



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 proposed height, density and massing is appropriate for the area and is in line with what is anticipated under the relevant policies.
- **Housing:** The proposed development adds much needed rental housing stock.

Generally, comments of concern fell within the following areas:

- **Height and design:** The height and design of the proposal is out of scale with its surroundings and is not reflective of the neighbourhood's character.
- **Housing:** The proposed development provides an insufficient amount of affordable housing.
- **Neighbourhood:** The development will negatively affect the neighbourhood and its livability, with insufficient amenities and infrastructure to support the additional density.

Response to Comments – The proposed height is in keeping with the Plan's policies and the Bulletin's expectations for development in this area. The proposal provides 20% of its residential floor area for below-market rental housing as required by the policies. The West End neighbourhood is surrounded by amenities such as parks, transit and bicycle routes. Regarding amenities, the renewal of the West End Community Centre and Aquatic Centre are also planned to add amenities for the area as part of the West End public benefits strategy.

9. 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.

Above and beyond the 20% residential floor area (approximately 58 residential units) secured as BMR units, Real Estate staff have determined no CAC will be required.

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, 2024 and the proposed 20,291.3 sq. m (218,414 sq. ft.) of residential floor area, it is expected that the project will pay a Utilities DCL of $3,232,523, should it achieve the maximum 12.63 FSR. The value of the anticipated City-wide DCL waiver for the residential floor area is estimated to be $5,158,932.

Public Art Program – The application is subject to a public art contribution estimated at $432,460. 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 the public benefits for this application and Appendix F for the West End Public Benefits Implementation Dashboard.

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 Community 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.

* * * * *

1068-1090 Burnaby Street and 1318 Thurlow Street
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Definitions

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

   (a) for the 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 where the rents are set, at the commencement of each tenancy, at rates that do not exceed either 20% or 50% below the Canada Mortgage Housing Corporation (CMHC) average rents for Zone 2 (English Bay), all 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) Retail Uses, limited to Public Bike Share;

(c) Utility and Communication Uses; and

(d) 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 market rental units, and at least 35% of the below-market rental 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 1,606.6 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 12.63.

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 82.0 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 common rooftop amenity space, the height of the portions of the building with the permitted common rooftop amenity space and amenity access structures must not exceed 86.0 m.

7.3 Despite section 7.1 and 7.2 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the height of the portions of the building with mechanical appurtenances including elevator overrun and rooftop access structures must not exceed 90.2 m.

7.4 Despite sections 7.1 to 7.3 of this by-law, the building shall not shadow the north sidewalk of Davie Street between 10 am and 3:45 pm at the fall equinox.

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.

* * * * *

1068-1090 Burnaby Street and 1318 Thurlow 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 Boniface Oleksiuk Politano Architects, received December 14, 2022, with revisions received June 6, 2024, 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 provide larger, more functional indoor and outdoor common amenity spaces to support the large number of residents as follows:

(a) Improve the outdoor common amenity space at level 1 including the children's play area with sufficient solar access to the space; and

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

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.

Note to Applicant: This may be achieved by converting a studio unit located at southeast corner to be part of the indoor amenity space and co-locate the children's play area.

1.2 Design development to improve the site design and reinforce the active pedestrian-oriented nature of the public realm at the corner of Thurlow Street and Burnaby Street at grade.

(a) Improve the visual and physical permeability of the street frontage and design of the staircase structure to enhance the street activation;

Note to Applicant: Design consideration to contribute the perception of pedestrian activity. Enhance by way of lighting, material treatment along Burnaby Street to contribute to the public realm interface. Also refer to condition 1.4.

(b) Consider relocating the proposed public bike share and mechanical air intakes and exhausts to provide more functional and usable open space at the corner of Thurlow Street and Burnaby Street;

Note to Applicant: Further exploration on the private and public realm space to support pedestrian activities and contributing to the welcoming and inviting public realm interface, as well as safety and comfort.

(c) Explore additional landscape features to strengthen the pedestrian amenity and interface between the 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 contribute to the pedestrian and green network in the West End and be interconnected with all the building entrances and lobby spaces that are facing into this active interface. 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 skyline; 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.

Crime Prevention Through Environmental Design (CPTED)

1.4 Design development to respond to CPTED principles, as follows:

(a) Support real and perceived safety in the pedestrian realm, especially at night, by limiting inactive alcoves and corners, and providing architecturally integrated lighting;

Note to Applicant: Alcoves and similar visually-obscured areas should be designed with limited or no overhead cover, and should be well lit. Also refer to condition 1.2.

(b) Coordinate glazing and interior space layouts, and design outdoor spaces to maximize natural visual surveillance, and limit opportunities for unobserved access or activities;

(c) Plan interior spaces to mitigate the risk of mail theft; and

(d) Reduce opportunities for intentional damage.

Note to Applicant: Opportunities for intentional damage, such as unwanted graffiti, can be mitigated by reducing areas of blank exposed wall and with strategic landscaping.

Landscape

1.5 Design development to provide a minimum of three (3) additional replacement trees on-site.

Note to Applicant: Eleven (11) site trees are being removed and the submitted landscape plans show eight (8) new trees planted on-site. To comply with the replacement trees requirements of the Protection of Trees Bylaw and to achieve the intent of section 15.4.2 of the *West End Community Plan*, add a minimum of three (3) new trees on-site, preferably along Thurlow Street in order to maximize public benefit.

1.6 Provision of a Letter of Consent for the removal of tree #1306 from the neighbouring property at 1056 Burnaby Street.

Note to Applicant: The owner of the property to the east has shared ownership of this tree. In the event that tree removal consent cannot be obtained, design development will be required to retain this tree.

Standard Landscape Conditions at the time of Development Permit Application:

1.7 Provision of a detailed Landscape Plan illustrating soft and hard landscaping for the complete site, including rooftops (where applicable).

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

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

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

1.9 Coordination of new proposed street trees with Engineering and the Park Board, confirming quantities, species, sizes and locations, and addition of the following note on the plans:

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

1.10 Provision of landscape features intended to create bird friendly design.

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of landscape features that may be applicable, and provide a design rationale for the features noted. Refer to:
http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf
http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf

Heritage

1.11 Provision of an as built set of drawings (current condition) with photos of the exterior of the Hobbs Residence.

1.12 Completion of a Statement of Significance, which is to be submitted to the City.

1.13 Provision of a letter of commitment, signed by the property owner, which states that they will actively seek opportunities for relocation of the Hobbs Residence.

1.14 Periodic reports (every three months) on the progress for securing a new location to accommodate the Hobbs Residence, and arrangements made for its transfer.

1.15 Provision of a letter, signed by the property owner, stating that a demolition application for the Hobbs Residence will not be submitted until necessary for construction of the new development.

Sustainability

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

Engineering

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

1.17 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.

https://vancouver.ca/home-property-development/construction-street-use-permits.aspx

1.18 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.

https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx

https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation

1.19 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.

1.20 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and Illuminating Engineering Society of North America (IESNA) recommendations.

Note to Applicant: A lighting simulation is required as part of the Building Permit application process.

1.21 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."

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

(b) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion."

(c) Relocate the portions of terraced concrete planters, mechanical vents, and public bike share station proposed within the pedestrian SRW area along Thurlow Street to be fully outside of the SRW area.

(d) All proposed streetscape materials on City property to be City standard materials;

Note to Applicant: Deviations from the standard streetscape materials must be justified in a report and approved by City prior to the development permit application. Encroachment agreements may be required for non-standard streetscape materials on City property.

(e) Delete the proposed "Fire Department Connection" (FDC 1) shown encroaching onto Burnaby Street.

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

1.22 Submission to Engineering of an updated architectural plan showing City issued Building Grades for the site.

Note to Applicant: When providing additional property line elevations for proposed entrances, plazas, parking stalls, etc., interpolate a continuous grade between the elevations provided on the City supplied Building Grade plan.

Ensure that any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.

1.23 Provision of a Transportation Demand Management (TDM) Plan.

Note to Applicant: Submit TDM Plan A, B, C or D. Council approved amendments to the Parking Bylaw and the *Transportation Demand Management (TDM) Administrative Bulletin*. These requirements will apply to site development permits following this rezoning.

1.24 Provision of parking access, per Parking By-law Section 4 and the Design Supplement, including layout not requiring vehicles to back up for more than 10 m (32.8 ft.).

1.25 Provision of the following general revisions to architectural plans, including:

(a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, and labelled on the drawings;

(b) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and

(c) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

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

(a) Minimum 19.0 m by 4.0 m (62 ft. by 13 ft.) station with 2.0 m of the 4.0 m located on private property near the intersection of Burnaby Street and Thurlow Street;

Note to Applicant: Shift the PBS space east to ensure the full 19.0 m length is located on private property.

(b) Removal/relocate any utilities (i.e. vents, drains, access points etc.) from the station footprint and provide an uninterrupted broom finished saw-cut concrete surface;

(c) Maximum 3% cross-slope and 5% grade along the length of the station; and

(d) On-site electrical connection to the station;

Note to Applicant: Show and label the location of the electrical connection on the plans.

1.27 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).

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

1.28 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.

1.29 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. 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.

1.30 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

1.31 The proposed unit mix, including 3 studio units (1%), 179 one-bedroom units (60%), 112 two-bedroom units (37%) and 6 three-bedroom units (2%) is to be included in the development permit drawings.

Note to Applicant: A higher percentage of three-bedroom units is strongly encouraged. 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% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children.

1.32 All units 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 unit (S. 4.4.2);

(c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this 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).

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

2.1. Release of Easement and Indemnity Agreement K31005 (encroachment agreement for landscaping) and Covenant M7376 (Rental) and Statutory Right of Way 28049M (for sewer and drainage purposes) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition. Confirmation that all utility works have been removed from the Right of Way Area is required prior to release of Right of Ways 28049M.

2.2. Provision of a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site, along Thurlow Street to achieve a 4.5 m offset distance measured from the back of the existing curb for widened sidewalks.

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

2.3. Provision of a statutory right-of-way (SRW) to provide a 19.0 m (62 ft.) by 4.0 m (13 ft.) Public Bike Share Station, with 2.0 m of the 4.0 m on private property at the intersection of Burnaby Street and Thurlow Street.

2.4. 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 are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.5 the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

(a) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin & Martin Consultants Ltd. dated July 24, 2024, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 150 mm along Burnaby Street, or 200 mm along Thurlow Street. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 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 the development at 1068-1090 Burnaby 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 150 mm SAN and 200 mm STM sewers in Maxine Lane.

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

(i) Minimum 1.8 m (6.0 ft.) wide front boulevard with street trees where space permits; and

Note to Applicant: 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. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

(ii) 2.4 m (8.0 ft.) wide broom finish saw-cut concrete sidewalk.

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

(i) 2.4 m (8.0 ft.) wide broom finish saw-cut concrete sidewalk; and

(ii) curb ramps.

(e) Provision of improvements at the intersection of Thurlow Street and Burnaby Street including:

(i) Design and installation of a new pedestrian/cyclist actuated signal; and

(ii) Entire intersection street lighting upgrade to current City standards and IESNA recommendations.

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

(g) Provision of 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.

(h) 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.

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

(j) Provision of laneway reconstruction along the development site's frontage per City "Higher Zoned Laneway" pavement structure. Install two new catch basins in the lane near intersection with Thurlow Street.

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

2.5. Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

(a) Design and installation of a new pedestrian/cyclist actuated signal per condition 2.4(e)(i);

(b) Thurlow Street and Burnaby Street entire intersection street lighting upgrade to current City standards and IESNA recommendations per condition 2.4(e)(ii);

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

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

Housing

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

(a) A no separate sale covenant;

(b) A no stratification covenant;

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

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

(i) 30% of the below-market rental units will, subject to condition 2.6(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) 70% of the below-market rental units will, subject to condition 2.6(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 2.6(e)), below-market unit rents will be based on other appropriate data available in the Canada Mortgage and Housing Corporation's Rental Market Report or Information Portal, as approved by the Director of Planning, Urban Design and Sustainability.

(e) 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 2.6(d)(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 housing units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental units, and a summary of the results of eligibility testing for these units; and

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

(i) As the applicant has requested to seek a waiver of the Development Cost Levies ("DCL") pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law No.9755 (the "DCL By-law"), the Housing Agreement and Section 219 Covenant, 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 housing 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(d) of the DCL By-Law.

2.7. 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 a 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.

Public Art

2.8. Execute an agreement satisfactory to the Director of Legal Services and the Managing Director of Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials.

2.9. Provide development details to the satisfaction of the Head of Public Art (a Public Art Checklist will be provided) confirming the selection of Option A, art on site, or Option B, 80% cash-in-lieu of art.

Note to Applicant: Please contact public art staff at publicart@vancouver.ca to discuss your application.

Environmental Contamination

2.10. The following conditions must be met prior to enactment of the rezoning:

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

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

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

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

Agreements

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws at no cost to the City.

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

* * * * *

1068-1090 Burnaby Street and 1318 Thurlow Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Date	Results
Event		
Question and Answer Period (City-led)	June 14, 2023 – June 27, 2023	126 participants (aware)* • 44 informed • 15 engaged
Public Notifications		
Postcard distribution – Notice of rezoning application and virtual open house	June 13, 2023	10,810 notices mailed
Postcard distribution – Notice of revised rezoning application	June 21, 2024	11,270 notices mailed
Public Responses – Original Application December 2022		
Online questions	June 14, 2023 – June 27, 2023	2 submittals
Online comment forms • Shape Your City platform	May 2023 – June 2024	35 submittals
Overall position • support • opposed • mixed	May 2023 – June 2024	35 submittals • 13 responses • 17 responses • 5 responses
Other input	May 2023 – June 2024	1 submittal
Public Responses – Revised Application June 2024		
Online comment forms • Shape Your City platform	June 2024 – July 2024	8 submittals
Overall position • support • opposed • mixed	June 2024 – July 2024	8 submittals • 3 responses • 3 responses • 2 responses
Other input	June 2024 – July 2024	3 submittals
Public Responses – Total		
Online questions	June 14, 2023 – June 27, 2023	2 submittals
Online comment forms • Shape Your City platform	May 2023 – July 2024	43 submittals
Overall position	May 2023 – July 2024	43 submittals

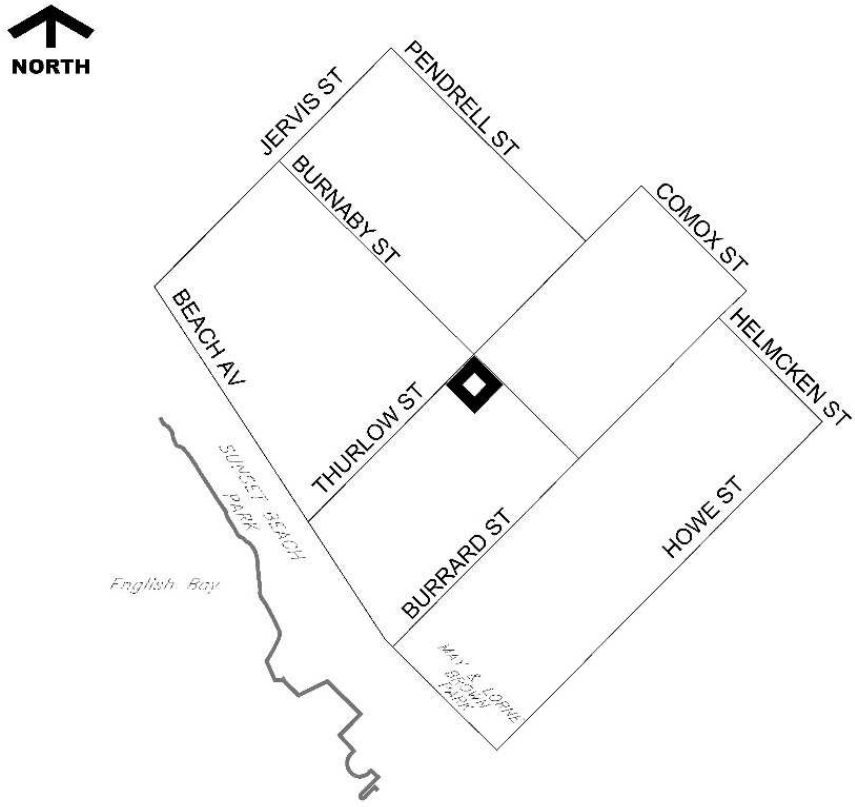
• support • opposed • mixed		• 16 responses • 20 responses • 7 responses
Other input	May 2023 – July 2024	4 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	May 2023 – July 2024	1,271 participants (aware)* • 374 informed • 45 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic. Generally, comments of support fell within the following areas:

- **Height, density, and massing:** The proposed height, density and massing is appropriate for the area and is in line with what is anticipated under the relevant policies. Additional height would be supported for the provision of more housing.

- **Housing:** The proposed development adds much needed rental housing stock and is considered an appropriate way to address lack of housing supply.

Generally, comments of concern fell within the following areas:

- **Height and design:** The height and design of the proposal is not in keeping with the neighbourhood. The proposal is out of scale with its surroundings and the design is not reflective of the neighbourhood's character.

- **Housing:** The proposed development provides an insufficient amount of affordable housing.

- **Neighbourhood:** The development will negatively affect the neighbourhood and its livability, with insufficient amenities and infrastructure to support the additional density.

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

General comments of support:

- The building design is attractive, with support noted for aesthetic alignment with neighbourhood character and the roof design.
- The shared children's play area and lobby design is supported.
- The provision of below-market rental is supported.

General comments of concern:

- The proposal will block sunlight access for neighbouring residents and shadow the area.
- The proposal will increase the amount of traffic and create congestion.
- The proposed development will bring too much density to the neighbourhood.

Neutral comments/suggestions/recommendations:

- The building height should be limited to ten storeys.
- The minimum parking requirements should be eliminated, as parking is not required for this location and will be a costly to construct.
- This application should be allowable under an existing RM District Schedule.
- This application should not have to go to Urban Design Panel.

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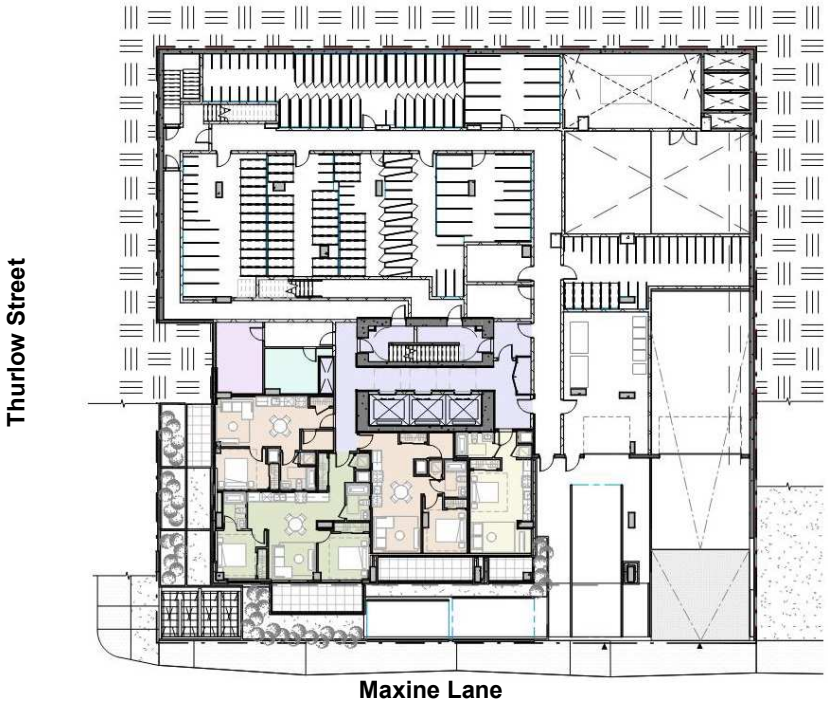
1068-1090 Burnaby Street and 1318 Thurlow Street
SUMMARY OF TENANT RELOCATION PLAN TERMS

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 $1,000 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	• 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 either a below-market rental unit, subject to income-eligibility, or to a market rental unit at a 20% discount off starting rents in similar units in the new development once completed. Any subsequent rent increases for returning tenants will be in line with the Residential Tenancy Act.

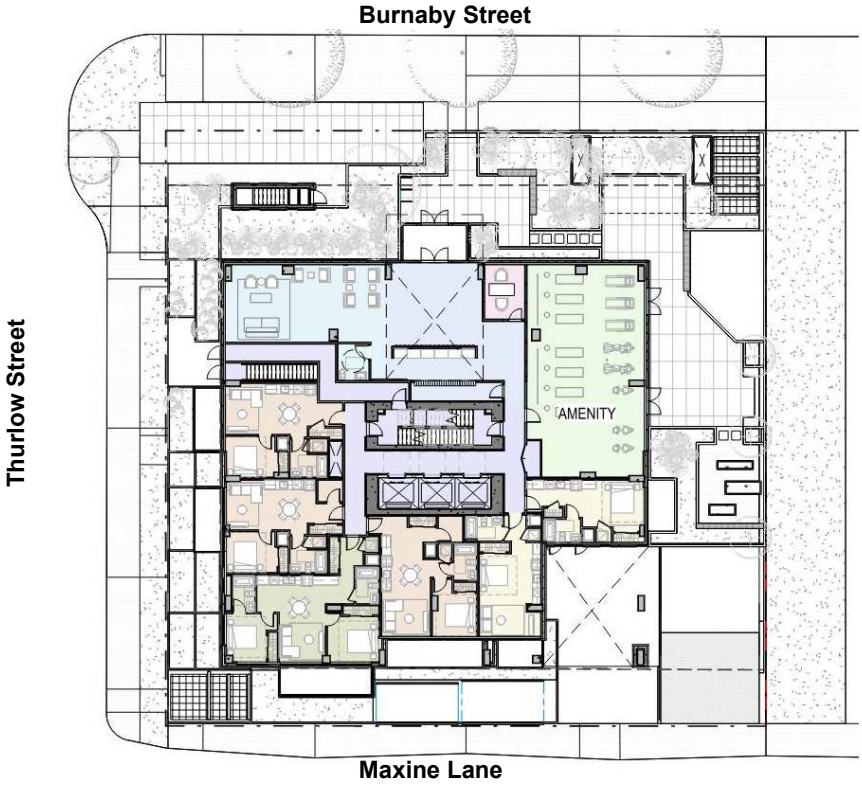
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1068-1090 Burnaby Street and 1318 Thurlow Street
FORM OF DEVELOPMENT DRAWINGS

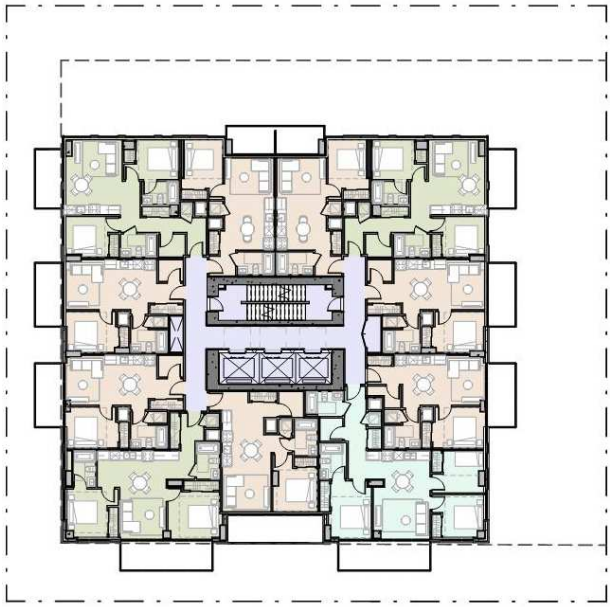
Level One



Level Two



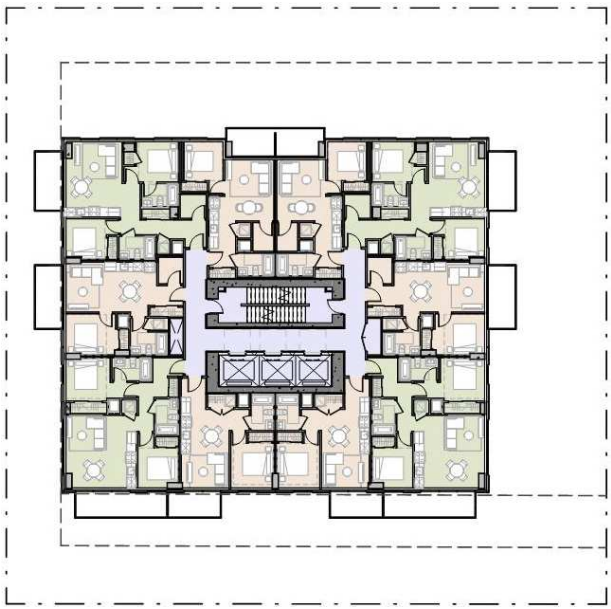
Level Three



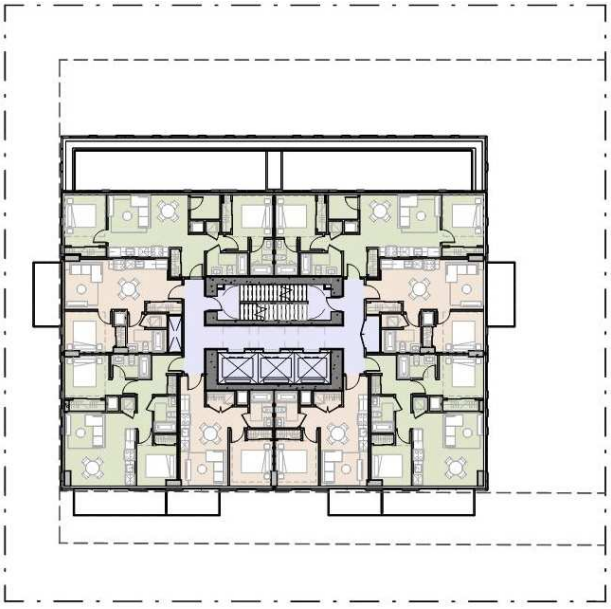
Levels 4-6 (Typical)



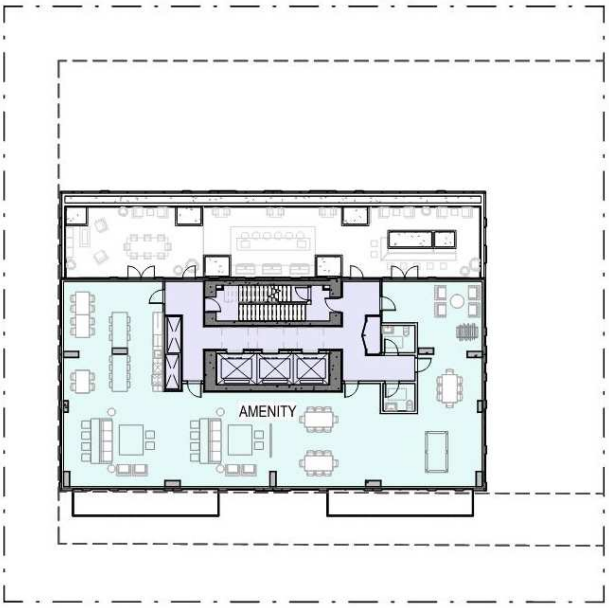
Levels 8-30 (Typical Floor Plans)



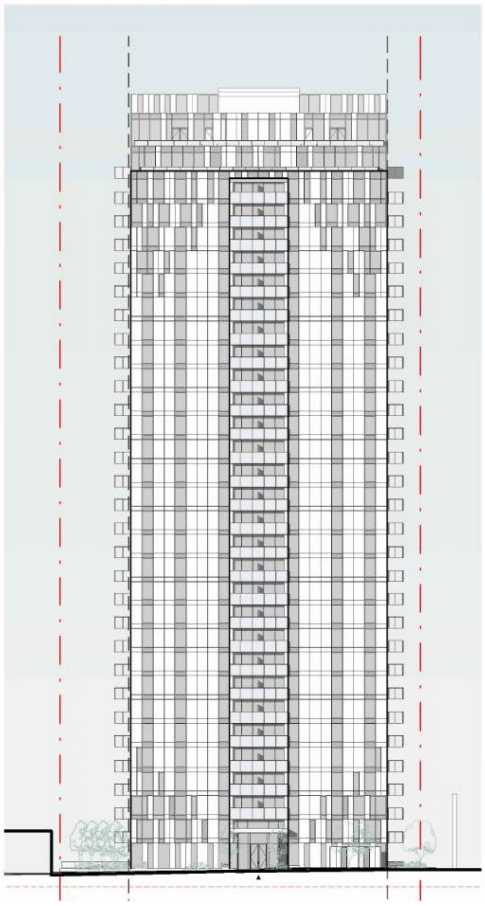
Level 31



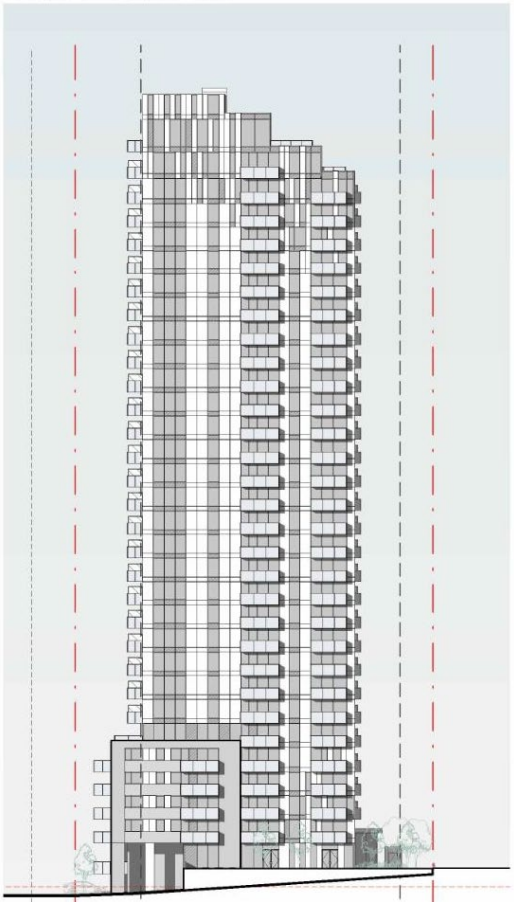
Level 32 – Amenity Level



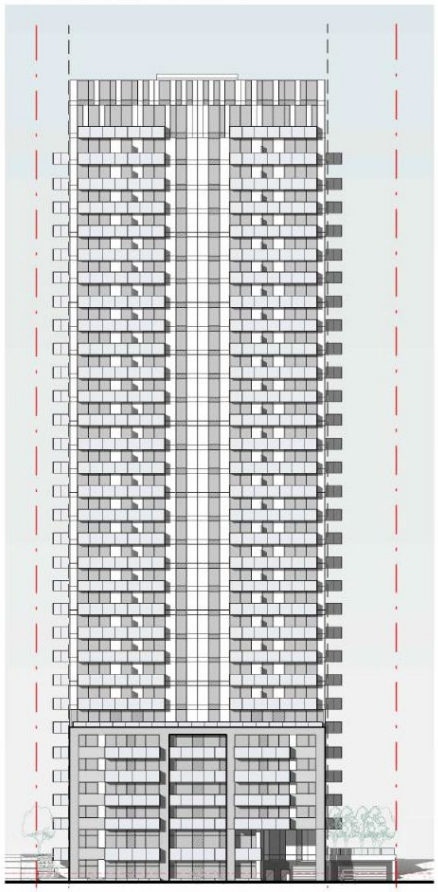
North Elevation



East Elevation



South Elevation



West Elevation



Shadow Analysis

Spring Equinox

10 am



12 pm

2 pm



4 pm

Fall Equinox

10 am



12 pm

2 pm



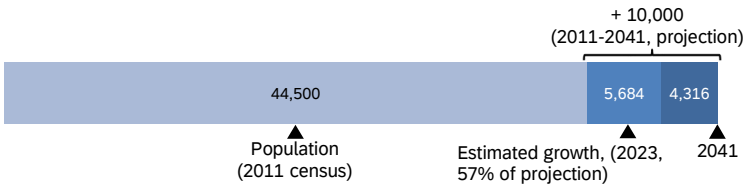
4 pm

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PUBLIC BENEFITS IMPLEMENTATION DASHBOARD
WEST END COMMUNITY PLAN (2013)
Updated year-end 2023

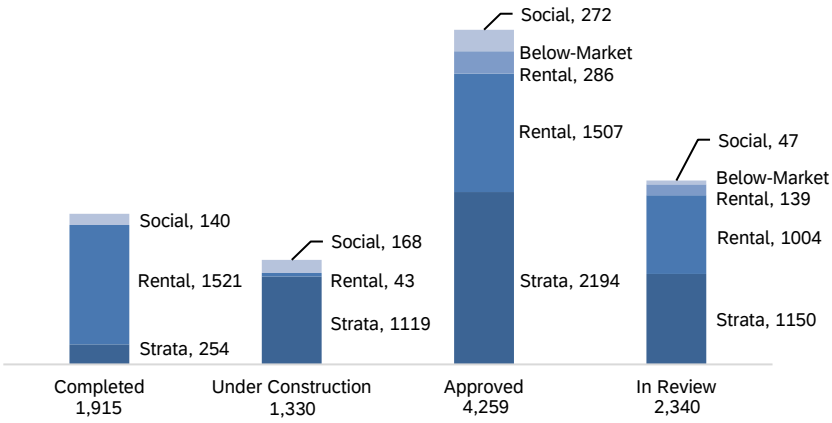
POPULATION GROWTH[a]

The West End has grown by approximately 5,680 people since the 2011 census. The plan projects an additional growth of approximately 4,320 people by 2041.



DEVELOPMENT ACTIVITY (UNITS)[b]

Recent rezoning approvals:
- 1040-1080 Barclay Street
- 1045 Burnaby Street
- 1063-1075 Barclay Street
- 1066-1078 Harwood Street
- 1332 Thurlow Street and 1065 Harwood Street



PUBLIC BENEFITS ACHIEVED AND IN PROGRESS SINCE 2013[c]

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

TARGETS See Chapter 17 of the West End Community Plan for more details	COMPLETED	UNDER CONSTRUCTION	PLANNING / DESIGN	PROGRESS
HOUSING[d] • ~ 1,900 additional secured market rental units • ~ 1,600 additional social housing units • Secure social and market rental housing in Corridors • Secure market rental housing in Neighbourhoods **Gross numbers of units reported*	• 1,521 secured market rental units • 140 social housing units • New secured-rental housing option in the Burrard Corridor	• 43 secured market rental units • 168 social housing units		82% of secured market rental target achieved 19% of social housing target achieved ✓
CHILDCARE • ~ 245 additional spaces for children 0-4 yrs • ~ 121 additional spaces for children 5-12 yrs	• 10 spaces for children 5-12 yrs (Lord Roberts Elementary – YMCA Kids Club)	• 37 spaces for children 0-4 yrs (1040-1080 Barclay Street)		15% of childcare spaces (0-4 yrs) target achieved 8% of childcare spaces (5-12 yrs) target achieved ○
TRANSPORTATION / PUBLIC REALM • Upgrade/expand walking and cycling networks • Enhance waiting areas at transit stops	• Jim Deva and Bute-Robson interim plazas • Installation of Mobi Public Bike Share stations • Pilot curbside patios and parklets on Robson and Davie streets • Burnaby Street bike route • Aquatic Centre ferry dock upgrade		• Bute-Robson permanent plaza • Bute Street Greenway • Davie Village public realm improvements • Morton Park car-free/Davie Street closure	→

• Improve public realm along commercial streets • Improve public realm in Neighbourhoods	• Haro Street walking, cycling, and green rainwater infrastructure upgrades • Gilford Street mini park improvements • Walking and rolling improvements (new traffic signals, diverters, and marked crosswalks) • Temporary curbside patios along three high streets (Robson, Davie, and Denman streets) • Interim sidewalk widening and bus bulges on Robson Street • Beach Avenue interim walking, rolling, and cycling improvements		• Robson, Davie, and Denman Complete Streets • Comox year-round School Street	
CULTURE • Preserve and stabilize cultural assets • Retain/create multi-use neighbourhood creative spaces • Public art	• 2 public art installations	• 1 public art installation	• 5 public art installations • Designated arts and culture space (West End Community Centre)	→
CIVIC / COMMUNITY • Recreation facilities renewal (West End Community Centre, Ice Arena, and Vancouver Aquatic Centre) • Joe Fortes Library renewal • Optimize fire hall services in the community through renewal and/or relocation of existing fire halls			• West End Community Hub Master Plan (Renewal of West End Community Centre, Ice Arena, King George Secondary School, Joe Fortes Library, and relocation of Fire Hall #6)	→
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	• Qmunity LGBTQ+ resource centre (981 Davie Street)	• Multi-use cultural non-profit space (1157 Burrard Street)	→
PARKS AND OPEN SPACES • Rebuild the seawall • English Bay Beach Park and Sunset Beach Park upgrades	• Seawall restoration project • Barclay Heritage Square Calisthenics Park		• West End Waterfront Plan	→

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] Public Benefits Achieved: Public benefits in planning/design typically include large City- or partner-led projects or master plans that have begun a public process or have made significant progress in planning or design stages but have not yet moved to construction. Public benefits 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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1068-1090 Burnaby Street and 1318 Thurlow Street
PUBLIC BENEFITS SUMMARY

Project Summary:

To rezone the site from RM-5A to CD-1 to allow for a 31-storey residential building with market rental and below-market rental housing.

Public Benefit Summary:

The proposal offers 300 secured-rental housing units, with 20% residential floor area as BMR (approximately 58 units). The project would also contribute a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	RM-5A	CD-1
FSR	2.20	12.63
Buildable Floor Space	3,535 sq. m (38,045 sq. ft.)	20,291.3 sq. m (218,414 sq. ft.)
Land Use	Residential	Residential

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL[1,2]	$0
Utilities DCL[1]	$3,232,523
Public Art[3]	$432,460
TOTAL	**$3,664,983**

Other Benefits (non-quantified components):180 secured market rental and 20% residential floor area (approximately 58 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, 2024 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 $5,158,932. 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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1068-1090 Burnaby Street and 1318 Thurlow Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Street Address	Parcel Identifier (PID)	Legal Description
1068-1090 Burnaby Street and 1318 Thurlow Street	030-712-831	Lot 1 District Lot 185 Group 1 New Westminster District Plan EPP87122

APPLICANT INFORMATION

Architect	Boniface Oleksiuk Politano Architects
Applicant	Anthem Crestpoint (Thurlow) Limited Partnership
Property Owner	Thurlow Street Project Nominee Inc.

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed		
Zoning	RM-5A	CD-1		
Site Area	1606.6 sq. m (17,293 sq. ft.)	1,606.6 sq. m (17,293 sq. ft.)		
Land Use	Residential	Residential		
Maximum FSR	2.20	12.63		
Maximum Height	18.3 m (60 ft.)	82.0 m (269 ft.) top of level 31 86.0 m (282 ft.) top of amenity level 90.2 m (296 ft.) top of elevator overrun		
Floor Area	3,534.5 sq. m (38,045 sq. ft.)	20,291.3 sq. m (218,414 sq. ft.)		
Unit Mix	N/A	**Market:** **242 units** 0 studio (0%) 145 1-br (60%) 97 2-br (40%) 0 3-br (0%)	**Below-Market:** **58 units** 3 studio (5%) 34 1-br (59%) 15 2-br (26%) 6 3-br (10%)	**Total:** **300 units** 3 studio (1%) 179 1-br (60%) 112 2-br (37%) 6 3-br (2%)
Parking and Bicycle Spaces	As per Parking By-law	As per Parking By-law		
Natural Assets	11 on-site bylaw trees and 5 street trees	5 street trees retained. New trees to be planted, to be determined at DP stage.		

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