CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	February 25, 2025
Contact:	Scott Erdman
Contact No.:	604-873-7271
RTS No.:	17647
VanRIMS No.:	08-2000-20
Meeting Date:	March 11, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 1551-1581 West 7th Avenue

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Canderel West 7th Property Ltd., the registered owner of 1581 West 7th Avenue [*Lot B Block 290 District Lot 526 Plan 9153, PID: 008-766-827]*, and on behalf of Société Maison de la francophonie de Vancouver, the registered owner of 1551 West 7th Avenue [*Lot G Block 290 District Lot 526 Plan 20635, PID: 002-512-785*], to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 3.3 to 8.0 and the building height from 9.2 m (30 ft.) to 69.5 m (228 ft.) to permit a 21-storey mixed-use building, containing 125 strata-titled residential units, and a replacement and expansion of La Maison de la Francophonie cultural centre, 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 Acton Ostry Architects Inc., received November 20, 2023;

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

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

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

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

D. THAT Recommendations A to C 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 application proposes to rezone the site at 1551-1581 West 7th Avenue from C-3A (Commercial) District to CD-1 (Comprehensive Development) District. The proposal is to permit a 21-storey mixed-use building, containing 125 strata-titled residential units, and a replacement and expansion of La Maison de la Francophonie cultural centre **("La Maison"),** under the *Broadway Plan*.

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Broadway Plan (2022)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)
- Housing Needs Report (2022)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Culture | Shift: Blanketing the City in Arts and Culture, Vancouver Culture Plan (2019)
- Making Space for Arts and Culture (2019)
- Spaces to Thrive: Vancouver Social Infrastructure Strategy (2021)
- Urban Forest Strategy (2016, last amended 2018)
- Public Art Policy for Rezoned Developments (2014)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2024)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Latecomer Policy (2021)
- Green Buildings Policy for Rezonings (2010, last amended 2023)

REPORT

Background/Context

1. Site and Context

The subject site is comprised of two legal parcels located on the north side of West 7th Avenue mid-block between Fir and Granville Streets, adjacent the Fir Street off-ramp of Granville Bridge (see Figure 1). The site has an area of approximately 2,075.3 sq. m (22,338 sq. ft.). It is zoned C-3A (Commercial) as are surrounding sites. The eastern lot (1551 West 7th Avenue) is currently developed with the existing two-storey La Maison de la Francophonie cultural centre, built in 1990. The western lot (1581 West 7th Avenue) was the previous location of Windsor Plywood (a single-storey commercial building), which has since closed. The surrounding context includes the South Granville retail village, and multiple residential high-rise buildings. Sixth and Fir Park is one block away to the northwest. The neighbourhood is undergoing significant change, with a new Broadway Subway South Granville Station two blocks to the south from the subject site scheduled to open in 2027.

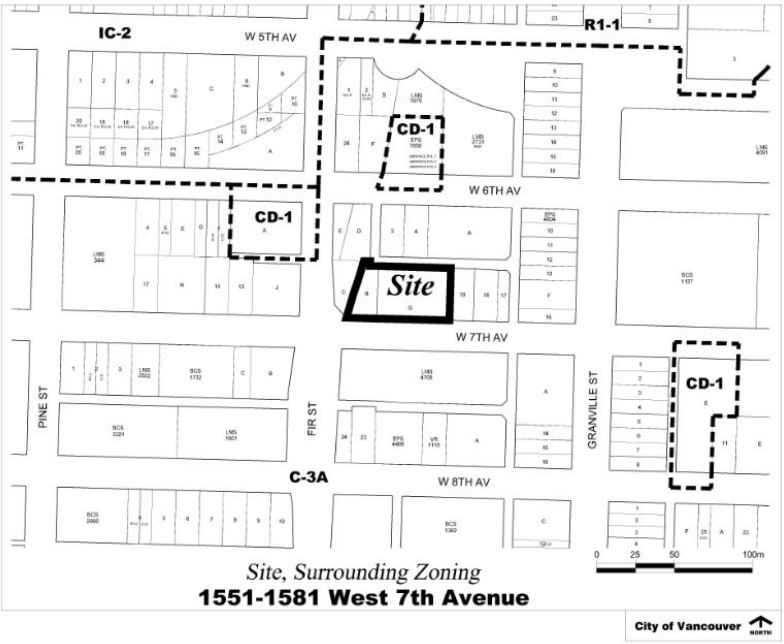
Neighbourhood Amenities – The following amenities are within close proximity:

- *Parks* – Sixth and Fir Park (230 m), Arbutus Greenway (250 m), Granville Loop Park (350 m), Charleson Park (1.2 km).
- *Community and Cultural Spaces* – Vancouver Public Library, Firehall Branch (500 m), Stanley Theatre (550 m), Granville Island/False Creek Community Centre (950 m), Kitsilano Neighbourhood House (1.3 km).
- *Childcare* – Creekview Tiny Tots (700 m), False Creek YMCA Child Care (800 m), False Creek Out of School Care (1 km), Lord Tennyson Out of School Care (1.1 km).

Local School Capacity – The site is located within the catchment area of Henry Hudson Elementary School and Kitsilano Secondary School. According to the Vancouver School Board (VSB)'s 2020 *Long Range Facilities Plan*, Henry Hudson Elementary is currently operating at 100% capacity and by 2031 is forecasted to be operating at 72% capacity. Kitsilano Secondary is operating at 103% with an expected capacity of 96% by 2031.

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

Figure 1: Surrounding Zoning and Context



2. Policy Context

Vancouver Plan – The *Vancouver Plan* was approved by Council on July 22, 2022, and is a land use strategy to guide long-term growth of the City over the next 30 years. The *Vancouver Plan* serves as a framework with further implementation planning work to follow over the coming years. The site is located within the *Broadway Plan* area which is generally in alignment with the *Vancouver Plan.*

Broadway Plan – The *Broadway Plan* (the **"Plan"**) is a comprehensive community plan for the area within Vine Street to Clark Drive and 1st Avenue to 16th Avenue. The 30-year plan focuses on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway. The site is located within the Granville/Burrard Slopes – Area C sub-area 9.3 of the Plan. There is a maximum of three towers per block in this sub-area. Sub-area 9.3.1 of the Plan permits 25-storey buildings with an FSR up to 8.0, for either strata ownership housing or secured market and below-market rental housing. In this sub-area, the Plan supports retention of and opportunities for new cultural, entertainment and nightlife venues. Development proposals with strata ownership housing should contribute towards community amenities, with preference for turnkey social housing units, or other in-kind amenities such as cultural facilities or childcare. A minimum of two levels of non-residential uses is required.

Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy – To align with provincial legislation, Council adopted a by-law and rezoning policy that establishes heights and densities for developments within Transit-Oriented Areas (TOAs). This site is within Tier 2 of the South Granville Station TOA. As the Plan allows more height and density, the application is being assessed under the Plan policies.

Culture|Shift: Blanketing the City in Arts and Culture; Making Space for Arts and Culture – In 2019, Council approved *Culture|Shift: Blanketing the City in Arts and Culture*. The integrated cultural infrastructure plan, *Making Space for Arts and Culture*, sets key policy directions and an overall city-wide ten-year goal of securing 800,000 sq. ft. of cultural space that includes 650,000 sq. ft. of new, expanded or repurposed space. Cultural/social hubs, performance spaces and shared production and rehearsal space are identified as space need priorities, as well as need for community ownership.

Spaces to Thrive – Council approved *Spaces to Thrive: Vancouver's Social Infrastructure Strategy* in 2021. The strategy sets out a ten-year outlook for the delivery of City-owned and City-supported social infrastructure and seeks to address the need for social and community serving spaces to meet the existing and future space needs of a culturally diverse population as the city grows and changes.

Housing Needs Report – On April 27, 2022, Council received a *Housing Needs Report* (HNR). Further to the BC Provincial government's requirement, Council must consider their most recent HNR when developing a development plan, or when amending a development plan in relation to Council's housing policies respecting affordable housing, rental housing, and special needs housing. This zoning amendment would facilitate the delivery of strata housing and address the data and findings within the HNR.

Housing Vancouver Strategy (2017) – *Housing Vancouver* focuses on the right supply of new homes, including ownership housing, to meet the continuum of housing types. The strategy includes ten-year housing approval targets, which were updated in 2024. The new targets aim for 83,000 net new homes overall, including 26,500 strata condo units. This rezoning will contribute towards targets for strata condo units.

Strategic Analysis

1. Proposal

The proposal is for a 21-storey mixed-use building containing a replacement and expansion of La Maison de la Francophonie cultural centre in the two-storey podium, and 125 strata-titled residential units in the tower above. The proposed height is 69.5 m (228 ft.) and the floor space ratio (FSR) is 8.0. Vehicle and bicycle parking are provided underground with access from the lane.

Figure 2: Proposed Building from the west

2. Land Use

The proposed strata housing and cultural centre is consistent with the Plan's direction for uses at this location. The proposed cultural/social amenity is aligned with Broadway Plan policies related for Arts and Culture and Social Facilities, including supporting community-led cultural space projects, retaining, replacing and expanding existing social non-profit clusters, and affordable arts, culture and community-serving spaces, while addressing equity priorities.

3. Form of Development, Height and Density (Refer to drawings in Appendix D and statistics in Appendix G)

In assessing urban design performance, staff considered the built form expectations of the Plan (Granville/Burrard Slopes – Area C).

Form of Development – The proposal is for a 21-storey mixed-use building, including a two-storey podium, and includes replacement/expansion of La Maison. The proposed form is generally consistent with the built form principles of the Plan (see Figure 3).

Height – At 21 storeys, the proposal complies with the maximum overall allowable height of 25 storeys permitted in sub-area FGBC, and the site is not located in any Council-adopted public views. The Plan anticipates preservation of sunlight onto parks and public spaces between 10 AM and 4 PM at the spring and fall equinoxes. The applicant proposes a building height lower than the 25-storey maximum as anticipated by the Plan, to minimize shadow impacts on the nearby 6th and Fir Park.

Despite this height reduction, the proposal does result in some partial shadowing on the existing park from 10 AM to 11:15 AM on the equinoxes. Staff note that the Vancouver Park Board is in the process of expanding the existing park into a new, nearly full-block park, with vacant building demolition taking place over 2024 and into early 2025, and preliminary concept plans to be shared in spring 2025. Given the increased size of the future park, staff recommend support for the proposed height with further design development to minimize the shadow impacts, subject to conditions in Appendix B. See Appendix D for additional details on the shadow analysis.

Figure 3: View of the Proposed Building Looking Northeast

Podium Height – The Plan anticipates four to six-storey podiums to create a consistent street wall. Staff have concluded that the proposed two-storey podium height with the La Maison cultural centre contributes to a successful design response to the existing and future streetscape along West 7th Avenue.

Density – For this site, the Plan estimates a density range up to 8.0 FSR based on intended urban design performance following the built form principles. The application complies with the objectives of the built form guidelines and proposes a density of 8.0 FSR.

Tower Floor Plate Size – The Plan recommends a maximum tower floor plate of 604 sq. m. (6,500 sq. ft.) to ensure adequate setbacks and solar access. This application proposes a larger floor plate size of 8,000 sq. ft. Given the height reduction efforts to minimize park shadowing, to support the renewal of a significant cultural facility, and assisting with overall project viability, staff support the larger floor plates for the provision of this public amenity, subject to conditions in Appendix B.

Tower Separation – The Plan anticipates 12.2 m (40 ft.) tower separation setbacks from shared property lines and the centreline of the rear lane to ensure that a minimum tower separation of 24.4 m (80 ft.) is accommodated equitably between proposed developments and future neighbouring towers. The application is seeking minor reductions to their setbacks.

Staff have reviewed the application and are supportive of the proposed tower siting and setbacks given the site constraints with the reduced lot width due to the Granville Bridge off-ramp setback requirements. This application has also demonstrated through a block context study that the proposed tower siting generally accommodates minimum tower separation requirements of 24.4 m (80 ft.) for future neighbouring towers, and will not limit development options for adjacent lots in accordance with the Plan.

Public Realm – The application is generally consistent with the expectations of the Plan to activate and enhance the public realm and pedestrian interface. The at-grade cultural centre, with associated retail space, will enhance pedestrian activity along West 7th Avenue and provide welcoming and enjoyable spaces for people to experience. Staff have provided a

Condition of Approval in Appendix B to further enrich the public realm, as a prominent corner location, through detailed design development at Development Permit stage.

Urban Design Panel (UDP) – The rezoning application and the proposed form of development received support from the UDP on May 8, 2024, with recommendations related to design expression and the relationship between the podium and public realm interface, and improvements to the architectural detailing. A summary of the UDP feedback is included in Appendix E. Panel recommendations are reflected in the conditions of approval outlined in Appendix B.

Staff reviewed the site-specific conditions and have concluded that the proposal reflects the Plan's built form, height, and density intentions and is appropriate for the context. Staff support the application subject to Urban Design conditions detailed in Appendix B.

4. Cultural/Social Amenity

The applicant has partnered with Société Maison de la francophonie de Vancouver (the **"Société"**), a long-standing non-profit organization that has owned and operated La Maison de la Francophonie de Vancouver cultural centre (**"La Maison"**) since 1990. With a mandate to gather Francophones and Francophiles, and to spread the French language and culture in Vancouver through its non-profit member organizations, La Maison is a 1,898.5 sq. m (20,435 sq. ft.) cultural centre that provides a range of publicly-accessible cultural and social services, programming, and space. The Société's organizational needs have outgrown the current space. A portion of the proposed expanded cultural centre, secured as a public benefit, would allow organizations to better serve the community and expand public access.

As part of the development, an on-site cultural/social facility is proposed in the form of a 4,063 sq. m (43,732 sq. ft.) cultural centre in the first two storeys of the podium, including:

- A ground floor theatre with lobbies, back-of-house space, and a multi-purpose room that can double as production rehearsal space (delivered as a separate air space parcel);
- A non-profit administrative office and programming space, primarily intended for the delivery of member organizations' services and programs; and
- A ground floor cultural retail space, in the form of a French restaurant. Aligned with the Société's mandate, it will bring public visibility to partner organization Le Centre Culturel Francophone de Vancouver, providing key rental revenue in support of free/low cost publicly accessible programming delivery.

The proposed purpose-built cultural centre will provide member organizations with space for arts, cultural, social, educational, economical, immigration, and recreational services, programming, and activities for public users. This includes, but is not limited to, cultural community and organizations, newcomers, refugees, low-income people, Black people and people of African descent, racialized people, families with young children, women and girls, youth, seniors, job-seekers, LGBTQ2+ and gender diverse people, people with disabilities, disabled people, and people who live with mental health challenges.

Non-Profit Ownership, Operations and Community Access – Upon completion, the new fit, finished, and equipped cultural centre will be located within the following two air space parcels:

(1) Air Space Parcel 1 to contain *inter alia* a theatre, theatre lobby areas, lounge/bar area, dressing rooms, green room, multipurpose room, servery, and related support spaces (e.g., elevator, storage, and washrooms) (the **"CAC Parcel"**); and

(2) Air Space Parcel 2 to contain *inter alia* the cultural office spaces, the cultural retail area, cultural lobby areas, and related support spaces (e.g., elevators, loading areas, and parking),

both of which will be transferred at a nominal fee to the Société for ownership and operations. The CAC Parcel's continued use and operations as a public benefit by the Société satisfies the criteria for a cultural and social-serving NPO-owned Community Amenity Contribution (CAC), and will be secured on title in perpetuity through a community use agreement (CUA), including a Section 219 Covenant.

In alignment with City priorities, the CUA would ensure affordable, equitable and accessible community use, as well as at-cost access to bookable spaces such as the theatre and multi-purpose room. Access will be made available to Vancouver-based and/or xʷməθkʷəy̓ əm, Sḵwx̱wú7mesh and səlilwətaɬ (Musqueam, Squamish and Tsleil-Waututh) artists, cultural practitioners, arts and culture and social-serving organizations, with identified priorities for underserved communities such as Francophone Black People and Francophone Indigenous Peoples (including First Nations, Métis, Inuit and Urban Indigenous).

As the owner and operator, the Société would oversee facility management, programming and day-to-day operations of both air space parcels of the cultural centre, and be responsible for all associated facility costs. Recognizing the non-profit nature of operations of La Maison and the need over time for capital investment, the CAC parcel must not be mortgaged or financed for any reasons other than for reasonable on-site capital renewal and improvement of the asset subject to City Council approval.

Housing

Housing Mix – The applicant proposes a development with 125 strata-titled residential units, including 42 one-bedroom units (34%), 65 two-bedroom units (52%), and 18 three-bedroom units (14%). The proposal complies with the family housing requirements of the *Family Room: Housing Mix Policy for Rezoning Projects* and a provision is included in the CD-1 By-law to uphold the minimum unit mix requirements.

Existing Tenants – There are no existing residential tenants on the site.

5. Transportation and Parking

The site is well served by public transit. It is within two blocks of the future Broadway Subway South Granville Station as well as within two blocks of existing rapid 99 B-line bus service on Broadway, in addition to frequent bus transit on Granville Street. The property is along the 7th Avenue bikeway and within one block of the Arbutus Greenway.

Parking, loading, bicycle and passenger loading spaces are required to meet the Parking By-law. Proposed parking reductions may be considered at the Development Permit stage with acceptable Transportation Demand Management (TDM) or other demand management strategies.

The project is also required to provide both on-site and off-site street, and public realm improvements, including new sidewalks, street lighting, street furniture, speed humps in the lane, and traffic signal upgrades. Engineering conditions related to transportation, public realm and parking are included in Appendix B.

6. Environmental Sustainability and Natural Assets

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

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

There are no existing trees on the site. There are five street trees in total on City lands adjoining the site, and protection of these street trees during construction is required. Additional street trees are proposed along the West 7th Avenue boulevard. See Appendix B for landscape and tree conditions.

7. Public Input

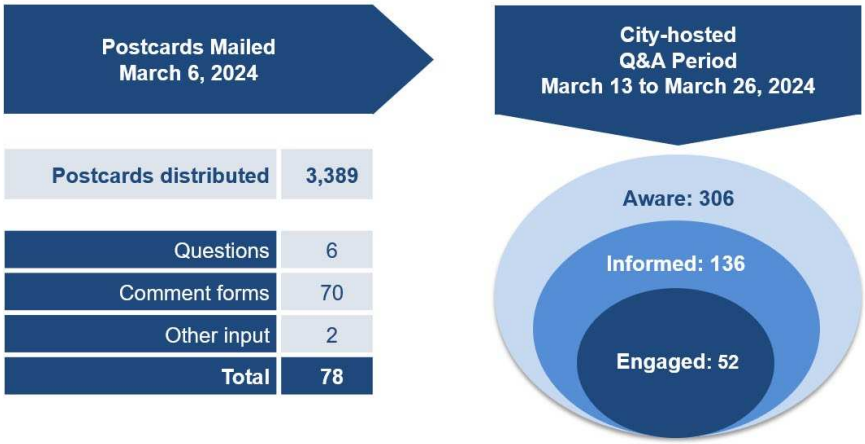
Public Notification – A rezoning information sign was installed on the site on January 19, 2024. Approximately 3,389 notification postcards were distributed within the neighbouring area on or about March 6, 2024. Notification and application information, and an online comment form, was provided on the City's Shape Your City Vancouver (shapeyourcity.ca/) platform.

Question and Answer (Q&A) Period – A Q&A period was held from March 13, 2024 to March 26, 2024 on the Shape Your City platform. The Q&A period consisted of an open-question online event where questions were submitted and posted with a response over a period of two weeks. A digital model was posted for online viewing.

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

Public Response and Comments – Public input was via online questions, comment forms, by email and phone. A total of 78 submissions were received.

Figure 4: 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:

- **Social infrastructure:** Support for the expansion and revitalisation of La Maison de la Francophonie Vancouver including theatre, office and retail space to support the Francophone community in Vancouver.
- **Height, density and location:** Support for increased density and height close to a major transit route, commercial area and schools.
- **Housing supply:** An increase in housing supply is supported and will also provide options for seniors looking to downsize. The family unit mix is also supported.
- **Building design:** The building aesthetic will have a positive impact on the community.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The height of the proposal would be too tall in an area that only has low to mid rise developments. It will take away neighbourhood character.
- **Sunlight, views and shadows:** The proposed development will block neighbouring apartments' sunlight and views of mountains. The building will shadow the park at 6th Avenue and Fir Street and the Arbutus Greenway. The application does not align with the 'Solar Access' section of the Broadway Plan.

Response to Public Comments

Height, density and massing – The proposed height and density of the building is consistent with the intent of the Plan. The proposed height of 21 storeys is less than the maximum that can be considered under the Plan (25 storeys). A larger floor plate can be considered to assist with project viability for delivering the renewed cultural facility, and the siting of the building still allows for other future tower proposals on the remainder of the block. A tower form at this location is appropriate due the proximity to transit routes (including the future Broadway Subway), schools, services, and shopping amenities in the neighborhood.

Solar Access – The solar access policies of the Plan seek to limit new shadows on parks, public school yards, and village shopping streets/plazas from the spring to fall equinoxes between 10 AM and 4 PM. This application does result in partial shadowing on a nearby park (Sixth and

Fir Park) between 10 AM and 11:15 AM, for five days around each equinox. The proposed tower's height is already reduced from the maximum height anticipated by the Plan, with upper floors sculpted to limit shadow impacts. In addition, the park will be expanded to nearly a full block, and the Park Board has begun public engagement and conceptual design for the future park.

Given the mitigation efforts, future expansion of the park, and to support project viability for delivering a renewed and expanded La Maison cultural facility, staff support the minor shadow intrusion. Urban Design conditions have been included in Appendix B which seek design development at Development Permit stage to further reduce shadow impacts, by exploring refined sculpting of the tower and reduced floor-to-floor ceiling heights.

Public Benefits

Community Amenity Contributions (CAC) – As part of this application, the applicant has offered a portion of the expanded, fully fit, and finished cultural facility, to replace La Maison de la Francophonie, a French language and cultural facility currently owned and operated by a non-profit society on the site. Ownership of the cultural facility would remain with or be transferred back to the existing non-profit operator the Société, and the in-kind CAC portion will be delivered as a separate air space parcel, being the CAC Parcel. As part of the *Community Amenity Contributions Policy for Rezonings* (the **"CAC Policy"**), in-kind CACs may be owned by non-profit organizations that have a demonstrated organizational, operational, and financial capacity to run a facility with programs and services that align with the City's priorities, goals and services that the City is responsible for, subject to conditions of Section 4.1 of the CAC Policy, including conditions to secure public accessibility/use and affordability.

The *Broadway Plan* identified renewal of cultural facilities as a community need, and this proposal would align with that policy intention. Staff have reviewed the offer, being the CAC Parcel, which entails a portion of the proposed expanded La Maison cultural facility, valued at $17,755,000, and have determined that this offer meets the eligibility criteria. The related rezoning conditions, including those to secure public access/use and affordability of the CAC Parcel, have been provided in Appendix B.

Real Estate Services staff have reviewed the applicant's development pro forma and conclude that no additional CAC beyond the CAC Parcel is anticipated, and recommend that the applicant's offer be accepted.

Development Cost Levies (DCLs) – This site is subject to both the City-wide DCL and Utilities DCL. DCLs are payable at building permit issuance based on the floor area proposed at the development permit stage. Based on the overall residential and non-residential floor area and the rates in effect as of September 30, 2024, total DCLs would be $6,541,515. Portions of the non-residential components may qualify for nominal DCL charges; floor area eligible for the reduced rate will be confirmed prior to payment.

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

Public Art – The application is subject to a public art contribution estimated at $353,839. The final contribution will be calculated based on the 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).

A summary of the public benefits associated with this application is included in Appendix F.

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, this project is expected to provide DCLs and a public art contribution.

The project will also provide a renewed and expanded La Maison de la Francophonie cultural facility, with the CAC Parcel secured for community use in perpetuity. Construction of the cultural centre will be at the applicant's sole cost and expense. Operations and maintenance of the cultural centre will be the responsibility of the Société Maison de la francophonie de Vancouver, who will retain ownership of the facility.

See Appendix F for additional details.

CONCLUSION

Staff conclude that the proposed land use, form of development, and public benefits are consistent with the intent of the *Broadway Plan*.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with the draft CD-1 By-law as generally shown in Appendix A, with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B.

* * * * *

1551-1581 West 7th Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

3. Subject to 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) Cultural and Recreational Uses;

   (b) Dwelling Uses, limited to Mixed-Use Residential Building and Multiple Dwelling;

   (c) Institutional Uses;

   (d) Office Uses;

   (e) Retail Uses;

   (f) Service Uses;

   (g) Utility and Communication Uses; and

   (h) Accessory Uses customarily ancillary to the above use.

Conditions of Use

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

   (a) be suitable for family housing; and

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

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

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

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

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

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

(b) farmers' market;

(c) neighbourhood public house;

(d) public bike share; and

(e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

5.1 Computation of floor area must assume that the site area is 2,075.3 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

5.2 The maximum floor space ratio for all uses combined is 8.0.

5.3 The maximum floor area for dwelling uses is 12,539.4 m^2.

5.4 A minimum of 1,435.8 m^2 of floor area must be secured to the City's satisfaction for public use and benefit.

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

5.6 Computation of floor area must exclude:

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

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

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

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

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

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

(ii) bicycle storage, and

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

(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.

5.7 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.

Building Height

6.1 Building height must not exceed 69.5 m.

6.2 Despite section 6.1 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 or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed 72.5 m.

Horizontal Angle of Daylight

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

7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.

7.3 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.

7.4 The plane or planes referred to in section 7.3 above must be measured horizontally from the centre of the bottom of each window.

7.5 An obstruction referred to in section 7.3 above means:

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

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

7.6 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.

* * * * *

1551-1581 West 7th Avenue
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF 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 prepared by Acton Ostry Architects Inc., received November 20, 2023.

THAT, prior to approval of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board who shall have particular regard to the following for each development permit application:

Urban Design

1.1 Design development to minimize new shadowing of the park at West 6th Avenue and Fir Street, including updated solar studies and provision of a comprehensive rationale describing the impacts of strict compliance of solar access standards on project viability and/or delivery of a significant onsite cultural/social amenity.

Note to Applicant: New shadowing of the park at West 6th Avenue and Fir Street may be substantially reduced through the shaping of the upper levels of the proposed building (including the rooftop appurtenance) and reassessing the floor-to-floor height of the proposed building. Further design development is strongly encouraged.

Variances from strict compliance with solar access requirements will be subject to further review by Planning and Parks and Recreation staff at the time of the Development Permit enquiry and/or application, and may result in a longer application timeline at that stage.

1.2 Design development to the lower podium levels to create a vibrant, active and safe pedestrian-oriented public realm, particularly along West 7th Avenue and the west façade, as follows:

(a) Improve the legibility and distinct presence of the main entrance to the La Maison cultural facility, and any secondary entrances at the West 7th Avenue Street frontage.

Note to Applicant: Designing the entryway for the cultural facility as the dominant feature in the public realm, along with maintaining a high degree of visual permeability into cultural spaces and the lobby, will help reinforce the community-building legacy of La Maison de la Francophonie and capitalize on the distinct placemaking nature of its programming. The entrance to the residence should be designed as a distinguishable but secondary design element.

(b) Refine the expression of the west ground level façade to better reflect a design response for a prominent corner location.

Note to Applicant: While there is an intervening parcel between the subject site and Fir Street, the Granville Bridge offramp restricts the redevelopment potential of this property, and the west ground level façade should be designed anticipating future pedestrian activity at this frontage. Design strategies such as glazing, massing articulation, pedestrian lighting, wall-mounted green building elements, etc. are recommended. Blank façades are not supported. Also refer to CPTED Condition 1.5.)

(c) Refine the lane-oriented façade to improve the public/semi-public realm with an emphasis on pedestrian activity and public safety, while maintaining integral servicing, parking and utility functions.

Note to Applicant: This may be achieved by providing quality and varied paving, better pedestrian lighting, traffic calming measures, landscaping and seating. Also refer to CPTED condition 1.5.

(d) Provide high-quality street furniture and a pedestrian lighting strategy and implementation plan.

(e) Explore additional at-grade landscape features.

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

(a) Improve the expression and façade articulation of the upper podium levels to enhance the unique placemaking character of La Maison de la Francophonie, and to respond to the visual prominence of the site in the urban context.

Note to Applicant: The community-building legacy of La Maison de la Francophonie, and the distinctive cultural program of the building, separates this development from others. Establishing a more prominent and recognizable architectural concept will maximize the placemaking nature of this development. While there is an intervening parcel between the subject site and Fir Street, the Granville Bridge offramp restricts the redevelopment potential of this property, and this site will be a prominent landmark when viewed from the public realm. Also refer to Urban design condition 1.2 (a).

(b) Improve the legibility of the architectural and massing concept of the tower, including:

(i) Refining the design and treatment of the rooftop elements and appurtenances, including the elevator overrun and screening structure, to better emphasize the distinctive, attractive tiered massing of the upper tower levels.

(ii) Refining the proposed curved balcony design as an important component of the overall concept.

(iii) Specifying a high-quality and durable material palette and architectural detailing strategy.

1.4 Design development to introduce an accessible washroom to the common amenity room on Level 3.

Crime Prevention Through Environmental Design (CPTED)

1.5 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 Urban Design 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.

(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 by strategic landscaping.

Landscape Design

1.6 Provision of revised and coordinated landscape documents with respect to tree retention items.

(a) Illustrate and show all existing trees as per arborist documents, note or show if they are retained or removed, and show trees labelled as per arborist documents.

(b) Illustrate, and dimension tree protection barriers, including any phased protection barriers.

(c) Note all areas requiring arborist supervision, and any critical arborist notes relating to retention of existing trees.

Note to Applicant: If required, a separate tree retention plan can be included within the Landscape drawing set.

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

1.8 Provision of detailed architectural and landscape cross sections (minimum 1/4 in. scale) through common open spaces, rooftop areas, 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 Provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

"Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Tree protection for street trees to be provided as per Engineering/Park Board guidelines".

Note to Applicant: Relocation of trenching locations is required if in conflict with tree protection.

1.10 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.

Cultural/Social Amenity

1.11 Design of a fit, finished, and equipped Cultural/Social Amenity (the "CAC Parcel") with a minimum of approximately 1,435.8 sq. m (15,455 sq. ft.) of gross floor area, including a theatre, theatre lobby areas, lounge/bar area, dressing rooms, green room, multipurpose room, servery, and related support spaces such as elevator, theatre storage, and washrooms, all to the satisfaction of the General Manager of Arts, Culture and Community Services, to ensure that all functional requirements of the CAC Parcel can

be met. Other requirements include, but may not be limited to, the criteria outlined in the below conditions.

Note to Applicant: Design development of the CAC Parcel will be required through the Development Permit and Building Permit processes to ensure delivery of the CAC Parcel as laid out in the application.

(a) Design development of the CAC Parcel, including a theatre, theatre lobby areas, lounge/bar area, dressing rooms, green room, multipurpose room, servery, and related support spaces such as elevator, theatre storage, and washrooms, designed to enable a range of arts, cultural, social and community uses, including:

(i) Meet requirements of relevant City by-laws and guidelines at the time of Development Permit, including Noise, Building, Parking and Fire By-laws.

(ii) Consider a strong visual identity, ground-level entrance, and distinct street-level presence including signage to maximize street visibility.

(iii) Consider inclusion of a passenger pick-up and drop-off area.

(iv) Provide adequate finishing including but not limited to: space demising, wall, floor and ceiling finishes, lighting, electrical, plumbing (including fixtures), HVAC, adequate corridor and loading clearance, services such as kitchens, washrooms, and security systems.

(v) Ensure that all cultural/social amenity areas are universally accessible, including back of house and technical staff areas inclusive of theatre control booth, and all public areas, as well as any ancillary spaces, for audiences, visitors, performers, technicians, contractors, staff and volunteers.

(vi) Enable ease of access to bookable spaces by community users, including but not limited to:

i. Maintain ground floor access to theatre and multipurpose room; and
ii. Consider ground floor access to meeting rooms, and/or other bookable rooms, etc.

(vii) Provide ventilation that considers a variety of cultural uses in the theatre and multi-purpose spaces including but not limited to Indigenous smudging.

(viii) Provide direct and barrier free (stair free) access to zero waste facilities for any performance and back of house space(s), and circulation to other spaces which may require frequent access to loading (such as the Theatre space, community accessible multi-purpose rooms).

(b) Design development of the ground floor theatre (with a capacity of 160 to 200 seats), to include:

(i) Appropriate theatre ceiling heights, theatrical rigging and lighting and consider architectural millwork and theatre seating.

(ii) Associated “back of house” infrastructure (including loading, storage, green rooms, dressing rooms, theatre control booth, and washrooms), etc. and “front of house” infrastructure including ticket office, lobbies, and access and use to elevator etc.

(iii) Enhanced soundproofing for all demising walls, ceilings, floors, and openings (consider STC65 minimum—to be confirmed with any applicable guidelines at time of Development Permit), to allow for a high level of acoustic isolation between different uses within the cultural/social amenity (especially for the theatre and multi-purpose spaces), acoustic performance requirements, and to meet Noise By-law.

(iv) Consider acoustic isolation of mechanical equipment (i.e. HVAC) within theatre for acoustics and reverberation control.

(v) Consider gender-neutral washroom design on level 1 for the theatre.

(c) Design development of a community accessible multi-purpose space to support local arts, community, social, and cultural programming, including (see Note below):

(i) A Universally Accessible Class 3 kitchenette with a fridge, dishwasher, a range top, and a domestic hood fan within the adjacent servery space.

(ii) Storage space to support space use and lobby activation.

Note to Applicant: See the City of Vancouver Social Facility Technical Guidelines for guidance for the social serving spaces and the City of Vancouver Arts and Culture Studio Technical Guidelines for guidance on rehearsal and production studio space. Given that this is a cultural/social facility used by the Société’s member non-profit organizations and community users, these guidelines, which guide the development of City owned social and cultural facilities, could potentially provide support to the applicant for the design of the office and meeting room portions of the development, as well as the guidelines for the multipurpose room regarding potential rehearsal use.

Sustainability

1.12 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezonings (amended July 25, 2023) located here https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf

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

Engineering

1.13 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.

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 Occupancy Permit issuance. 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

1.14 The owner or representative is 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-day lead time is required 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

1.15 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.

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

1.17 Provision of any door swing to not exceed more than 0.3 m (1 ft.) over the property lines.

Note to Applicant: Door swings into the lane and property to the west. Ensure it does not exceed allowable limits.

1.18 Provision of a canopy application prior to Development Permit issuance may be required should the encroaching structure(s) meet the specifications set out in Section 1.8.8 of the Vancouver Building By-law.

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems. Please submit a copy of the site and profile drawings of the proposed canopy for review at Development Permit application stage.

1.19 Submission of letter prior to Development Permit issuance confirming acknowledgement that this application falls within the area with potential impacts due to the Broadway Subway Project construction and that you have contacted the Rapid Transit Office for more detailed information.

Note to Applicant: Please contact the City of Vancouver Rapid Transit Office (rapidtransitoffice@vancouver.ca) for more information on impacts to access and street use for your project.

https://vancouver.ca/streets-transportation/ubc-line-rapid-transit-study.aspx

1.20 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:

(a) Display of the following note(s):

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

(ii) "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".

(iii) “The required Green Infrastructure improvements on 1551 West 7th Avenue will be as per City-issued design.”

Note to Applicant: Callouts must be included along with the note.

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

(iv) “Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received.”

Note to Applicant: Drawings submitted as part of the Development Permit application will be preliminary with appropriate placeholders, and the final off-site geometric design will be provided by the City of Vancouver.

(b) Existing locations of:

(i) Street furniture.

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating: “All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator.”

(ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown.

(c) Deletion of:

(i) Proposed junction vault, vista chamber and control kiosk shown on City property.

(ii) Proposed canopy shown encroaching into 2260 Fir Street.

Note to Applicant: Page 72 and 73 shows a canopy encroaching into the neighbouring lot.

(d) Streetscape designed in compliance with the "All other City areas" Streetscape Design Guidelines.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx and are to be used alongside the City design guidelines and construction standards.

1.21 Provision of on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5) in effect in January 2024.

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

1.22 Provision of a Final Hydrogeological Study which meets the requirements of the Groundwater Management Bulletin. https://guidelines.vancouver.ca/bulletins/bulletin-groundwater-management.pdf, if the site is designated as a new area of concern for groundwater.

Note to Applicant: A revised version of the Groundwater Management Bulletin was released on November 1, 2024. All Rezoning and Development Permit applications for developments with one or more levels of below-ground structure (but excluding lower density residential buildings with eight or fewer units) located in an area of concern for groundwater will have to meet the requirements of the revised Bulletin. Further information on requirements can be found here: https://guidelines.vancouver.ca/bulletins/bulletin-groundwater-management.pdf

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

Note to Applicant: Amendments to the Parking Bylaw and the Transportation Demand Management (TDM) Administrative Bulletin were approved by Council on November 15, 2023. New requirements came into effect January 1, 2024 and apply to all development permits received after this date.

1.24 Provision of parking access, per Parking By-law Section 4 and the Design Supplement:

(a) Two-way vehicle flow, including:

(i) Convex mirrors at the bottom of all parkade ramps.

1.25 Provision of vehicle spaces per Parking By-law Section 4 and the Design Supplement including:

(a) Provision of minimum one Van Accessible space as per Bylaw.

1.26 Provision of loading space, per the Parking By-law Section 5 and the Design Supplement, including:

(a) Standard side clearance for Class B loading spaces.

(b) Clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft) wide, with suitable access to facilitate goods loading /unloading.

Note to Applicant: Amendments to loading rates and design requirements in the Parking Bylaw were approved by Council on November 15, 2023. New requirements came into effect January 1, 2024, and apply to all development permits received after this date.

1.27 Provision of bicycle spaces, per Parking By-law Section 6, including:

(a) Lockers accommodating a maximum of one standard side bicycle each.

(b) Minimum 1.2 m (4 ft.) wide access route(s) between the spaces and the outside.

1.28 Provision of passenger space(s), per Parking By-law Section 7 and the Design Supplement, including:

(a) Relocation of all Class A Passenger spaces to the first full parking level.

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

(a) Dimensions of columns and column encroachments into parking spaces.

(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.

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

1.30 Provision of the Developer's Engineer is to submit a sewer abandonment plan that details the following:

(a) 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.

1.31 Remove encroachments from the 3 m minimum clearance required for bridge inspection and maintenance.

Note to Applicant: Refer to drawings 72 and 73 (4.9 Sections b and c) of the Rezoning Booklet awnings shown on the west face of the building.

1.32 Update plans to show the minimum clearance requirement between the Granville Bridge east drip line and the development.

Note to Applicant: A minimum 3 m from the outermost bridge dripline is required for access, maintenance, repair, rehabilitation, and retrofit of the bridge.

1.33 Update plans to show the bridge foundations on drawings and sections which include the bridge piers.

Note to Applicant: The City of Vancouver Structures Branch can provide the applicant with bridge drawings.

1.34 If the existing utility poles will be removed as part of the development, then coordination of the removal of existing utility pole anchors attached to the bridge and any repairs after the removal will be required.

1.35 Any portion of the development which will support and/or be exposed to loading from the existing Granville Bridge Foundations shall be fully designed for all relevant loads specified in the current Canadian Highway Bridge Design Code and City of Vancouver Engineering Design Manual, and a support agreement in favour of the City shall be registered on title for any walls, bulkheads, structures that are located on private property that provide continuous support (vertical, lateral) to civic infrastructure, with those structures maintained by the private land owner and kept in a satisfactory condition such that support is maintained.

1.36 Provision of a Bridge/Structure Monitoring Plan designed to protect public safety, and to protect the long-term health of the structure adjacent to excavation works ("works") to the satisfaction of the General Manager of Engineering Services (GMES).

Note to Applicant: Submitted engineering documents are to be signed and sealed. Should mitigation measures be required that result in any repairs or alterations to City infrastructure, a servicing agreement or legal instrument will be required to the satisfaction of Legal Services in consultation with the GMES. A refundable deposit of $10,000 is required to facilitate an independent peer review of the plan.

The Monitoring Plan is to:

(a) Be owned and executed by the proponent and accepted by the City.

(b) Be developed and managed by a professional engineer registered in good standing in the province of BC.

(c) Develop ground movement/displacement predictions resulting from the shoring and excavation operations and related works. Predictions are to be developed by the geotechnical engineer.

(d) Establish acceptable bridge movement (displacements and rotations) thresholds and stop work movement thresholds as determined through analysis by a bridge engineer. The engineer is to assess the movement induced stresses, resulting force levels and impacts to the bridge health and/or bridge stability. An engineering memo/report is to be submitted summarizing the analysis and the recommended movement thresholds.

(e) Provide baseline measurements prior to the commencement of excavation to comfortably rule out any background noise or false positives. It is suggested that a minimum of two weeks of data be collected prior to the commencement of site preparation activities.

(f) Record any movement the bridge/structure experiences during excavation and backfilling operations.

(g) Include a plan showing the locations of the monitoring stations. Each monitoring station shall be individually labelled. Survey control points shall also be labeled. The survey control points and methodology will need to be reviewed and accepted by the City Surveyor.

(h) Include action plans or mitigation measures for each movement threshold limit with clearly defined roles and responsibilities for the designated parties. A minimum of three threshold limits are required, for example Green – "all is fine", Amber – "increased monitoring and/or mitigation required" and Red – "stop work". It is expected that a stop work procedure, a bridge closure plan, a communications plan, and a start work procedure are included as part of the plan.

(i) Provide the City with timely and ongoing reporting throughout the duration of the excavation and backfilling operations. The reporting shall be completed by the

professional of record for the monitoring strategy/plan. The reporting frequency shall be as determined by the plan. Reports shall include an executive summary front page that summarizes recorded movements (current and in aggregate), assesses the movements and their impacts to the structure, describes any remedial actions performed, makes recommendations for remedial actions. The body of the report shall include survey data, survey data interpretation, basis and rationale for any mitigation remedial actions and/or recommendations.

(j) Provide excavation and shoring plan(s) along with design details, and background geotechnical reports.

(k) Granville Street Bridge is considered a lifeline bridge. Temporary geotechnical systems shall meet the seismic requirements of S6-19.

(l) Include written consent from the owner that designates and empowers the professional of record to execute the plan.

(m) Review and provide for appropriate levels of insurance.

(n) Be compiled in one document prior to commencing work and amended and resubmitted upon completion of the works to include all monitoring reports, record drawings, and records of remedial actions taken.

1.37 Provision of a signed and sealed report prepared by a bridge engineer indicating whether the proposed development will have (or potential to have) negative impacts to the seismic performance of the bridge from both a structural and geotechnical perspective, and if no negative impacts are anticipated, the rationale is to be provided in a signed and sealed memo.

1.38 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to 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.

1.39 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

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

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

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the Building Permit application.

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.

https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf

1.40 Show all City supplied building grades (BGs) and entranceway design elevations (DEs) on the architectural and landscape plans, while ensuring 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.

Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

Building Grade design is in the preliminary state. Finalized building grades are required prior to Development Permit application.

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

https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of Lot B (Plan 9153) and Lot G (Plan 20635), Block 290, District Lot 526 to create a single parcel.

2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Easement and Indemnity Agreements K57377 and N93286 (encroachment agreement) prior to Occupancy Permit issuance.

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

2.3 Provision of a Statutory Right-of-Way (SRW) in favour of the City for the purposes of access, maintenance, repair, rehabilitation, and retrofit of the Granville Street Bridge. The SRW shall be a minimum of 3 m wide and shall be taken from the drip line of the bridge. Designs of improvements or regrading of the SRW area shall be to the acceptance of the General Manager of Engineering Services (bridge and or structure access requirements must be considered).

Note to Applicant: If a surface SRW is provided on top of a portion of a building (i.e. underground parkade), the building shall be designed to accommodate full traffic live loading surcharge per CAN/CSA S6 CL-625 Loading.

2.4 Provision of encroachment agreements registered on title for any modification of, or attachments to City bridges or structures, or specialty treatments or facilities that the City deems to be private infrastructure locate on public property.

Note to Applicant: No permanent structures may be located within the 3 m maintenance and inspection area taken from the dripline of the bridge.

2.5 Provision of a bridge proximity agreement.

Note to Applicant: The bridge proximity agreement acknowledges that the development is in close proximity to the bridge and is aware of bridge related environmental conditions/nuisances such as noise, debris, wildlife, maintenance requirements, traffic etc.

2.6 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.7, the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

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

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin & Martin Consultants Ltd. dated October 18, 2023, no water main upgrades are required to service the development.

The main servicing the proposed development is 300 mm on West 7th Avenue. The maximum water service connection size is 300 mm.

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.

As per the City of Vancouver Building By-law, the principal entrance must be within 90 m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance to the aforementioned by-law will be required. The developer is responsible for 100% of the cost of this upgrade.

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

Note to Applicant: Implementation of development(s) at 1551 West 7th Avenue does not require any sewer upgrades.

Development to be serviced to the existing 375 mm Storm and 200 mm Sanitary sewers in West 7th Avenue.

(c) Provision of street improvements, and appropriate transitions, along West 7th Avenue adjacent to the site, including:

(i) New concrete curb and gutter.

(ii) Minimum 1.2 m wide front boulevard.

(iii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk.

(iv) Curb ramps.

(d) Provision of lane improvements with appropriate transitions, along the lane adjacent to the site, including:

(i) Installation of one new catch basins at the western extent of the development site.

(ii) Installation of a new storm main extension in the laneway to accommodate the installation of the new lane catch basin.

Note to Applicant: Refer to the City design guidelines and construction standards.

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

(e) Provision of removal and replacement of the existing bench and two bike racks to be installed on West 7th Avenue street right of way.

Note to Applicant: All street furniture shall be provided through the City's street furniture contractor, and coordinated with the City of Vancouver Street Furniture Coordinator.

(f) Provision of speed humps in the lane east of Fir Street between West 6th Avenue and West 7th Avenue.

(g) Provision of speed humps in the lane south of West 6th Avenue between Granville Street and Fir Street.

(h) Provision of improvements at the intersection of Fir Street and West 7th Avenue including:

(i) Upgrades to the existing traffic signal including an accessible pedestrian signal (APS) which requires signal modifications on all four corners.

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

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

(i) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting to current City standards and IESNA recommendations.

(j) Provision of new or replacement duct banks that meet current City standard.

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

(k) 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.

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 City of Vancouver Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents. Submission of the detailed Electrical Design does not occur until the

rezoning has been enacted and a City Project Coordinator is assigned to the project.

(l) Provision green infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:

(i) Installation of a rainwater tree trench (RTT) on West 7th Avenue at the western extent of the site, to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

Note to Applicant: These improvements generally include placement of street trees, structural soil or soil cell and perforated pipe sub drain connected to the sewer system under proposed boulevard and sidewalk to provide the minimum soil volume storage for street trees as per the Engineering Design Manual. Selected tree species to be coordinated with Urban Forestry, Streets and Transportation.

(ii) Installation of a dry well in the laneway west of the proposed catch basin, to treat and retain 90% of average annual rainfall from the laneway to the greatest extent practical.

Note to Applicant: These improvements generally include a deep perforated sump surrounded by drain rock connected to a catch basin.

Note to Applicant: Green Infrastructure (GI) should be used to manage rainwater from the street right-of-way as required in the Rain City Strategy. The retention standard for the right-of-way is to treat and retain 90% of average annual rainfall where possible. These design standards are applied to the prescribed GI measures listed above.

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

(m) Provision of street trees where space permits.

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.

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

2.7 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) Upgrades to the existing traffic signal Fir Street and West 7th Avenue including an accessible pedestrian signal (APS) which requires signal modifications on all four corners, per condition 2.6 (h) (i).

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

(b) Fir Street and West 7th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations, per condition 2.6 (h) (ii).

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

Note to Applicant: An administrative recovery charge will be required from the applicant 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.

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

Cultural/Social Amenity

2.8 Make arrangements to the satisfaction of the Director of Legal Services and the General Manager of Arts, Culture and Community Services, for the design, construction and delivery of the CAC Parcel, which is to be owned and operated by La Maison de la francophonie de Vancouver Société en commandite ("the Société") upon completion of the Cultural Centre. To secure this condition, the applicant and/or the Société (in its capacity as future owner of the CAC Parcel), as applicable, will enter into agreements with the City, which include, but may not be limited to the following requirements, all to be satisfied at no cost to the City:

(a) Design, construction and delivery of the CAC Parcel with a minimum of approximately 1,435.8 sq. m (15,455 sq. ft.) gross floor area and to be fit, finished and equipped to support community, cultural, and social use and access of the facility, to gather Francophones and Francophiles, and to spread the French language and culture in Vancouver offering a unique place to meet, exchange and experiment.

(b) Transfer to the Société, for a nominal purchase price, an air space parcel in fee simple containing the CAC Parcel, which shall include, without limitation, a theatre, theatre lobby areas, lounge/bar area, dressing rooms, green room, multipurpose room, servery, and related support spaces such as elevator, theatre storage, and washrooms, together with the appropriate rights and obligations applicable to the ownership and operation of this legal parcel including reciprocal easement agreements that will include provisions relating to: access to rooms and spaces dedicated to the CAC Parcel, access to and use of shared spaces including mechanical/electrical systems, mechanical/electrical rooms, and required parking spaces, bicycle parking, end of trip facilities, and loading spaces as per Parking By-Law on this site; indemnities; repair and maintenance; cost sharing; insurance; and other applicable legal obligations.

(c) The owner must complete construction of the CAC Parcel following the design and specifications approved at Development Permit and Building Permit, as approved by the City, and have obtained Occupancy Permit for the CAC Parcel prior to issuance of Occupancy Permits for the rest of the building.

(d) The construction and delivery of the CAC Parcel is to be secured by a Letter of Credit (LC), or other form of security to the satisfaction of the Director of Legal Services and Director of Finance (which other form of security may be pursuant to agreements drafted to the satisfaction of the Director of Legal Services), in an amount required to design and construct the CAC Parcel, as determined by the City in their sole discretion, and provided to the City prior to any building permit issuance. All LCs must be in compliance with and in the form set out in the City's Letter of Credit Policy (https://policy.vancouver.ca/ADMIN032.pdf)

(e) The foregoing agreements will include holds on development permits, building permits, occupancy permits and other milestones, as required by the City in its sole discretion, to ensure that the CAC Parcel is designed, constructed and transferred, all in the manner as required by the City. The applicant will be responsible for any increase or escalation in costs to build the fit, finished and equipped CAC Parcel.

Note to Applicant: Consider arrangements for notices in rental agreements, inclusion in marketing and disclosure documents and signage on buildings, to notify residents that their dwelling unit is located in a building with a Cultural Centre that will include a theatre and social and cultural serving uses and activities.

2.9 Make arrangements to the satisfaction of the Director of Legal Services and the General Manager of Arts, Culture and Community Services for the continuous operation and public use of the CAC Parcel to be constructed under Condition 2.8, that will include provision of a Community Use Agreement (CUA) (which includes registration of a Statutory Right-of-Way and a Section 219 Covenant), and such other agreements and rights of way as are necessary, to secure in perpetuity the following requirements:

(a) Continuous operation and use of the non-profit CAC Parcel by the Société to gather Francophones and Francophiles, and to spread the French language and culture in Vancouver by offering a unique place to meet, exchange and experiment.

(b) Alignment of use and operations with City priorities that are consistent with the Société's charitable purposes, including, but not limited to, Reconciliation and Equity, to ensure access and community use to support traditionally underserved communities, including Francophone Black People and Francophone Indigenous Peoples (including First Nations, Metis, Inuit and Urban Indigenous), and other groups identified by the City's Arts, Culture and Community Services department from time to time.

(c) The Société to be responsible for the ongoing maintenance of the building facility including:

(i) The effective and efficient property management, maintenance and capital replacement of the CAC Parcel.

(ii) Ensuring the financial viability and sustainability of the CAC Parcel and ensuring adequate income/funds to operate and maintain the CAC Parcel meet costs over the life of the building facility.

(d) The Société to provide reporting to the City no less than every three years on the facility use, activities, programming, maintenance, building repair, etc. including providing details of the additional community use. The City has the right to inspect the building to ensure such use as well as repair and state of the building.

(e) Additional community use to be provided and secured through the CUA to secure use and public access to programmable space in the CAC Parcel, to local non-profits, artists and community groups ("Community Use") on a cost recovery basis.

(i) Intention to fully maximize use of the theatre and multi-purpose room(s) by providing access for the broader community on a shared basis with the Société and member organizations, including:

i. In addition to the Société's member use and access, the multi-purpose room (including the servery) should be available for community use and access, including during priority hours such as standard business hours, weekends, and select holidays. Equitable community access will be provided to traditionally underserved communities, including Francophone Black People and Francophone Indigenous Peoples (including First Nations, Metis, Inuit, and Urban Indigenous), and other groups identified by the City's Arts, Culture and Community Services department from time to time.

ii. The theatre should be made available to community users, including local arts and culture user groups, including during priority access hours including weekday evenings and weekend day and evenings for presentations and events, etc., as well as pre-performance production and/or rehearsal times.

(ii) Consider use and access to other programmable spaces such as meeting rooms and lobbies, etc.

(iii) Assurance that Community Users activities are aligned with City policies and procedures, and they will abide by any associated regulations, City bylaws, etc.

(iv) Community Use to be booked in advance (timeframe requirements to be specified in the Community Use Agreement, and subject to availability) through a reliable, accessible system.

(v) The Société to provide publicly available information (including online) to the community on how to book and will post and circulate same.

(vi) Community Use to be on a cost recovery basis, i.e. to cover the Société's operational costs in provision of space (i.e. covering basic operating expenses as well as any additional costs for any required technical, sound, projection, lighting services, additional utilities and/or janitorial services required, repairs to any damage incurred, insurance costs, etc.).

(vii) Upon completion and transfer of the fit, finished, and equipped CAC Parcel to the Société, at its own expense, the Société will maintain any future fit, furnishing, and equipping of the CAC Parcel to a standard appropriate for basic community use - repairing and maintaining it to a City standard.

(viii) The CAC Parcel must not be mortgaged or financed for any reasons other than for reasonable on-site capital renewal and improvement of the asset subject to City Council approval.

(ix) Final details of such use and access to be agreed upon, to the satisfaction of the Director of Legal Services and the General Manager of Arts, Culture and Community Services, having regard to the charitable purposes of the Société and the requirements of the Department of Canadian Heritage.

(f) Such other terms and conditions as the Director of Legal Services, and the General Manager of Arts, Culture and Community Services may in their sole discretion require having regard to the charitable purposes of the Société and the requirements of the Department of Canadian Heritage.

2.10 To reflect the Société's wishes that the CAC Parcel be owned and operated by the Société and in compliance with the City's *Community Amenity Contributions Policy for Rezonings*, if the Société is unable to continue ownership of such air space parcel, the above-referenced agreements will enable transfer of ownership of the CAC Parcel to a City-approved registered charity or charities in Canada, (the "Approved Transferee"), registered under the provisions of the Income Tax Act, as designated by the Société's member organizations (partners) in accordance with its Partnership Agreement and its agreement with the federal Ministry of Canadian Heritage.

The agreements will also include registration of the following encumbrances against the CAC Parcel: an Option to Purchase and an Option to Lease, each for a nominal amount, both in favour of the City and on terms acceptable to the City, which Options will allow the City to acquire or lease the CAC Parcel if the Société, or the Approved Transferee, is unable to continue ownership of such parcel.

Public Art

2.11 Enter into an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid official; and provide development details to the satisfaction of the Public Art Program Manager.

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

Environmental Contamination

2.12 If applicable:

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

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

(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 siteon 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 untilseparate 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 areto be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priorityover 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-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in aform 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.

* * * * *

1551-1581 West 7th Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 11879

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

"1551-1581 West 7th Avenue [CD-1 #] [By-law #] C-3A"

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW No. 6555

Amend Schedule B (Intermediate Zone) by adding the following:

"[CD-1 #] [By-law #] 1551-1581 West 7th Avenue"

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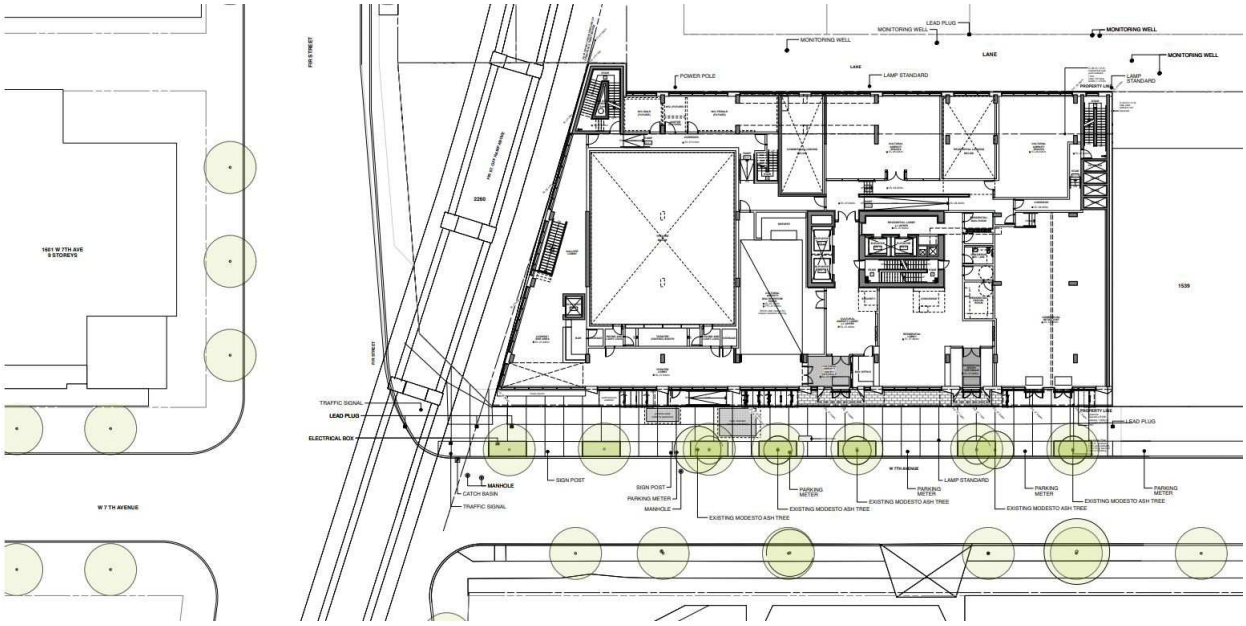
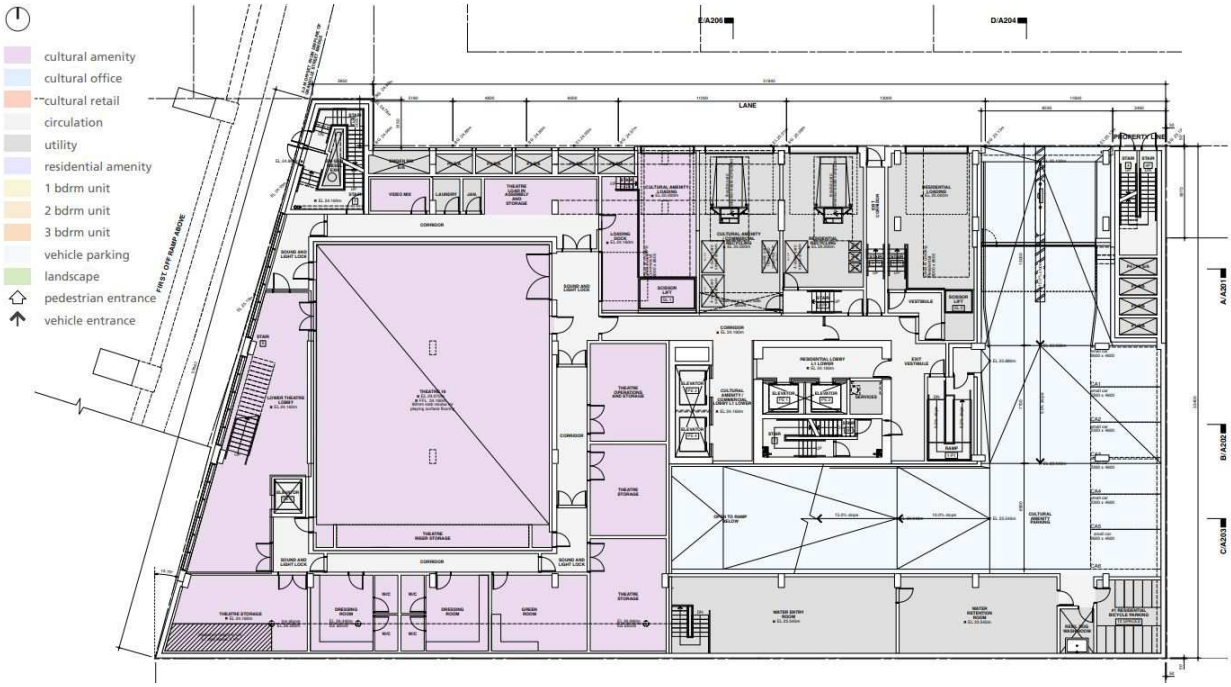
1551-1581 West 7th Avenue
FORM OF DEVELOPMENT DRAWINGS

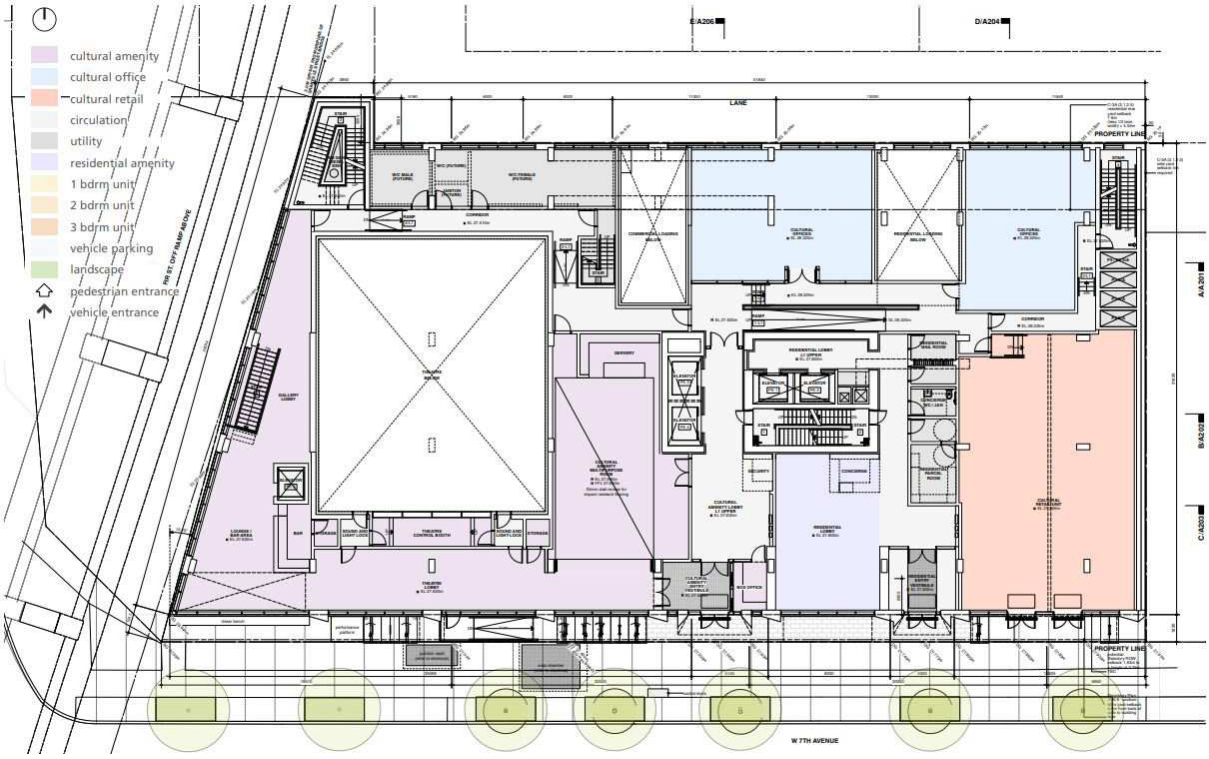
Site Plan



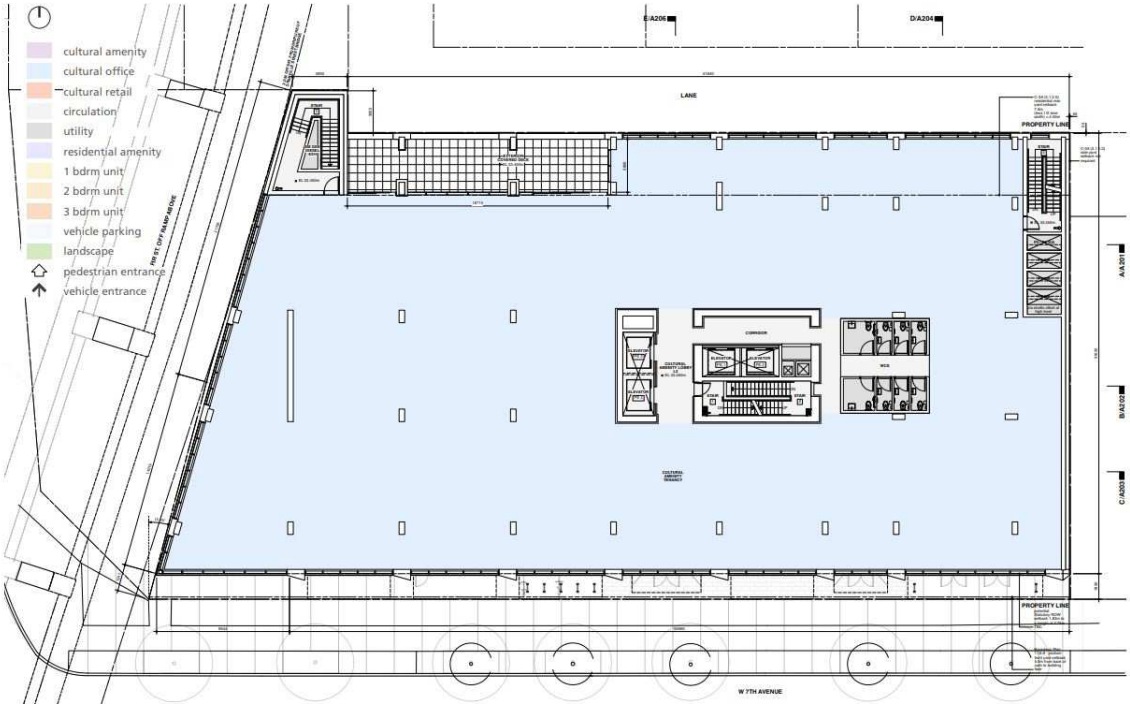
Level 1 (Below Grade) Floor Plan



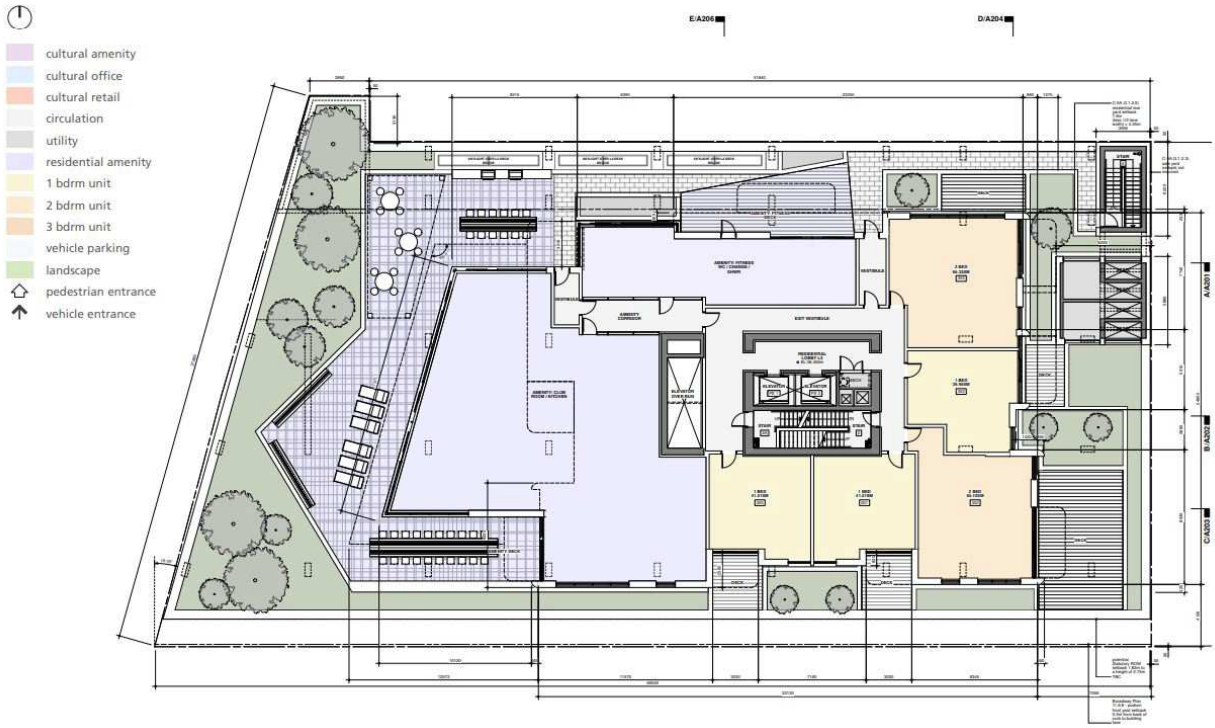
Level 1 (At Grade) Floor Plan



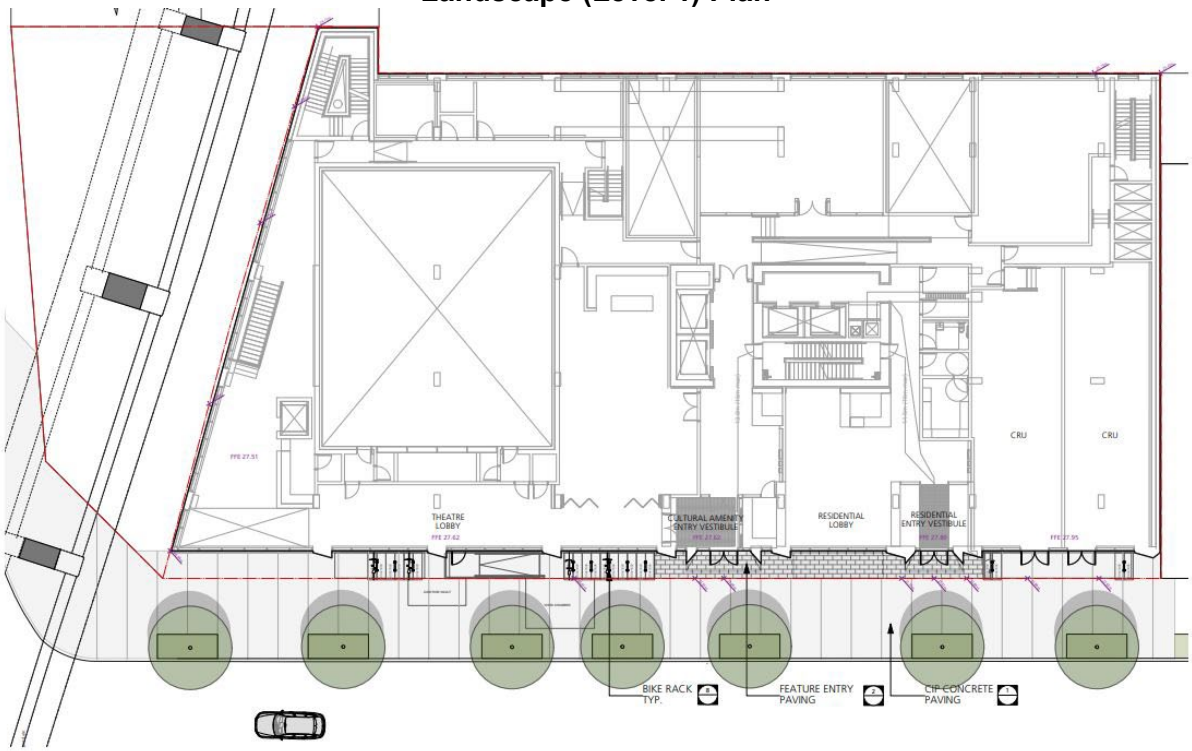
Level 2 (Office Podium) Floor Plan



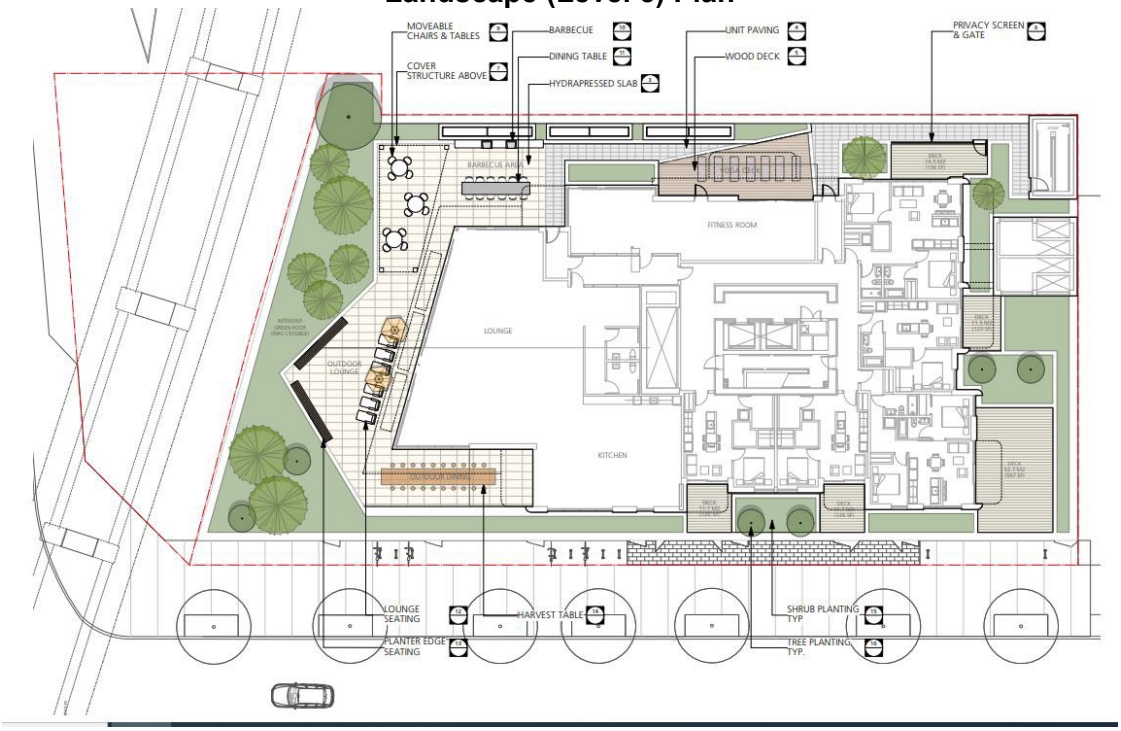
Level 3 (Residential) Floor Plan



Landscape (Level 1) Plan

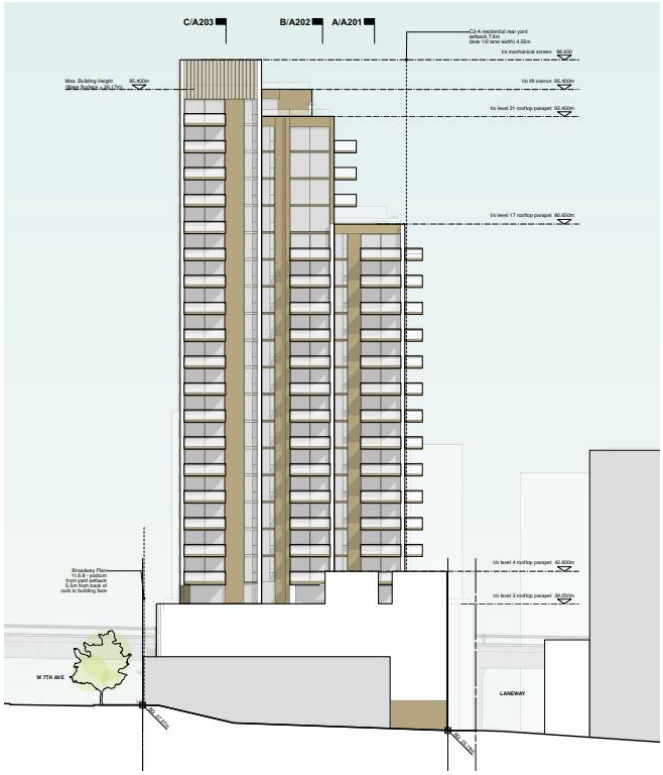


Landscape (Level 3) Plan

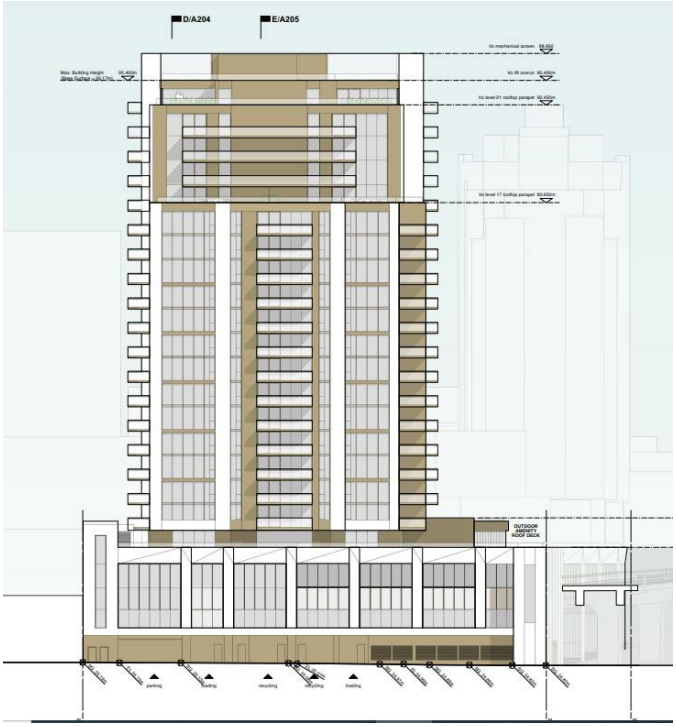


South Elevation

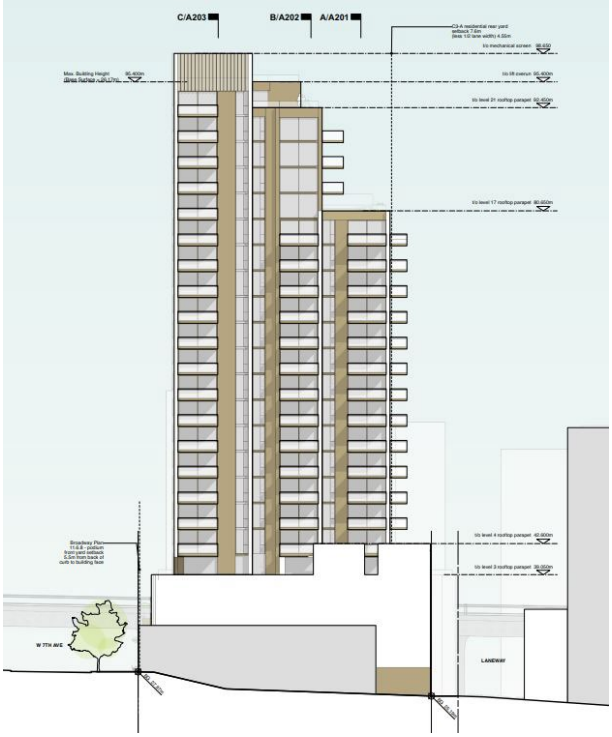
West Elevation



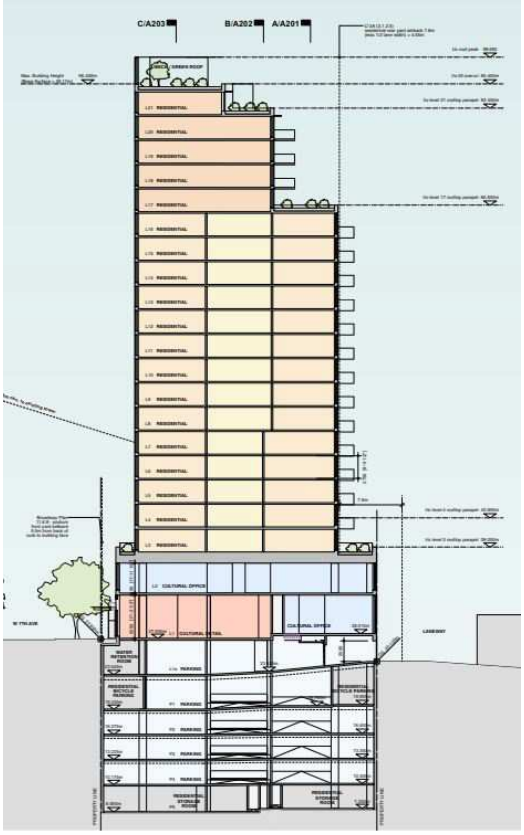
North Elevation



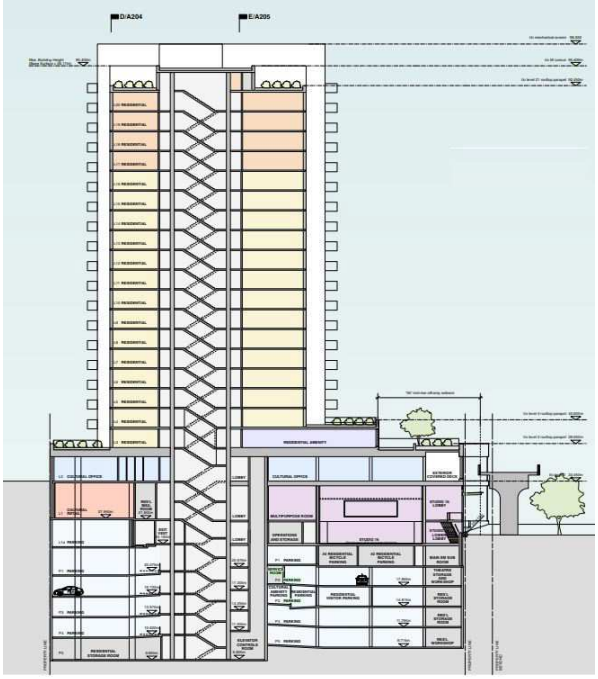
East Elevation



East-West Section



North-South Section



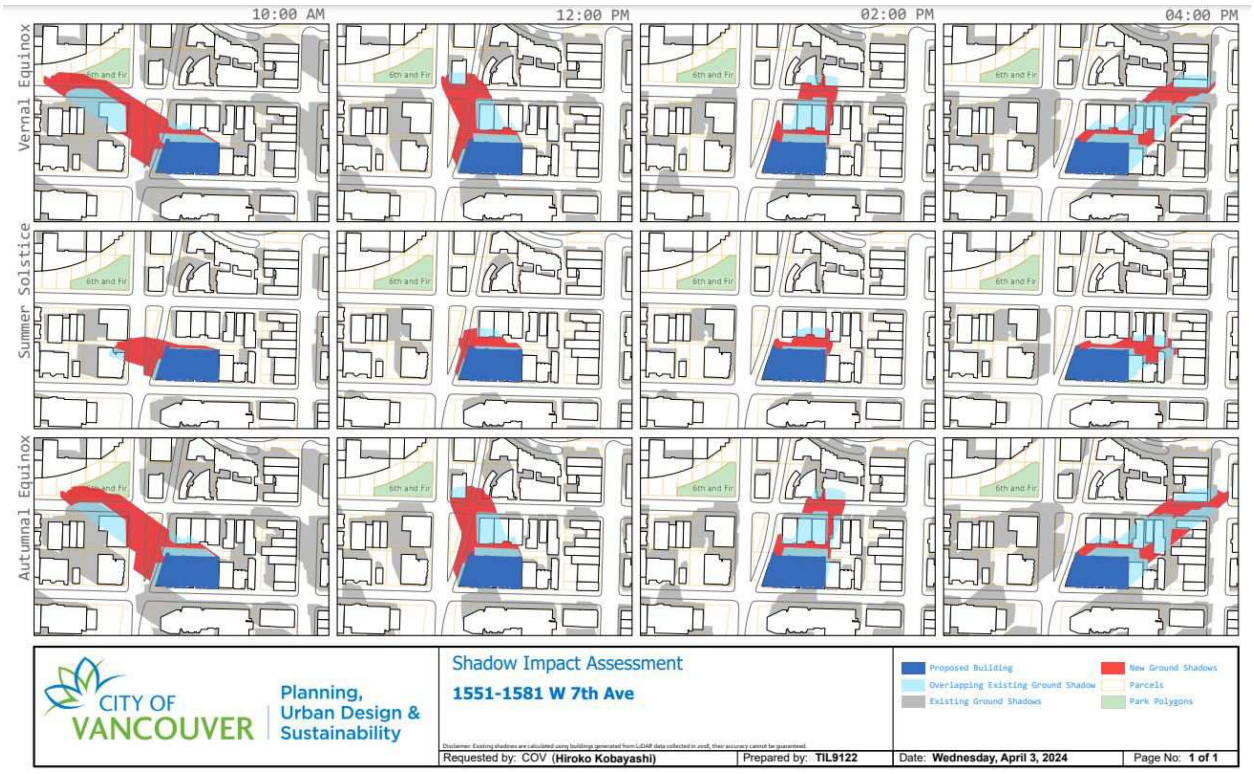
Aerial View Looking Northeast

View from 6th and Fir Park

View from West 7th Avenue looking East

View of Podium from West 7th Avenue

Shadow Studies



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1551-1581 West 7th Avenue
ADDITIONAL INFORMATION

1. Urban Design Panel Minutes

The Urban Design Panel (UDP) reviewed this application on May 8, 2024. A summary of the decision is provided below. The full meeting minutes can be found online:

https://vancouver.ca/files/cov/udp-minutes-05-08-2024.pdf

EVALUATION: Support with Recommendations (5/0)

Planner's Introduction:

Scott Erdman, Rezoning Planner, introduced the project with a brief description of the existing site context, followed by an overview of the anticipated context as per the policy under the Broadway Plan. Scott concluded the presentation with a description of the site and a summary of the rezoning proposal.

Hiroko Kobayashi, Development Planner gave an overview of the neighbourhood context in relation to the proposal, followed by the expectations of the built-form guidelines for this project. Hiroko then gave a brief description of the proposed project before concluding with Staff questions for the Panel.

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

1. The overall design of the podium and interface with the public realm particularly where the building interfaces along West 7th Avenue and Fir Street along the Granville Bridge.
2. The proposed tower massing and articulation noting that:
   • The tower floor plate size up to 8,000 sq. ft. to support the delivery of an important public amenity.
   • Tower is being shaped to minimize shadowing on adjacent park space.
3. The preliminary material pallets, architectural expression to assist staff review on the future DP application.

Applicant's Introductory Comments:

Applicant Russell Acton, Architect for Acton Ostry Architects noted the objectives and gave a general overview of the project followed by Jason McDougal Landscape Architect presenting on the landscape design and Shijie Wang, sustainability consultant presenting on the project's sustainability strategies.

Applicant and staff took questions from Panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by Bob Lilly and seconded by Heidi Nesbitt and was the decision of the Urban Design Panel:

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

1. Further design development to the relationship between the podium and public realm, giving the particular attention to the West 7th Avenue and Fir Street interface.
2. Design considerations to the curved balconies and building materiality as an important part of the building expression and should be confirmed at the development permit stage.
3. The applicant reviews the amount of glazing and introduce shading devices.

Summary of Panel Commentary:

The was general support for the application at the rezoning stage, further design development including refinement of the balconies should be achieved at the DP stage.

There was support for the architectural expression in the simplicity.

The panel generally in support for the material palette and massing although some panels noted that further exploration of architectural expression involving with the unique character of the cultural centre.

There was support for the increase of the tower floor plate size.

The panel are generally in support for the design of the podium and interface with public realm, further design development can be achieved.

The panel supported the ideas of potential public realm space below the First Street off ramp as this would be a great opportunity as part of the revitalization of the area.

Some panelists noted concern with shadowing on the park and adjacent buildings; others noted it seems to be the minimal impact and it does not greatly affect the adjacent buildings.

Consider the orientation of the building, the amount of glazing and providing shading devices throughout.

Other comments included consider the noise and pollution at the rooftop amenity on the west side. Consider a location at the east side.

Consider providing a bicycle storage.

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

2. Public Input Summary

List of Engagement Events, Notification, and Responses

	Date	Results
Event		
Question and Answer Period (City-led)	March 13, 2024 – March 26, 2024	306 participants (aware)* • 136 informed • 52 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	March 6, 2024	3,389 notices mailed
Public Responses		
Online questions	March 13, 2024 – March 26, 2024	6 submittals
Online comment forms • Shape Your City platform	December 2023 – October 2024	70 submittals
Overall position • support • opposed • mixed	December 2023 – October 2024	69 submittals • 44 responses • 18 responses • 7 responses
Other input	December 2023 – October 2024	2 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	December 2023 – October 2024	1495 participants (aware)* • 532 informed • 75 engaged

Note: All reported numbers above are approximate.

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

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

Map of Notification Area

Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Social infrastructure:** Support for the expansion and revitalisation of La Maison de la Francophonie Vancouver including theatre, office and retail space to support the Francophone community in Vancouver.

- **Height, density and location:** Support for increased density and height close to a major transit route, commercial area and schools.

- **Housing supply:** An increase in housing supply is supported and will also provide options for seniors looking to downsize. The family unit mix is also supported.

- **Building design:** The building aesthetic will have a positive impact on the community.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The height of the proposal would be too tall in an area that only has low to mid rise developments. It will take away neighbourhood character.

- **Sunlight, views and shadows:** The proposed development will block neighbouring apartments' sunlight and views of mountains. The building will shadow the park at 6th Avenue and Fir Street and the Arbutus Greenway. The application does not align with the 'Solar Access' section of the Broadway Plan.

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

- Proposed floor space ratio is too high.
- Lack of consultation with and displacement of tenants.
- Lack of childcare spaces.
- Not dense enough given proximity to public transit.
- Increase in residents in the area will worsen vehicle, bike and pedestrian traffic in the area and affect access to services eg. medical clinics.
- Shadow studies are incorrect.
- Expansion of La Maison de la Francophonie Vancouver should be larger.
- Units will not be affordable.
- More residents will put pressure on utilities.

General neutral comments/recommendations:

- The Broadway Plan is limiting, the application should be wider and taller.
- There should be more below-market rental units.
- Given the proximity to public transit, there should be less vehicle parking and more bike parking.
- The proposal aligns with the Broadway Plan.
- The rezoning process is too long.
- There should be collaboration with the Indigenous community.

* * * * *

1551-1581 West 7th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

A 21-storey building containing 125 strata-titled residential units, and a renewed and expanded La Maison de la Francophonie cultural facility.

Public Benefit Summary:

A renewed and expanded La Maison de la Francophonie cultural facility (non-profit owned), with public access/use and affordability secured through a community use agreement, as well as DCLs and a public art contribution.

	Current Zoning	**Proposed Zoning**
Zoning District	C-3A	CD-1
FSR (site area = 2,075.3 sq. m [22,338 sq. ft.])	3.30	8.0
Buildable Floor Area	6,848.5 sq. m (75,715 sq. ft.)	16,602.4 sq. m (178,704 sq. ft.)
Land Use	Commercial	Mixed Use

Summary of expected development contributions

Community Amenity Contribution – in-kind cultural facility (non-profit owned)	$17,755,000
City-wide DCL[1]	$4,220,496
Utilities DCL[1]	$2,321,019
Public Art[2]	$353,839
TOTAL	**$24,650,354**

[1] Based on the overall residential and non-residential floor area and the rates in effect as of September 30, 2024. DCLs are payable at building permit issuance based on the floor area proposed at the development permit stage. Portions of the project may qualify for nominal DCL charges; floor area eligible for the reduced rate will be confirmed prior to payment. DCL by-laws are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's DCL Bulletin for more details.

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

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1551-1581 West 7th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
1565 West 7th Avenue	002-512-785	LOT G BLOCK 290 DISTRICT LOT 526 PLAN 20635
1581 West 7th Avenue	008-766-827	LOT B BLOCK 290 DISTRICT LOT 526 PLAN 9153

Applicant Information

Architect	Acton Ostry Architects Inc.
Applicant	Canderel West 7th Limited Partnership
Registered Owners	Canderel West 7th Property Ltd. and Société Maison de la francophonie de Vancouver

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	C-3A	CD-1
Site Area	2,075.3 sq. m (22,338 sq. ft)	
Land Use	Commercial	Mixed Use
Maximum FSR	3.3	8.0
Maximum Height	9.2 m (30 ft.)	69.5 m (228 ft.) to top of parapet 72.5 m (238 ft.) to top of mechanical/amenity
Floor Area	6,848.5 sq. m (73,715 sq. ft.)	16,602.4 sq. m (178,704 sq. ft.)
Unit Mix	n/a	**Total: 125 units** 0 studio units (0%) 42 one-bedroom units (33.6%) 65 two-bedroom units (52%) 18 three-bedroom units (14.4%)
Parking and Bicycle Spaces	As per Parking By-law	211 vehicle spaces 284 bicycle spaces 5 loading spaces To be confirmed at development permit stage
Natural Assets	0 on-site by-law trees; 5 City trees	5 City trees to be retained 2 new street trees proposed To be confirmed at development permit stage

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