CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	January 7, 2025
Contact:	Susanne Rühle
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Meeting Date:	January 21, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 4-36 West 3rd Avenue and 5 West 4th 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 PCI Developments, on behalf of:

- PCI West 3rd Holdings Ltd., the registered owner of
  - 4 West 3rd Avenue [*PID 015-525-481; Lot 8 Block 19 District Lot 200A Plan 197*],
  - 16-36 West 3rd Avenue [*PID 015-525-546; Lot F (Explanatory Plan 7225) Block 19 District Lot 200A Plan 197*], and
- PCI West 4th Holdings Ltd., the registered owner of 5 West 4th Avenue
  - *PID 014-893-169; Lot A Block 19 District Lot 200A Plan 1204, and*
  - *PID 009-052-836; Lot G Block 19 District Lot 200A Plan 11526*

to rezone the lands from I-1 (Industrial) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 3.0

to 6.62 and the maximum building height from 30.5 m (100 ft.) to 51.8 m (170 ft.) (south building) and 55.6 m (182 ft.) (north building) to permit a mixed-use development with industrial, office, private child day care facility and ground-floor retail space in two 10- and 11-storey buildings, 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 Perkins+Will, received December 5, 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 heritage designation of all exterior facades ("heritage facades") of the Nelson's Laundry Building (the "heritage building") at 5 West 4th Avenue [*PID 014-893-169; Lot A Block 19 District Lot 200A Plan 1204 and PID 009-052-836; Lot G Block 19 District Lot 200A Plan 11526*], as protected heritage property, be approved.

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

D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule A, 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 new CD-1 By-law.

E. THAT subject to approval of the CD-1 By-law, the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law be amended to include this CD-1 in the definition of "mixed-employment (light industrial)", generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law at the time of enactment of the new CD-1 By-law.

F. THAT Recommendations A through E be adopted on the following conditions:

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

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

rezoning are at the risk of the property owner; and

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

REPORT SUMMARY

This report evaluates an application to rezone 4-36 West 3rd Avenue and 5 West 4th Avenue from I-1 (Industrial) District to CD-1 (Comprehensive Development) District under the *Broadway Plan* (Plan). The proposal is to permit the development of two mixed-use buildings of 10 (south building) and 11 storeys (north building) with industrial, office, retail and child daycare facility uses. The application proposes a total floor area of approximately 44,560 sq. m (479,640 sq. ft.), a maximum building height of 51.8 m (170 ft.) for the south building and 55.6 m (182 ft.) for the north building and an overall floor space ratio (FSR) of 6.62.

The proposal includes conservation of the *Vancouver Heritage Register (VHR)* listed building known as “Nelson's Laundry”.

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

- *Broadway Plan (2022)*
- *Vancouver Plan (2022)*
- *Transit-Oriented Areas (TOA) Designation By-law (2024)*
- *Transit-Oriented Areas (TOA) Rezoning Policy (2024)*
- *Making Strides: Vancouver’s Childcare Strategy (2022)*
- *Childcare Design Guidelines (1993, last amended 2021)*
- *Industrial Spaces Guidelines (2023)*
- *Industrial Lands Policy (1995, last amended 2023)*
- *I-1 (Industrial) District Schedule (last amended 2023)*
- *Heritage By-law No. 4837*
- *Heritage Policies (2020)*
- *Vancouver Heritage Register (1986, last amended 2024)*
- *Green Buildings Policy for Rezonings (2010, last amended 2023)*
- *Community Amenity Contributions Policy for Rezonings (1999, last amended 2024)*
- *Development Cost Levies Information Bulletin*
- *Vancouver Development Cost Levy By-law No. 9755*
- *Vancouver Utilities Development Cost Levy By-law No. 12183*
- *Public Art Policy and Procedures for Rezoned Developments (2014)*
- *Urban Forestry Strategy (2014, last amended 2018)*
- *Latecomer Policy (2021)*

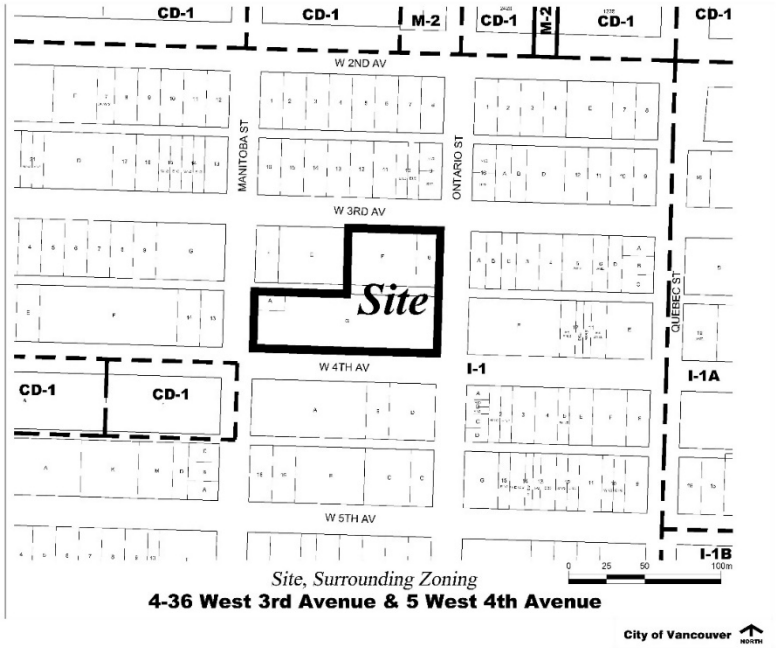
REPORT

Background/Context

1. Site and Context

The subject site is comprised of four lots located on the north side of West 4th Avenue between Manitoba and Ontario Streets and on the southeast corner of West 3rd Avenue and Ontario Street with a total site area of approximately 6,735.2 sq. m (72,497 sq. ft), separated by a lane. The site has a frontage of 120.9 m (397 ft.) on West 4th Avenue and a depth of 37.2 m (122 ft.) on both Manitoba and Ontario Streets for the south building. The site has a frontage of 60.5 m (199 ft.) on West 3rd Avenue and depth of 37.2 m (122 ft.) on Ontario Street for the north building.

Figure 1: Site and surrounding context



The surrounding area is zoned I-1 (Industrial) District and is within the Mount Pleasant Industrial Area (MIAA) of the *Broadway Plan* (Plan), as seen in Figure 1. The surrounding blocks contain mainly industrial and office buildings, ranging in height from two to six storeys. Taller developments are permitted along the eastern and northern edges of the MIAA with up to 11 storeys. The site is well-served by rapid transit and bicycle networks, as it is located within 800 m from five SkyTrain stations: Olympic Village Station, Broadway-City Hall Station, Main Street-Science World Station and the future Mount Pleasant and Great Northern Way - Emily Carr Stations. Broadway is located five blocks to the south of the subject site providing rapid bus service along the Broadway Corridor. The site is also located one block south of frequent bus transportation on 2nd Avenue, directly at the Ontario Greenway and one block north of the West 5th Avenue bikeway, connecting the site to the Cambie Street Bridge and other bike infrastructure.

The site currently contains a surface parking lot and three two-storey industrial buildings. The Nelson's Laundry Building was built in 1910 and is listed in *Vancouver's Heritage Register* (*VHR*) and proposed for retention.

2. Policy Context

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

Broadway Plan – 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 Mount Pleasant Industrial Area (MIAA), which is sub-area 10.1 of the Plan. It is intended as a combination of light industrial functions and office uses to support traditional industrial uses on the ground floor and strategically increase opportunities to support the innovation economy. Sub-section 10.1.1 of the Plan permits up to 11-storey mixed-use buildings with up to 6 FSR if a minimum of 50% (3 FSR) of floor area are designated as industrial uses.

Heritage Policies and Guidelines – The *Heritage Policies and Guidelines* state that resources listed on the *VHR* have heritage value and that such resources should be preserved where possible. The existing Nelson's Laundry building is currently listed in the '*VHR*. The Plan considers up to 10% additional density for rezoning proposals, which retain, conserve and designate a heritage building on the *VHR*, in a manner consistent with *Standards and Guidelines for the Conservation of Historic Places in Canada* and the *Heritage Policies*, subject to architectural and urban design excellence.

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 located within 800 m (Tier 3) of five TOAs. As the TOA By-law only applies to residential and commercial zoning, this location is exempted from the minimum height and density requirements.

Strategic Analysis

1. Proposal

The application proposes a 10- and a 11-storey industrial and office building with a floor area of 44,560 sq. m (479,640 sq. ft.) resulting in an FSR of 6.62 with 3.0 FSR proposed as industrial space (see Figure 2, and additional drawings in Appendix F). The proposed building height is 51.8 m (170 ft.) for the south building and 55.6 m (182 ft.) for the north building.

The site contains the *VHR* listed Nelson's Laundry building as part of the south building and the proposal includes its conservation along with a one-storey rooftop amenity addition. The 37-space private child daycare facility is proposed to be located on Level 3 of the heritage building with an adjoining outdoor area on the roof amenity and industrial space on the ground

floor. A mid-block courtyard on West 4th Avenue is proposed to provide an activated public realm.

The proposal contains industrial and retail uses on the ground floor with industrial and office uses above, including a total of 24,522 sq. m (263,953 sq. ft.) of industrial uses, 17,166 sq. m (184,773 sq. ft.) of office use, 1,547 sq. m (16,658 sq. ft.) of retail use and 1,324 sq. m (14,251 sq. ft.) of private child daycare facility use.

Childcare Facility – A privately-owned 37-space child daycare facility is proposed to be located on Level 3 of the heritage building with an adjoining outdoor area on the roof amenity. The facility will occupy a total of 1,324 sq. m (14,251 sq. ft.). As this will be a private child daycare facility, the future operator will be determined by the applicant. The facility will go through further design review during the development permit process and will be licensable by Vancouver Coastal Health's Community Care and Facilities Licensing (CFFL).

2. Land Use

The uses proposed in the application (industrial, office, retail and child daycare facility) are consistent with the intent of the I-1 District Schedule, the Plan as well as the *Vancouver Plan.*

3. Form of Development, Height and Density (refer to drawings in Appendix F, and project statistics in Appendix H)

Figure 2 – Proposal from West 4th Avenue

Form of Development – The Plan anticipates a three-storey podium and tower typology. This application proposes two buildings, separated by a lane with a tower-terraced-massing typology with rooftop amenities. This is supported by staff as it adds architectural interest to the urban context and is compatible with the existing neighbourhood character and the retained heritage building.

Given the terraced massing typology, compliance with the *Heritage Policies* and the provision of a Privately-Owned Public Space (POPS), staff support the averaging of the built-form parameters such as tower setbacks and tower floorplate size. This massing typology also reduces shadowing in the surrounding context and improves daylight access.

A context block study has demonstrated that the proposed development does not negatively impact the redevelopment potential of future neighbouring development sites while maintaining a viable tower floorplate size. However, staff have prepared conditions for further review at the development application stage.

Height – The Plan anticipates maximum of 11 storeys with a building height of 46.5 m (152.5 ft.). The proposed building height is 51.8 m (170 ft.) at 10 storeys for the south building and 55.6 m (182 ft.) at 11 storeys for the north building.

The additional height is supportable given that the rezoning application is generally in compliance with the *Heritage Policies* and floor-to-floor height requirements from the *Industrial Spaces Guidelines*. Council-approved protected public view 3.2 - Queen Elizabeth Park extends across the site and the tower development is proposed to comply with the height parameters of the protected view.

Density – The Plan allows a density of up to 6.0 FSR with additional 10% of density up to 0.6 FSR provided that the rezoning application retain, conserve and designate a heritage building on the *VHR*. The application complies with the objectives of the Plan and proposes a density of 6.62 FSR of which a minimum of 3 FSR are industrial space.

Public Realm and Interface– The Plan envisions active ground floor frontages and active lanes with pedestrian interface that contribute to the eclectic nature of the industrial area with continuous industrial and commercial uses that provides transparency and visual interest to the streetscape.

The proposal includes a Privately-Owned Public Space (POPS) along West 4th Avenue as a mid-block courtyard plaza with retail fronting the plaza, which is consistent with the Plan. Staff have prepared conditions to enhance the overall public realm interface and to further strengthen the pedestrian activity in this vibrant Mount Pleasant Industrial Area.

Private Amenity Space – The development offers on-site common indoor and outdoor amenities for the building occupants at Level 4 and outdoor amenity spaces at the terraces of the upper levels.

Urban Design Panel (UDP) – A review by UDP was not required due to consistency with the Plan's expectations and the industrial nature of the context.

Heritage Designation for the Nelson's Laundry Building

Heritage Value and Character – The Nelson's Laundry building is a two-storey brick building constructed in 1910 as Dominion Steam Laundry. The historic building at the corner of West 4th Avenue and Ontario Street has played a significant role in the industrial history of the Mount Pleasant neighbourhood for over one hundred years. The exterior of the building is distinguished by its utilitarian Edwardian-era architectural style. The building is listed on the *VHR*.

Condition and Viability of the Property – The preliminary structural assessment report has identified that a vertical addition to the heritage building is feasible with upgrading to load bearing elements and the addition of new seismic strategies. The application proposes to:

- preserve and rehabilitate portions of the historic structure of the Nelson's Laundry building;
- preserve the historic frontages along West 4th Avenue, Ontario Street, and lane elevations;
- rehabilitate the site through the introduction of a mid-block courtyard adjacent to the west face of the historic building;
- construct a contemporary multi-storey addition above the historic structure, as well as a contemporary multi-storey extension to the west of the historic building
- preserve and repair in-kind surviving original exterior character-defining elements of the retained street façades, and
- rehabilitate portions of the interior wooden structure including ground floor columns and ceiling.

Compatibility with Community Planning Objectives and Land Use Policy – The Plan considers up to 10% additional density for rezoning proposals, which retain, conserve and designate a heritage building on the *VHR*, in a manner consistent with *Standards and Guidelines for the Conservation of Historic Places in Canada* and the *Heritage Policies*, subject to architectural and urban design excellence. The proposed rehabilitation and conservation of the Nelson's Laundry building is consistent with this objective. It would deliver a high degree of visual amenity to the neighbourhood and help create an interesting streetscape with heritage character. The existing uses in the heritage building and the proposed uses for the project are permitted in the Plan. The conservation of the heritage building is compatible with these uses and uses on adjoining properties.

It is recommended that Council approve the heritage designation of the heritage building's heritage facades protecting them from demolition or removal, and from alterations which affect their heritage value and character.

Heritage Incentives – Pursuant to Section 595 of the Vancouver Charter, if sought, Council is required to compensate an owner of property being designated as a protected heritage property for any reduction in market value caused by the designation. In this case, the applicant proposes to conserve the heritage building's heritage facades and elements of the interior structure in exchange for obtaining the rezoning needed for an improved development potential as well as an increase in permitted density of 10% which is consistent with the City's *Heritage Policies*, and no other compensation is sought or will be provided. This will be appropriately secured in an agreement (the Restoration Covenant) registered on title to the site. Conditions to enter into an agreement and register a Restoration Covenant on title are included in Appendix B.

The applicant is to sign the agreement noted above and in doing so will explicitly accept the rezoning as proposed, and the resulting development advantages to be gained thereby, as full compensation for the heritage designation of the heritage building's heritage facades and the obligations to rehabilitate and conserve the heritage building's exterior. The agreement will be executed by the City and registered on title to the site as a condition of the enactment of the CD-1 By-law.

Pursuant to Section 593 and Section 594 of the Vancouver Charter, Council may, by by-law, designate real property in whole or in part as protected heritage property. The proposed heritage designation for the heritage facades of the Nelson's Laundry building requires Council approval at public hearing and by-law enactment pursuant to sections 593 and 594 of the Vancouver Charter.

Figure 3: Historical photograph of Dominion Laundry Building at the corner of West 4th Avenue and Ontario Street

The Vancouver Heritage Commission reviewed the application on May 6, 2024 and supported the proposed retention (see Appendix D for further detail.)

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

4. Transportation and Parking

For the north building a total of 150 vehicular parking spaces, 13 loading spaces, and 50 bicycle spaces are proposed in four levels of underground parking. For the south building a total of 255 vehicular parking spaces, 17 loading spaces, and 151 bicycle spaces are proposed in four levels of underground parking. The application proposes a total of 405 vehicular parking spaces, 30 loading spaces and 201 bicycle spaces in four levels of underground parking.

The application will be required to relocate the parkade access of the north building to the lane and comply with the Parking By-law. The Director of Planning is supportive of the proposed parking and loading provision. At the time of development permit application, relaxation of loading requirements would be supportable based on review of proposed uses and site constraints.

5. Environmental Sustainability and Natural Assets

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

Neighbourhood Energy Utility (NEU): The project is encouraged to connect to the NEU system on a voluntary basis as this would benefit the project's ability to achieve the desired zero carbon development among other benefits.

Natural Assets – The *Urban Forest Strategy* was developed to find ways to help preserve, protect and strengthen Vancouver's urban forest and tree canopy for the future. The *Protection of Trees By-law* aims to maintain a healthy urban forest by requiring permission be sought to remove trees which meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

There are no existing trees on the site and nine City street trees shall be retained. 72 new trees are proposed on the site.

Hydrogeology: This site is located within the Plan area that is currently under consideration as a potential area of concern with respect to groundwater.

PUBLIC INPUT (refer to Appendix E)

Public Notification – A rezoning information sign was installed on the site on March 13, 2024. Approximately 4,448 notification postcards were distributed within the neighbouring area on or about March 25, 2024. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

Question and Answer Period – A question and answer period was held from March 27, 2024 to April 9, 2024. Questions were submitted by the public and posted with a response over a two-week period. A digital model was made available for online viewing.

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

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 45 submissions were received.

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

Generally, comments of support fell within the following areas:

- **Heritage retention:** Retention and rehabilitation of the Nelson's Laundry Building is supported. The stepped design of the buildings complements the heritage building and has a visually appealing relationship.

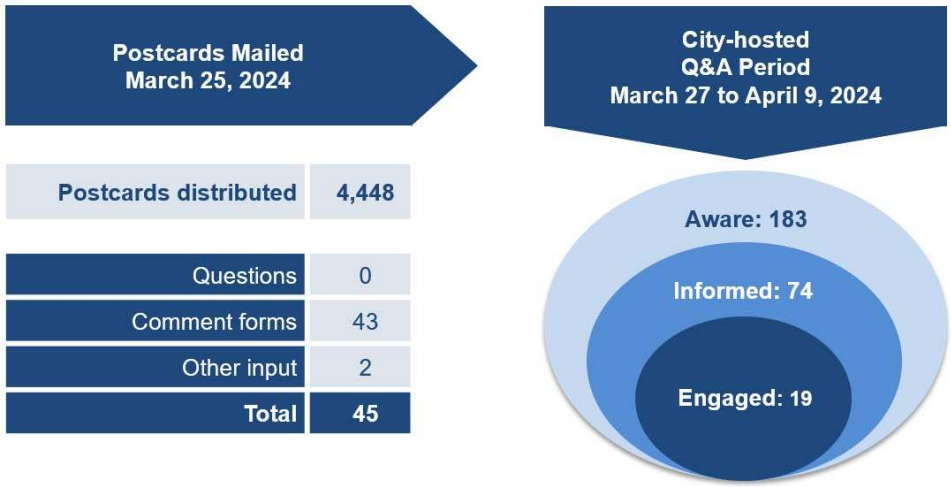
- **Childcare:** Strong support for the provision of childcare services as it will provide an essential and much needed service to the neighbouring community and future employees of the building.

- **Land Use:** Support for provision of additional much needed industrial space that employees can easily reach by transit and on bike as well as innovative uses such as retail and food and beverage service options included on the ground floor. Excellent addition to the life sciences ecosystem in the area.

- **Public Realm:** The provision and design of the publicly accessible courtyard space is supported. It enhances the public realm and potentially could provide space for public gathering, festivals, markets, and other similar events.

- **Design and Form of Development:** The design and massing of the proposed development is attractive and appropriate for the area, with notable support for the terraced design of the buildings as it differs from the usual bulky design of industrial buildings and it will benefit the efficiency and sustainability of the area.

Figure 3: Overview of Notification and Engagement



Generally, comments of concern fell within the following areas:

- **Housing:** Concerns are expressed that no residential component has been provided as part of the development, especially given concerns surrounding current housing vacancy rates.

- **Land Use:** There are concerns that there is not a large enough demand for the proposed office use, and that the building will be under-utilised or left partially empty.

- **Design and Form of Development:** The building massing is too large, too much site coverage and it overwhelms neighbouring sites as it seems to lack tower separation. The wall like massing of the two juxtaposed buildings across the block is overwhelming despite the terracing.

PUBLIC BENEFITS

Commercial Linkage Contribution – The application is subject to the *Community Amenity Contributions Policy for Rezonings* with CACs based on target contributions as the applicant is proposing a non-stratified commercial development in the Plan area. The applicant has offered a cash contribution of $2,511,737 based on the net increase in leasehold commercial floor area of 20,313 sq. m (218,651 sq. ft), excluding the heritage density bonus of 0.6 FSR for which the *CAC policy* provides an exemption, and the target rate of $123.65 per sq. m applicable to this application.

The contribution is to be allocated towards the Broadway Plan Public Benefit Strategy, per the *CAC Policy*. As a condition of by-law enactment, a Covenant is required to be registered on title to prohibit both the separate sale and the strata subdivision of the property.

Development Cost Levies (DCLs) – The application is subject to the City-wide DCL and Utilities DCL, which will be calculated on the floor area specified in the development permit. Based on the rates in effect as of September 30, 2024 and the proposed 44,560 sq. m (479,640 sq. ft.) floor area, $11,151,140 of DCLs are expected from the project.

The floor area associated with the conservation of the heritage building may qualify as exempt under the DCL By-law, to be determined at development permit stage. Because the child daycare facility is proposed to be privately-owned, it is not eligible for the DCL rate available to not-for-profit childcare ($10 per building permit).

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

Public Art Program – The application is subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed floor area meets the minimum 9,290 sq. m (100,000 sq. ft.). Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget), which must be discussed with Public Art staff before by-law enactment. The public art budget will be calculated on the floor area proposed at the development permit stage. Based on the current (2016) rate, the public art budget is estimated to be $949,687. As a condition of by-law enactment, a legal agreement is required to be registered on title to specify and define all obligations with respect to the elected option.

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

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, this project is expected to provide a Commercial Linkage Fee, DCL and Public Art contribution. See Appendix G for additional details.

The proposed 37-space childcare facility will be privately-owned. There are no legal provisions to ensure the childcare use is preserved for the life of the building and, given this construct, no operating subsidies or property tax exemptions from the City are anticipated.

CONCLUSION

Staff have reviewed the application to rezone 4-36 West 3rd Avenue and 5 West 4th Avenue from I-1 to CD-1 to permit development of two mixed-use industrial and office buildings. Staff conclude that the application is consistent with the objectives of the Plan.

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

* * * * *

4-36 West 3rd Avenue and 5 West 4th Avenue
DRAFT 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 plans 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.]

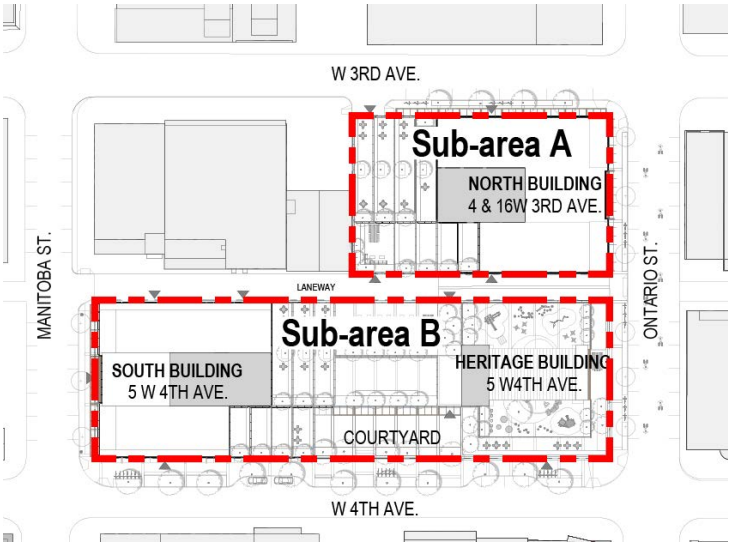
Designation of CD-1 District

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

Sub-areas

3. The site is to consist of two sub-areas generally as illustrated in Figure 1, solely for the purpose of establishing the maximum permitted building height for each sub-area.

Figure 1 – Sub-areas



Uses

4. 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) Institutional Uses;

   (c) Manufacturing Uses;

   (d) Office Uses;

   (e) Retail Uses;

   (f) Service Uses;

   (g) Transportation and Storage Uses;

   (h) Utility and Communication Uses;

   (i) Wholesale Uses; and

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

Conditions of use

5.1 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building except for:

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

   (b) farmers' market;

   (c) neighbourhood public house;

   (d) public bike share; and

   (e) restaurant,

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

5.2 Creative products manufacturing and office uses are not permitted on the first storey, or on any storey with its floor level within 2 m above finished grade.

Floor area and density

6.1 Computation of floor area must assume that the site area is 6,735.2 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

6.2 The maximum floor space ratio for all uses combined must not exceed 6.62, except that the floor space ratio for industrial uses must not be less than 3.3.

6.3 For the purposes of this by-law, Industrial Uses means:

(a) manufacturing uses;

(b) transportation and storage uses;

(c) utility and communication uses;

(d) wholesale uses;

(e) service uses limited to: catering establishment, laboratory, laundry or cleaning plant, motor vehicle repair shop, photofinishing or photography laboratory, production or rehearsal studio, repair shop - class A, sign painting shop, and work shop; and

(f) cultural and recreational uses, limited to artist studio - class B.

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

6.5 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 all such exclusions must not exceed 12% of the permitted floor area, and

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

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

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

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

(ii) bicycle storage, and

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

(d) all storage area below base surface.

6.6 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

7.1 Building heights in each sub-area must not exceed the permitted height for that sub-area, as set out in Table 1.

7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures in a sub-area, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed the permitted building height for that sub-area, as set out in Table 1.

Table 1 – Permitted Building Height

Sub-area	Building height	Building height for portions of the building with permitted common rooftop amenity space or mechanical appurtenances
A (north building)	55.6 m	57.6 m
B (south building	51.8 m	53.8 m

* * * * *

4-36 West 3rd Avenue and 5 West 4th Avenue
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared Perkins+Will, received Dec 5, 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:

Urban Design

1.1 Design development to enhance the overall public realm interface and to further strengthen the pedestrian activity in the vibrant Mount Pleasant Industrial Area by the following:

(a) Along the West 3rd Avenue frontage:

(i) Relocate the parkade access from West 3rd Avenue to the rear lane and extend the ground level industrial space to the west property line with glazing along the street frontage.

Note to Applicant: Refer also to Engineering condition 1.24.

(b) At the proposed Privately-Owned Public Space (POPS) / courtyard plaza along West 4th Avenue:

(i) Provision of high-quality operable glazing system at the ground floor retail frontage that allow for improved direct visual and physical connection between the interior and the courtyard plaza with further exploration of small-scale retail frontages.

Note to Applicant: This is intended to allow for activities to spill over into the courtyard plaza and for the flexibility of interior space to function as a covered outdoor patio seating.

(ii) Ensure that the plaza is inclusive and accessible, supports a diversity of activities and users, and has clear, welcoming and intuitive wayfinding and signage from the street intersections.

Note to Applicant: Refer also to the Plan, Sections 15.2.14 to 15.2.18 and Urban Design condition 2.1.

(c) Along the rear lane:

(i) Demonstrate design strategies to activate the laneway with exploration of improved landscape transition.

Note to Applicant: Refer also to the Broadway Plan, Sections 11.9.15 to 11.9.18.

(d) Around and through the campus sites:

(i) Provision of comprehensive wayfinding strategies with legible building entrances and enhanced lighting strategies to provide for visually-appealing and active illumination of the public realm.

Note the Applicant: The scale of the development requires comprehensive wayfinding and lighting design strategies. An architectural, landscape lighting and wayfinding strategies should be provided at the time of the Development Permit application demonstrating the design approach. Refer also to Landscape condition 1.12.

1.2 Design development to ensure that the proposed development does not negatively impact the feasibility of redevelopment potentials of the adjacent properties to the west by the following:

(a) Along the west shared property line:

(i) Remove glazing on Levels 2 to 4 on the west elevation of the north building with provision of an articulated solid party wall.

Note to Applicant: Provide dimensioned context plan and other drawings as necessary at the time of Development Permit application to demonstrate that required tower separation of 15.2 m (50 ft.) above four storeys remain accommodated to future neighbouring tower development at 60 West 3rd Avenue. Context plans should show reasonable redevelopment options for adjacent sites based on current policies and regulations with dimensions to building face.

(b) Along the rear lane:

(i) Provision of a signed letter from a certified professional to confirm that the amount of glazing proposed at the north elevation of the south building meets the standards of the Vancouver Building By-law (VBBL) requirements at the time of development permit application.

1.3 Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law; except that:

(a) The Director of Planning supports the proposed relaxation of loading spaces at the time of development permit application due to the site constraints caused by heritage retention, the provision of a POPS and as demonstrated in the applicant

test-fit drawings. Based on the current proposal, a minimum of 1 Class C loading space for each proposed building, and a minimum of 10 Class B loading spaces across both proposed buildings are required.

Note to Applicant: Where Class B and Class C loading spaces are shared, vertical clearance for Class C loading spaces shall be provided.

Note to Applicant: Refer also to Engineering Condition 1.24.

Economic Development

1.4 The applicant is to maintain 50% of the floor area for Production, Distribution and Repair (PDR) industrial uses to comply with the Plan and achieve 6.62 FSR in the Mount Pleasant Industrial Area (MIAA).

Note to Applicant: PDR industrial uses are defined as:

(a) Manufacturing Uses;

(b) Transportation and Storage Uses;

(c) Utility and Communication Uses;

(d) Wholesale Uses;

(e) Service Uses limited to: Catering Establishment, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Photofinishing or Photography Laboratory, Production or Rehearsal Studio, Repair Shop - Class A, Sign Painting Shop, and Work Shop; and

(f) Cultural and Recreational Uses, limited to Artist Studio - Class B.
are those listed under section 3.1.1.1(a) of the I-1 District Schedule. Creative Products Manufacturing is not permitted on the ground floor.

Note to Applicant: Digital Entertainment and Information Communication (DEICT) and Child Day Care Facility Uses will not be included in the CD-1 by-law as uses permitted in spaces designated for PDR industrial uses.

Note to Applicant: Creative Products Manufacturing is not permitted on the ground floor.

1.5 Maintain floor-to-floor heights for above-grade industrial spaces at 17 ft. or higher to conform with the *Industrial Spaces Guidelines*.

1.6 Maintain floor-to-floor heights for ground floor industrial spaces at 20 ft. or higher to conform with the *Industrial Spaces Guidelines,* except in the heritage part of the project.

Landscape Design

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 and proposed plant material. Plant material should be clearly illustrated on the landscape 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, 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 a vegetative cover calculation sheet, included with the landscape plans.

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

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

1.11 Provision of an Outdoor Lighting Plan.

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

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

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

1.13 Provision of landscape features intended to create bird-friendly design.

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

1.14 Coordination for the provision of new street trees or any proposed City-owned tree removals or City-owned tree pruning adjacent to the development site.

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements.

Provide a notation on the plan as follows, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be eight ft. long and 18 in. deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

Sustainability

1.15 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

1.16 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

1.17 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

1.18 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 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

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

1.20 Provision of a canopy application may be required should the encroaching structure(s) meet the specifications set out in Section 1.8.8 of the Vancouver Building By-Law (VBBL).

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

1.21 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 eight 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 ft. long and 18 in. 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 4 West 3rd Avenue will be as per City-issued design.”

Note to Applicant: Callouts must be included along with the note. An Engineering Project Coordinator will engage the developer to facilitate the delivery of any City design after development permit issuance.

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.

(b) Existing locations of:

(i) Street furniture, and

(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. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

(c) Deletion of:

(i) Proposed mid-block curb returns on West 3rd Avenue and show continuous curb along West 3rd Avenue between Ontario and Manitoba Streets,

(ii) Proposed special surface treatments from the City boulevard,

Note to Applicant: Surface treatments in hardscape areas of the boulevard and plaza are to be in standard concrete only. Surface treatments in the softscape areas of the front boulevard are to be grass.

(iii) Proposed bicycle parking encroachment, and

Note to Applicant: Class B bicycle parking spaces are to be on private property and proposals for public bike spaces on City property is a separate application to the City Street Furniture Coordinator.

(iv) Proposed concrete band from the lane.

Note to Applicant: Surface treatment in the lane is to be standard asphalt only.

(d) Correction of:

(i) Lane crossings at the lane entrances on Ontario and Manitoba Streets to be shown as standard City concrete lane crossings.

(e) 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.

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

Note to Applicant: Submit TDM Plan A, B, C or D. Amendments to the Parking Bylaw and the Transportation Demand Management (TDM) Administrative Bulletin were approved by Council on November 15th, 2023. New requirements came into effect Jan 1st, 2024, and apply to all development permits received after this date.

The preparation of the related TDM legal agreement, due prior to development permit issuance, includes the requirement for collection of a fee by Development Building and Licences for service as approved in the following Council Report: https://council.vancouver.ca/20231003/documents/r2.pdfand will be due prior to issuance of the development permit.

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

(a) Safe, functional parkade access interface with the City Right-Of-Way, including:

(i) Relocation of the parkade access for the North Building to the lane.

Note to Applicant: Refer also to Urban Design Condition 1.1.b.

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

(a) Minimum 3.6 m (11.8 ft.) width and 23.1 m (75.8 ft) length for Class C spaces;

(b) Minimum 4.3 m (14.1 ft.) vertical clearance within and to/from each Class C space; and

(c) Minimum 3.1 m (28.2 ft.) side clearance for Class C spaces.

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

Note to Applicant: Refer also to Urban Design Condition 1.3.

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

(a) Class B spaces fully on private property.

1.26 Update the architectural plans to provide:

(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; and

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

1.27 Provision of on-site rainwater management in accordance with Vancouver 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.

1.28 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.

1.29 Provision of the areaway cut-off wall to be designed by a Professional Structural Engineer and constructed on the property owner's side of the property line.

1.30 The property owner is responsible for removing and/or relocating all solvent tanks, utilities, mechanical equipment, construction materials, debris etc. located in the areaway and sidewalk cavity.

1.31 Provision of the existing areaway roof structures (sidewalk) and the outer areaway walls to be removed prior to occupancy permit issuance.

1.32 Submission of a record of inspection of the completed areaway cut off wall to Engineering Services prior to occupancy permit issuance.

1.33 Provision of the property owner's engineer of record to submit a letter of attestation confirming that the areaway and sidewalk cavity has been satisfactorily decommissioned prior to occupancy permit issuance.

Note to Applicant: The letter shall include backfill material specifications and compaction testing results, and field review reports confirming breakout of areaway walls.

1.34 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Draw and label container outlines and label each amenity. Amenities designed below grade require written confirmation from a waste hauler that access and pick up from the location can be made without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane.

Refer to the *Garbage and Recycling Facility Storage Amenity Design Supplement* for more information: Guidelines: Garbage and Recycling Storage Facility Design.

1.35 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.

1.36 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 *Engineering Design Manual* Section 2.4.4 Key Plan https://vancouver.ca/files/cov/engineering-design-manual.PDF; and

(b) All third-party service lines to the development 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

1.37 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 and to the General Manager of Planning and Development, the General Manager of Arts, Culture and Community Services, the General Manager of Engineering Services, the Director of Facility Design and Management and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Urban Design

2.1 Arrangements are to be made to the satisfaction of the Director of Planning and the Director of Legal Services for a Statutory Right-of-Way (SRW) for public life use over the proposed Privately-Owned Public Space (POPS).

Note to Applicant: The final dimensions are to be determined through the development permit process but should be consistent with the conditions outlined in this report. Refer also to Urban Design Condition 1.1 b).

Engineering Services

2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of Lot 8 and Lot F (Explanatory Plan 7225), both of Block 19 District Lot 200A Plan 197 to create a single parcel; and for the consolidation of Lot A Plan 1204 and Lot G Plan 11526, both of Block 19 District Lot 200A to form a second, separate parcel.

2.3 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Easement & Indemnity Agreements 73061H, GC49544 and 4031M (commercial crossings) and 481449M (encroachment) prior to building occupancy.

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

2.4 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of the Easement and Indemnity Agreement GE15377 and BP204097 - 99 (encroachments) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment. Confirmation that all encroachments have been removed from the Easement areas is required prior to release of Agreements GE15377 and BP204097 - 99.

2.5 Make arrangements (legal agreements) to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for all building elements that encroach onto City property.

Note to Applicant: Sheets A20-02, A20-03 and A20-05 appear to indicate that there are existing encroachments onto Ontario Street and West 4th Avenue from the heritage façade (roof parapet). Upon completion of the exterior work, a new BC Land Surveyor's Location Certificate will be required to confirm the extent of any building encroachments at that time.

2.6 Provision of a Statutory Right-Of-Way (SRW) for public pedestrian use over a portion of the site, adjacent to Manitoba Street, East 3rd Avenue and Ontario Street where portions of the heritage building are not being retained, to achieve a 0.65 m offset distance from the property line. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement. Column encroachment into a portion of the SRW area is acceptable.

Note to Applicant: The preparation of this legal agreement includes the requirement for collection of a fee by Development Building and Licences for service as approved in the following Council Report: https://council.vancouver.ca/20231003/documents/r2.pdf and will be due prior to issuance of the development permit.

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

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

(a) Decommission the encroachment comprising of 120 sq. ft. sidewalk cavity (areaway), situated on the west side of Ontario Street between West 4th Avenue and the lane north of West 4th Avenue to the satisfaction of the General Manager of Engineering Services, prior to occupancy permit issuance.

Note to Applicant: The property owner shall be responsible for obtaining all required permits for the work (building permit and street use permit, as a minimum). Refer to the City's *Engineering Design Manual*: https://vancouver.ca/files/cov/engineering-design-manual.PDF and Vancouver Building By-law (VBBL,) Encroachment By-law 4243, *City's Engineering Design Manual, Structures Guidelines for Areaways*.

Please see Part 1 for detailed requirements.

A person who wishes to remove an areaway shall:
- Install a cut off wall integral to the building to the satisfaction of the Chief Building Official.
- Waterproof the cut-off wall to the satisfaction of the Chief Building Official.
- Backfill and restore the street surface in accordance with the City Encroachment By-law No. 4243 and to the satisfaction of the City Engineer.

(b) 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 Jensen Hughes dated October 4, 2023, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm. Should the development require water service connections larger than 200 mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

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.

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

Note to Applicant: Implementation of development(s) at 4-36 West 3rd Avenue and 5 West 4th Avenue does not require any sewer upgrades.

Development on 5 West 4th Avenue to be serviced to the existing 450 mm SAN on West 4th Avenue or 350 mm SAN on Ontario Street; and 675 mm STM sewers on Ontario Street.

Development on 4-36 West 3rd Avenue to be serviced to the existing 900 mm SAN and 375 mm STM sewers on West 3rd Avenue.

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

(i) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk,

(ii) Minimum 1.2 m wide front boulevard,

(iii) Corner curb ramps at the intersection of Manitoba Street and West 4th Avenue, and

(iv) Removal of existing driveway and replacement with full-height curb, boulevard, and sidewalk.

Note to Applicant: 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. Confirm if your site is within a *Streetscape Design Guideline* area and follow the applicable guidelines.

(e) Provision of street improvements with appropriate transitions, along Ontario Street adjacent to the site, including:

(i) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk,

(ii) Minimum 1.2 m wide front boulevard,

(iii) Corner curb ramps at the intersection of Ontario Street and West 4th Avenue,

(iv) Corner curb ramps at the intersection of Ontario Street and West 3rd Avenue,

(v) Corner curb bulges (at the intersections of West 3rd Avenue and West 4th Avenue) including relocation of the existing catch basin and road reconstruction if/as required to accommodate the curb bulges,

(vi) Concrete median (at West 3rd Avenue), and

(vii) Concrete pad for PBS (public bike share) station,

Note to Applicant: 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. Confirm if your site is within a *Streetscape Design Guideline* area and follow the applicable guidelines.

(f) Provision of street improvements with appropriate transitions, along West 3rd Avenue adjacent to the site, including:

(i) Minimum 2.4 m broom finish saw-cut concrete sidewalk,

(ii) Minimum 1.2 m wide front boulevard,

(iii) Corner curb bulge (at the intersection with Ontario Street), including road reconstruction if/as required to accommodate the curb bulge, and

(iv) Removal of existing driveway and replacement with full-height curb, boulevard, and sidewalk.

Note to Applicant: 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. Confirm if your site is within a *Streetscape Design Guideline* area and follow the applicable guidelines.

(g) Provision of street improvements with appropriate transitions, along West 4th Avenue adjacent to the site, including:

(i) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk,

(ii) Minimum 1.2 m wide front boulevard,

(iii) Corner curb ramps at the intersection of West 4th Avenue and Manitoba Street,

(iv) Curb and gutter, including road reconstruction as required to accommodate the new curb,

(v) Corner curb bulges (at the intersections of Ontario Street and Manitoba Street), including relocation of the existing catch basin and road reconstruction if/as required to accommodate the curb bulges,

(vi) Mid-block curb bulge including road reconstruction if/as required to accommodate the curb bulge, and

(vii) Removal of existing driveway and replacement with full-height curb, boulevard and sidewalk.

Note to Applicant: The City will provide a geometric design for all of these street improvements. Final design of these street improvements should also follow the upcoming *Broadway Public Realm Plan.*

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

(i) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Ontario Street, and

(ii) new standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Manitoba Street.

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

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

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

(i) Installation of a bioretention curb bulge system along West 4th Avenue adjacent to the site at Manitoba Street end of block, 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 plants, growing medium, and perforated pipe sub drain connected to the sewer system. To be coordinated with Streets and Transportation.

(ii) Removal of proposed center block on West 4th Avenue Green Rainwater Infrastructure bioswale.

(iii) Installation of a bioretention system along Ontario Street, adjacent to the site at 3rd Avenue end of block, 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 plants, growing medium, and perforated pipe sub drain connected to the sewer system.

(iv) Provision of street improvements along the lane, adjacent to the site for full length of block including:

1. Installation of porous asphalt to treat and retain 90% of average annual rainfall runoff. Permeable pavement structure will be applied from edge to edge for the entire laneway width fronting the property.

2. Installation or relocation of a pair of catch basins at the downstream end of the laneway to remove access runoff to the drainage system.

Note to Applicant: Permeable pavement structure may include permeable pavement material, rock reservoir/sub-base, storage, and underdrain, etc.

The proposed permeable laneway pavement structure should provide equal performance and design life as the City “Higher-Zoned Laneway” standards.

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

(j) Provision of speed humps in the lane south of West 3rd Avenue between Manitoba Street and Ontario Street.

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

(l) Provision of Ontario Street/West 3rd Avenue, Ontario Street/West 4th Avenue, Manitoba Street/West 4th Avenue entire intersections street lighting upgrade to current City standards and IESNA recommendations.

(m) Provision of new or replacement duct banks that meets 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.

(n) 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.

(o) Provision of new electrical service cabinet/kiosk on Ontario Street.

Note to Applicant: The kiosk shall be fed by BC Hydro underground grid. As such, a Right-of-Way (RoW) space shall be provided on-site to accommodate BC Hydro pad mounted transformer.

Note to Applicant: A Development and Major Projects construction coordinator will contact the applicant in the development permit stage and coordinate the submission of the detailed electrical design. The detailed electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

(p) 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 in. 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.

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

Note to Applicant: The preparation of this legal agreement includes the requirement for collection of a fee by Development Building and Licences for service as approved in the following Council Report: https://council.vancouver.ca/20231003/documents/r2.pdf and will be due prior to issuance of the development permit.

Heritage

2.8 That Council designates the Nelson's Laundry Building as protected heritage property, and that the associated Designation By-law is enacted by Council, and notice is registered in the Land Title Office to the satisfaction of the Director of Planning and the Director of Legal Services.

2.9 Provision of a Heritage Restoration Covenant, which is to be completed and registered on title, obligating the owner, and future owners over time, to protect and maintain the heritage building, and related matters, to the satisfaction of the Director of Planning and the Director of Legal Services.

Note to Applicant: Please contact the heritage planner, James Boldt, at james.boldt@vancouver.ca to initiate the drafting of this agreement.

2.10 Digital copies of the approved Statement of Significance / Conservation Plan are to be provided.

Note to Applicant: Final versions of the documents are to incorporate any feedback from heritage staff.

Commercial Linkage Contribution

2.11 Pay to the City a contribution of $2,511,737 to be allocated to support the delivery of the Broadway Plan Public Benefits Strategy, which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City, and in a form and on terms and conditions satisfactory to the Director of Legal Services.

Non-stratification Covenant

2.12 Enter into a Covenant pursuant to Section 219 of the Land Title Act satisfactory to the Director of Planning and the Director of Legal Services prohibiting both the separate sale and the strata subdivision of the property.

Public Art

2.13 Execute an agreement satisfactory to the Director of Legal Services and the Arts, Culture and Community Services Deputy General Manager, Arts, Culture & Tourism (ACT) for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager.

Note to Applicant: Consult with the Head of Public Art regarding opportunities for investment in public spaces as per the Plan.

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

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

Environmental Contamination

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

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

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

(c) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

Agreements

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

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

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

* * * * *

4-36 West 3rd Avenue and 5 West 4th Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

DRAFT AMENDMENTS TO THE SIGN BY-LAW

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

"4-36 West 3rd Avenue and 5 West 4th Avenue [CD-1 #] [By-law #] I-1"

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

Amend Schedule A (Activity Zone) by adding the following:

"[CD-1 #] [By-law #] 4-36 West 3rd Avenue and 5 West 4th Avenue"

DRAFT AMENDMENTS TO THE VANCOUVER DEVELOPMENT COST LEVY BY-LAW NO. 9755

In section 1.2, Council amends the definition of "mixed-employment (light industrial)" by striking out ";" at the end of the definition and substituting ", and the land zoned as [CD-1 ( )] [By-law #] with respect only to those uses that the CD-1 by-law permitted on [date of enactment];"

DRAFT AMENDMENTS TO THE VANCOUVER UTILITIES DEVELOPMENT COST LEVY BY-LAW NO. 12183

In section 1.2, Council amends the definition of "mixed-employment (light industrial)" by striking out ";" at the end of the definition and substituting ", and the land zoned as [CD-1 ( )] [By-law #] with respect only to those uses that the CD-1 by-law permitted on [date of enactment];"

* * * * *

4-36 West 3rd Avenue and 5 West 4th Avenue
Additional Information

VANCOUVER HERITAGE COMMISSION

MINUTES

May 6, 2024

A meeting of the Vancouver Heritage Commission was held on Monday, May 6, 2024, at 11:03 AM, in the Business Centre Meeting Room, 2nd Floor, City Hall, and via electronic means.

PRESENT:	James Evans, Chair Shawn Preus, Vice-Chair John Atoyebi* Paul Giles Michael Gordon Nancy Kirkpatrick Hilary Macdonald Mika Yamada
ABSENT:	Alison Fraser (Leave of Absence) Judy Lam Maxwell (Leave of Absence)
ALSO PRESENT:	Councillor Mike Klassen, Council Liaison James Boldt, Heritage Planner, Staff Liaison Representative
CITY CLERK'S OFFICE:	Ana Denissenko, Committee Clerk

*Denotes absence for a portion of the meeting.

WELCOME

The Chair acknowledged we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh Peoples. We thank them for having cared for this land and look forward to working with them in partnership as we continue to build this great city together.

1. 4 – 36 West 3rd Avenue and 5 West 4th Avenue (VHR C)
Dominion Laundry Building (Nelson's Laundry)
Heritage Conservation and Designation
RZ-2023-00070 (Rezoning Application)

Staff:

- James Boldt, Heritage Planner, Heritage Group
- Susanne Ruhle, Planner, Rezoning Centre
- David Cha, Planner, Rezoning Centre

Applicants:

- Cheryl Yip, Development Manager, PCI Developments
- Ryan Bragg, Principal, Perkins & Will
- Aaron Knorr, Architect, Perkin & Will
- Donald Luxton, Heritage Consultant, Donald Luxton & Associates
- Paola Aggarwal, Heritage Consultant, Donald Luxton & Associates

Materials:

- Conservation Plan and Heritage Statement
- Drawings

Staff and applicants provided a presentation on 4 – 36 West 3rd Avenue and 5 West 4th Avenue (VHR C) Dominion Laundry Building (Nelson's Laundry) and responded to questions and comments.

Following the discussion, it was

MOVED by Commissioner Gordon
SECONDED by Commissioner Preus

WHEREAS the building at 5 West 4th Avenue is listed on the Vancouver Heritage Register in C-category;

THEREFORE BE IT RESOLVED THAT the Vancouver Heritage Commission endorse the proposed development including the conservation plan and the proposed designation of the building.

CARRIED UNANIMOUSLY

* * * * *

4-36 West 3rd Avenue and 5 West 4th Avenue
Public Consultation Summary

1. List of Engagement Events, Notification, and Responses

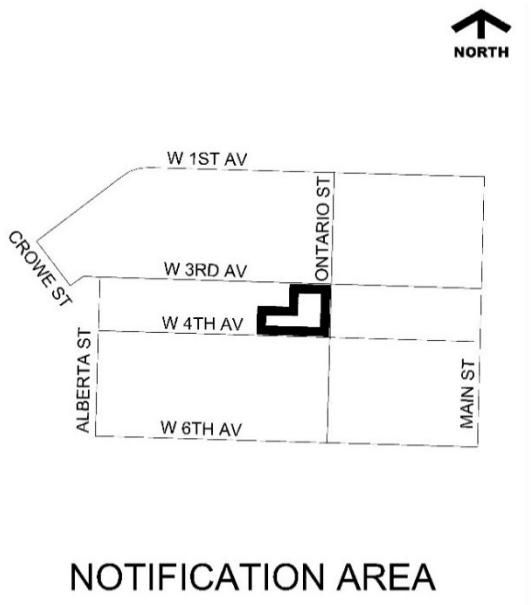
	Date	Results
Event		
Question and Answer Period (City-led)	March 27, 2024 – April 9, 2024	183 participants (aware)* • 74 informed • 19 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	March 13, 2024	4,448 notices mailed
Public Responses		
Online questions	March 27, 2024 – April 9, 2024	0 submittals
Online comment forms • Shape Your City platform	February 2024 – August 2024	43 submittals
Overall position • support • opposed • mixed	February 2024 – August 2024	43 submittals • 35 responses • 7 responses • 1 response
Other input	February 2024 – August 2024	2 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	February 2024 – August 2024	774 participants (aware)* • 285 informed • 43 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 who 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 who submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic and ordered by frequency.

Generally, comments of support fell within the following areas:

- **Heritage retention:** Retention and rehabilitation of the Nelson's Laundry Building is supported. The stepped design of the buildings complements the heritage building and has a visually appealing relationship.

- **Childcare:** Strong support for the provision of childcare services as it will provide an essential and much needed service to the neighbouring community and future employees of the building.

- **Land Use:** Support for provision of additional much needed industrial space that employees can easily reach by transit and on bike as well as innovative uses such as retail and food and beverage service options included on the ground floor. Excellent addition to the life sciences ecosystem in the area.

- **Public Realm:** The provision and design of the publicly accessible courtyard space is supported. It enhances the public realm and potentially could provide space for public gathering, festivals, markets, and other similar events.

- **Design and Form of Development:** The design and massing of the proposed development is attractive and appropriate for the area, with notable support for the terraced design of the buildings as it differs from the usual bulky design of industrial buildings and it will benefit the efficiency and sustainability of the area.

Generally, comments of concern fell within the following areas:

- **Housing:** Concerns are expressed that no residential component has been provided as part of the development, especially given concerns surrounding current housing vacancy rates.

- **Land use:** There are concerns that there is not a large enough demand for the proposed office use, and that the building will be under-utilised or left partially empty.

- **Design and Form of Development:** The building massing is too large, too much site coverage and it overwhelms neighbouring sites as it seems to lack tower separation. The wall like massing of the two juxtaposed buildings across the block is overwhelming despite the terracing.

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

General comments of support:

- The proposed uses of this development are supported.
- The development will positively revitalise the neighbourhood, particularly supporting businesses and commercial activity.
- Space between the two buildings in the centre of the block preserve a view of the North Shore Mountains.
- Green roofs, trees and greenery included is highly appreciated as this area has a dire shortage of them, and it aligns with the City's strategy to mitigate heat islands.
- Proposal has been crafted in a way that can support the closure of the adjacent block of Ontario Street
- Exciting to see that heavy timber is being used in the new construction.
- Acknowledgement of the Climate Emergency in the application booklet is appreciated.

General comments of concern:

- Building out to the lot lines will be physically imposing and negatively affect neighbouring sites and street frontage.
- Will shadow neighbours and block access to sunlight.
- The development will block views from neighbouring properties.
- The laneway must remain open for large commercial transport vehicles that service surrounding businesses.

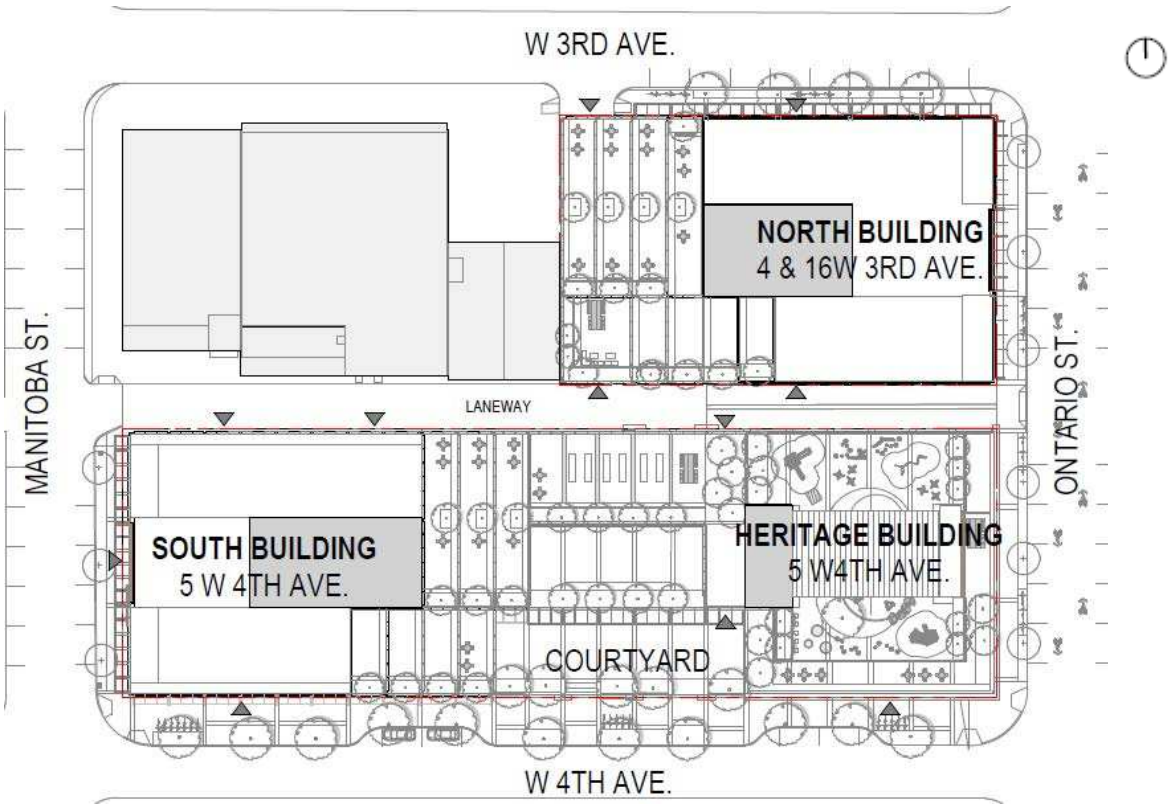
General neutral comments:

- The development should be designated for residential or high-density housing.
- Additional height and density would be supported for this development.
- Locating a retail or café along Ontario either at 3rd or 4th Avenue would be worth exploring as it would provide a respite for cyclists, and take advantage of the City's plans to make it a traffic calmed space.

* * * *

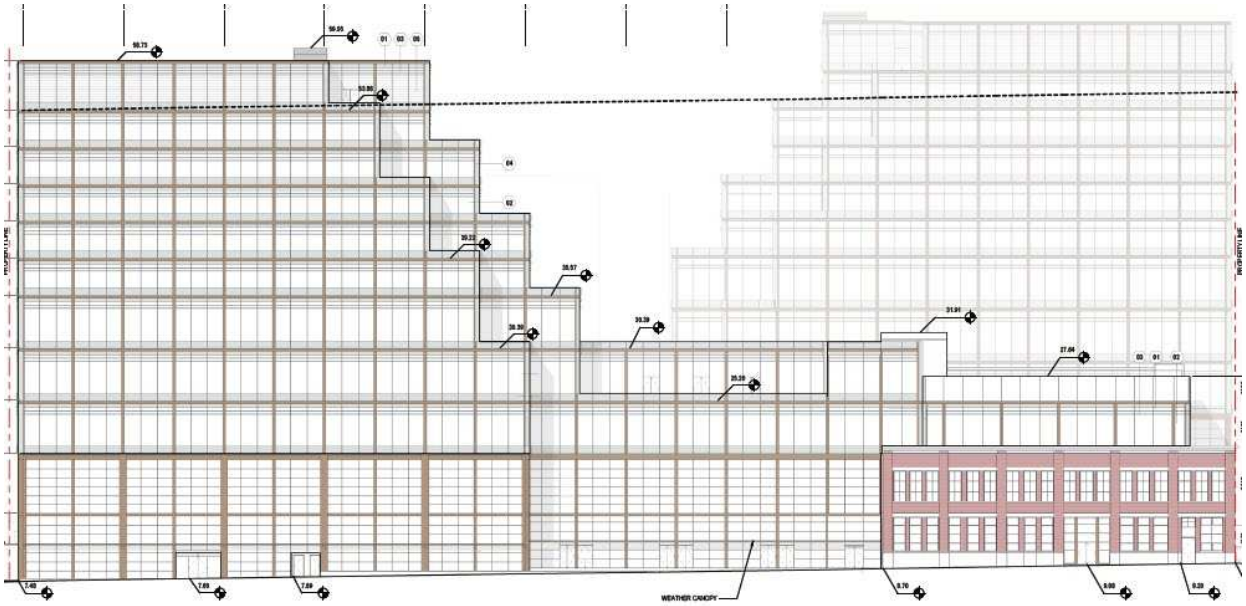
4-36 West 3rd Avenue and 5 West 4th Avenue
FORM OF DEVELOPMENT DRAWINGS

Site Plan

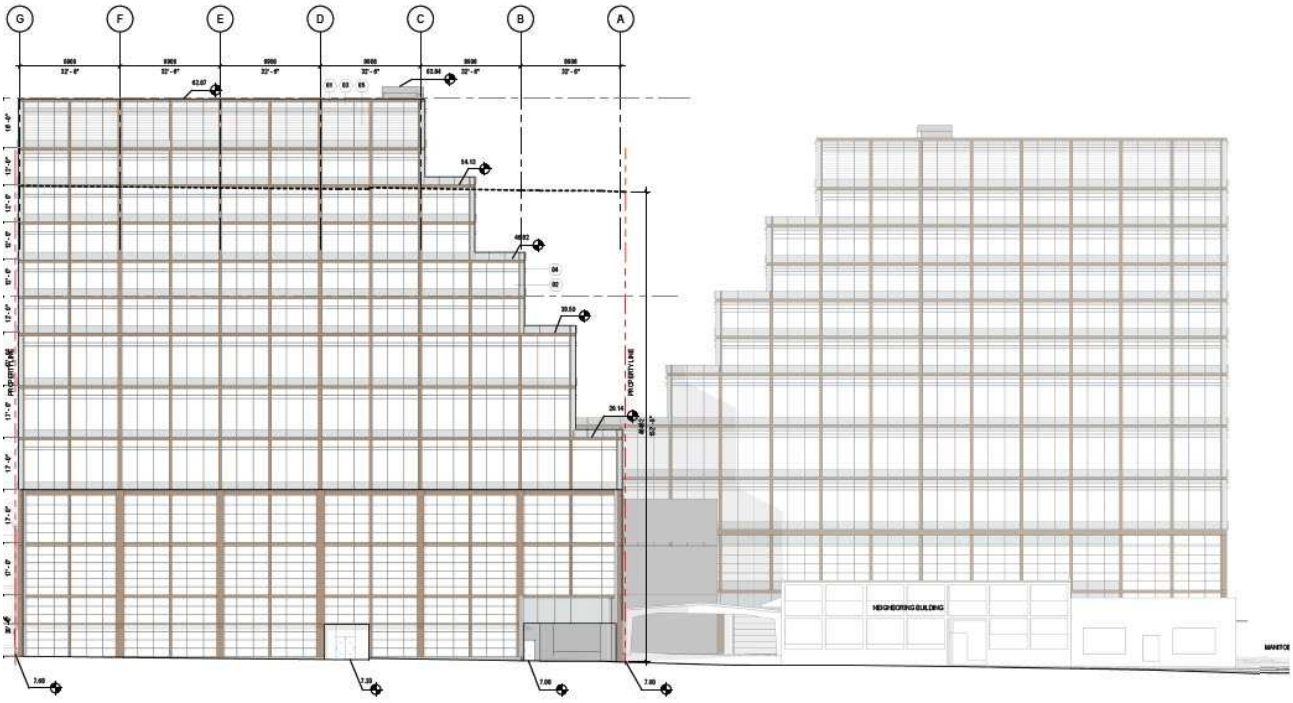


Landscape Plan

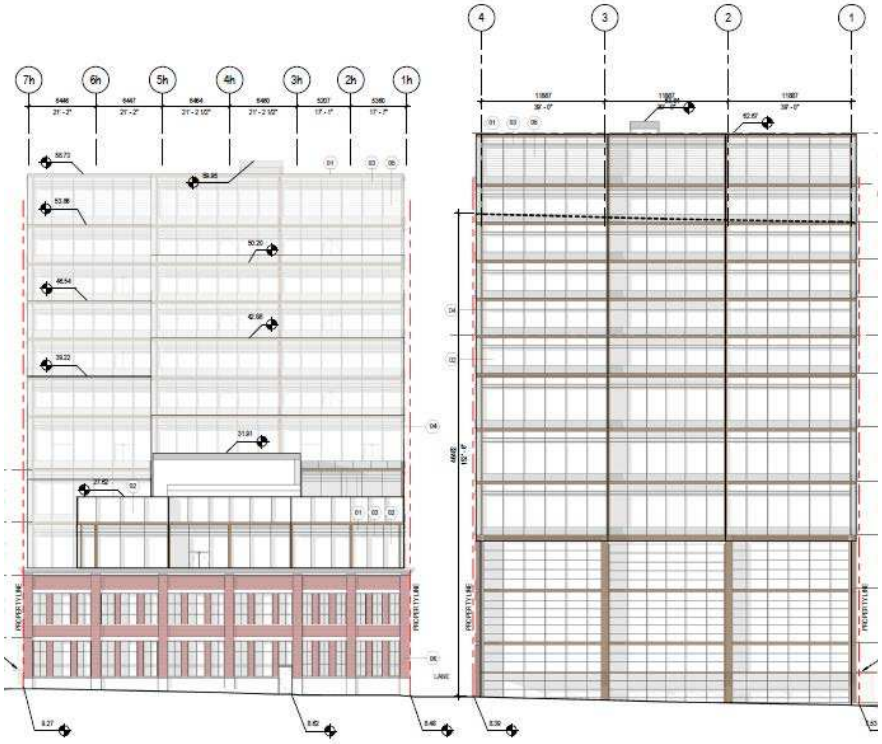
South Elevation



North Elevation

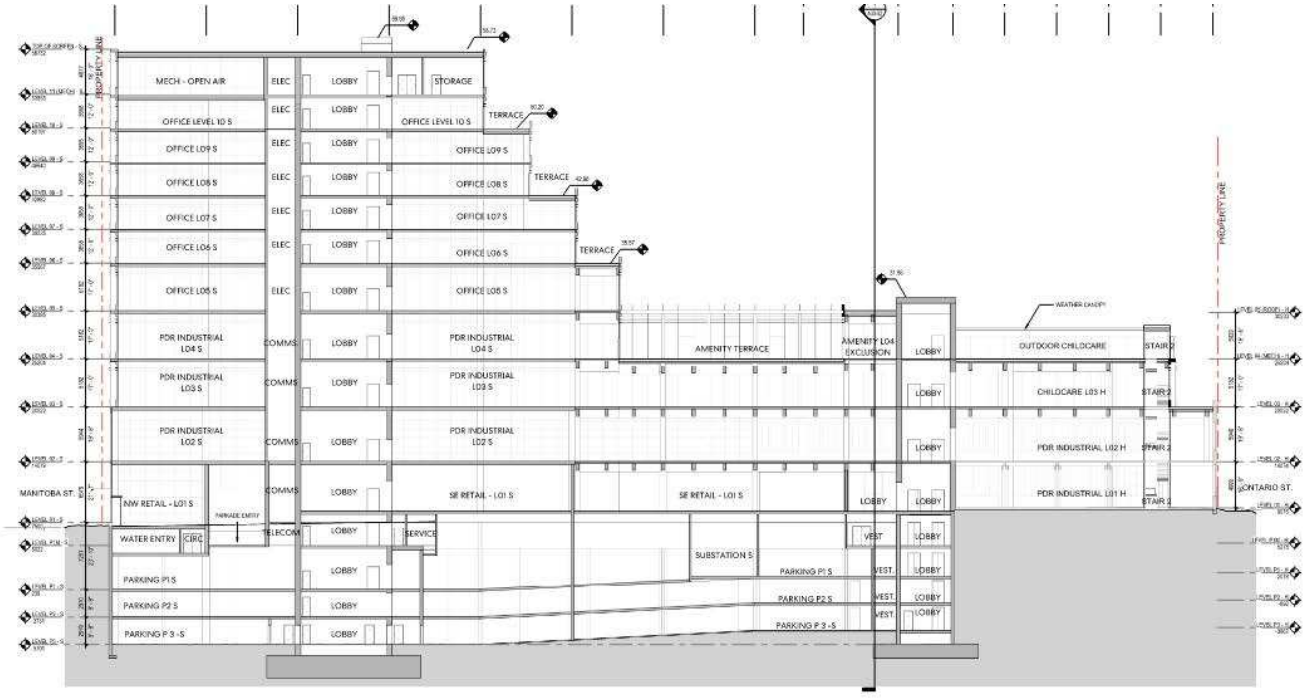


East Elevation

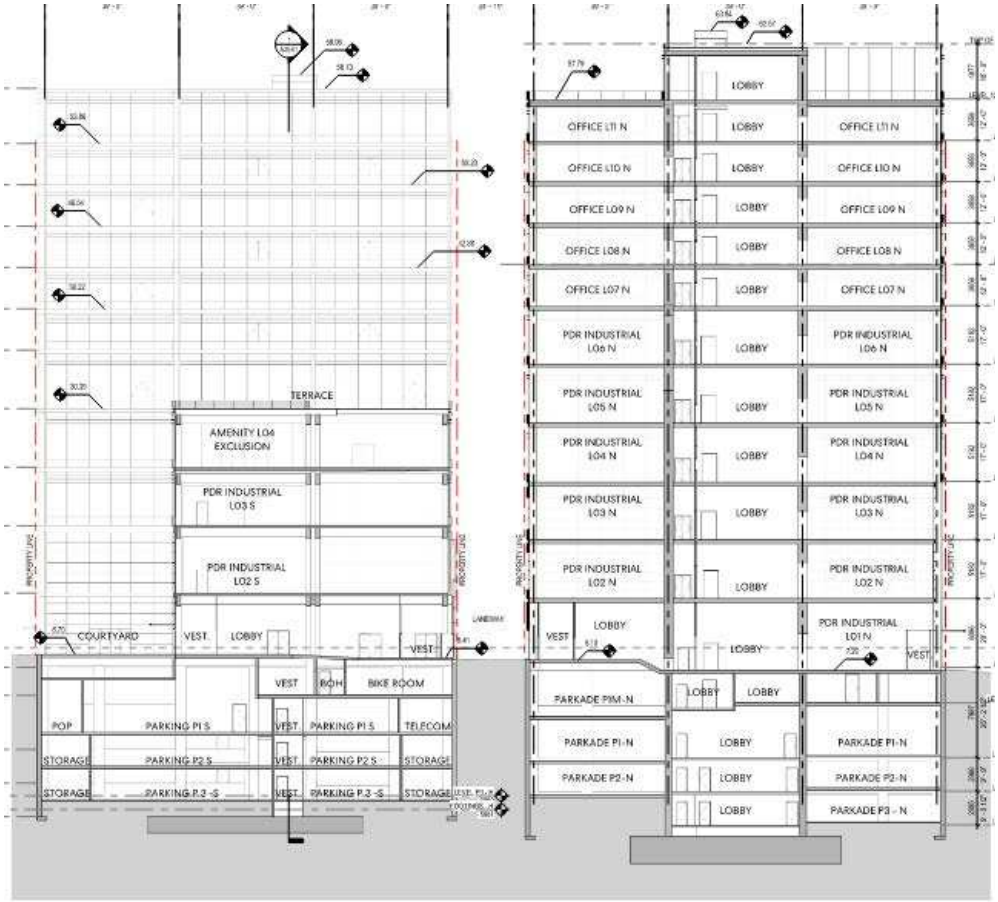


West Elevation

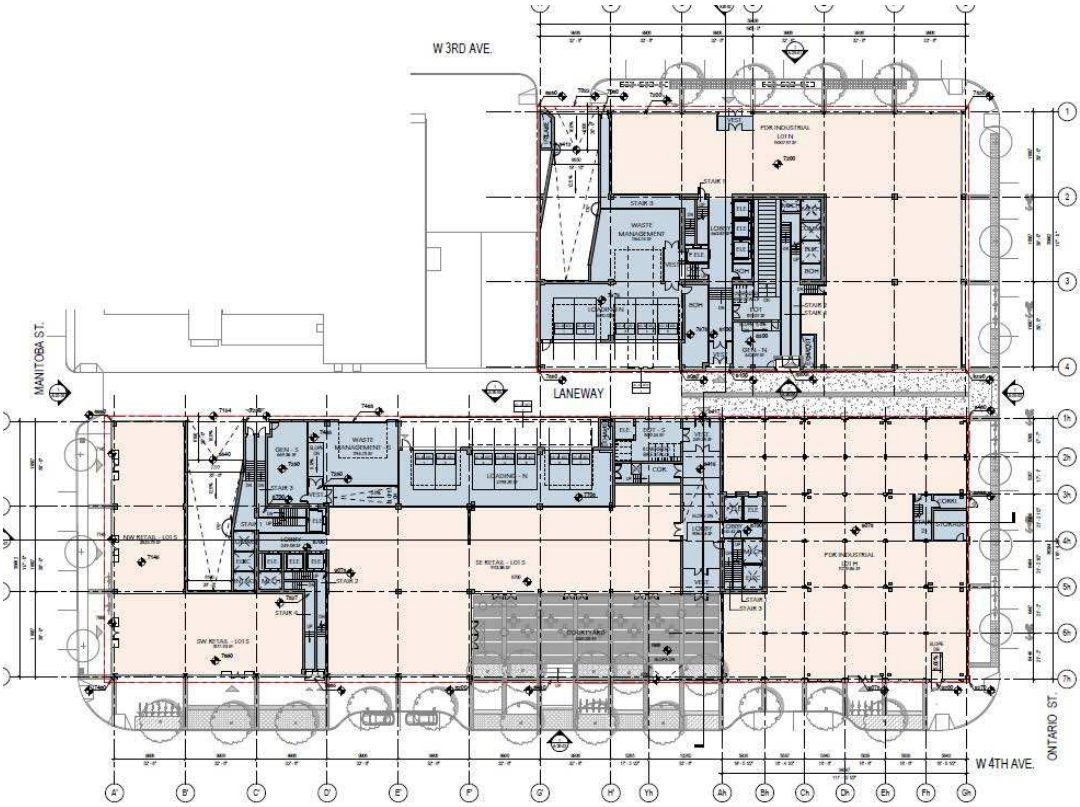
Overall Building South Side



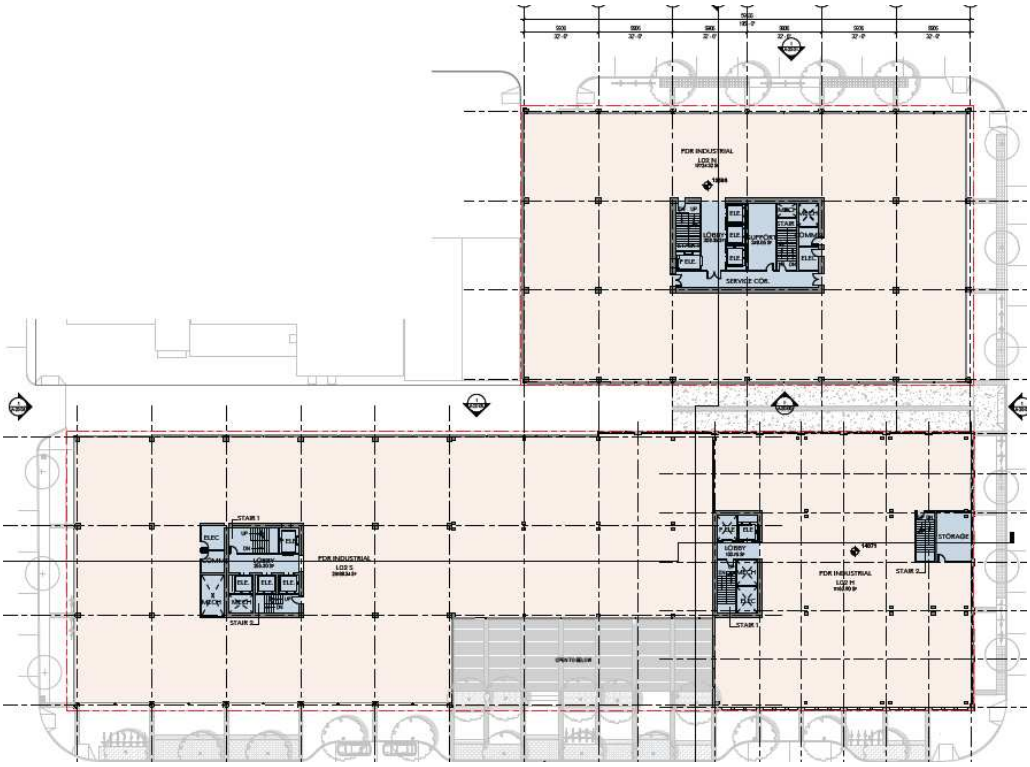
Overall Building West Side



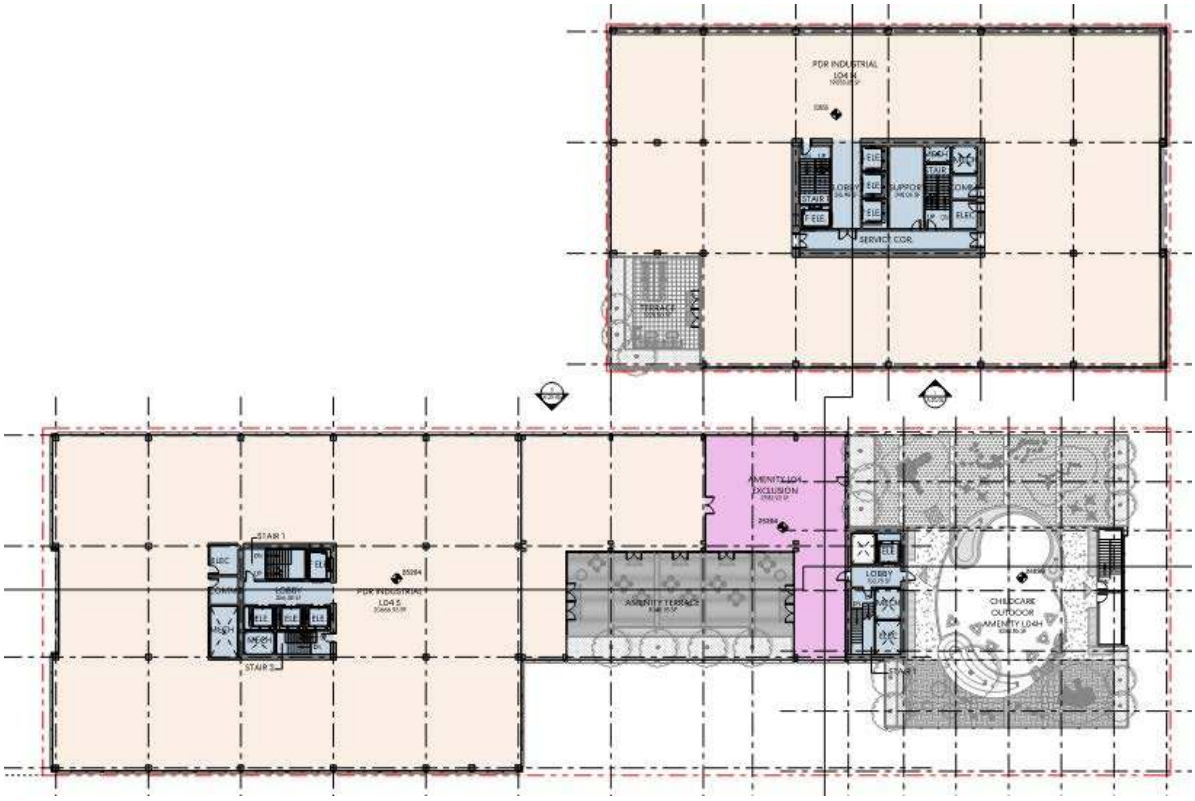
Ground Level Floor Plan



Floor Plan Levels 2 and 3



Floor Plan Level 4



Typical Floor Plan Levels 6 to 10

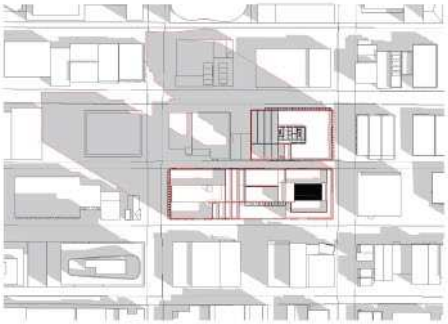
Perspectives

Aerial View from the East

Aerial View from the Southeast

Facing 5 West 4th Avenue

Shadow Study



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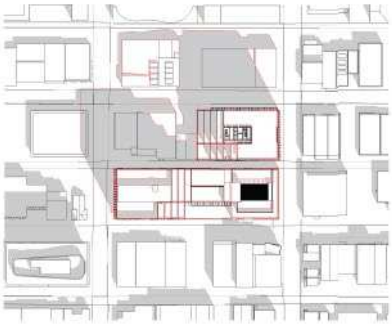

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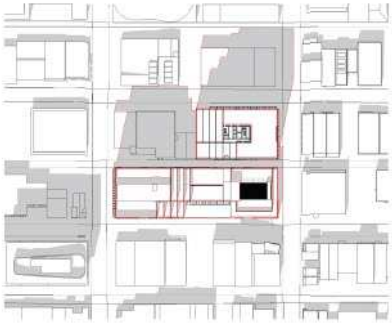

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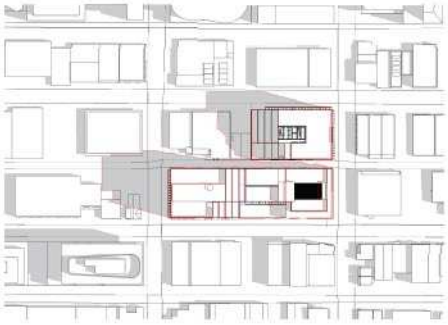

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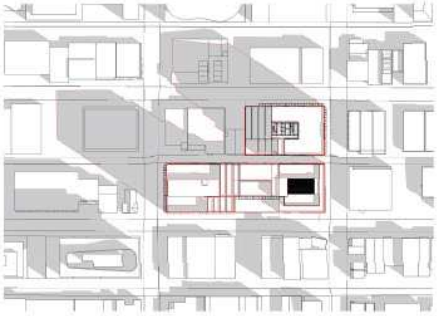

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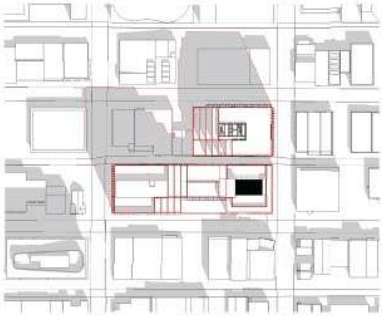

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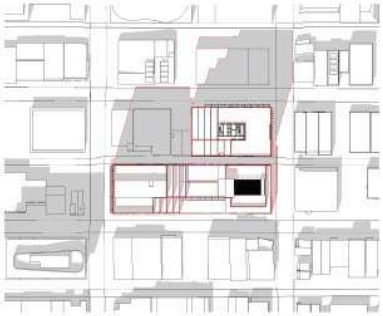

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4-36 West 3rd Avenue and 5 West 4th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

Proposal for two mixed-use buildings containing industrial, retail and office uses and a private child day care facility.

Public Benefit Summary:

The proposal will provide DCLs, public art contribution and commercial linkage contribution allocated to support the delivery of the the Broadway Plan Public Benefits Strategy.

	Current Zoning	Proposed Zoning
Zoning District	I-1	CD-1
FSR (site area = 72,497 sq. ft. [6,735.2 sq. m])	3.0	6.62
Floor Area (sq. ft.)	217,491 sq. ft.	479,640 sq. ft.
Land Use	Industrial	Industrial/Office

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL[1,2]	$8,490,462
Utilities DCL[1,2]	$2,660,678
Public Art[3]	$949,687
Commercial Linkage Contribution	$2,511,737
TOTAL VALUE OF PUBLIC BENEFITS	**$14,612,564**

Other Benefits (non-quantified): N/A

[1] Based on by-laws in effect as of September 30, 2024. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL By-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's DCL Bulletin for more details.

[2] The floor area associated with the conservation of the heritage building may qualify as exempt under the DCL By-law, to be determined at the development permit stage.

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

* * * * *

4-36 West 3rd Avenue and 5 West 4th Avenue
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description	Property Owner
5 West 4th Avenue	009-052-836	Lot G Block 19 District Lot 200A Plan 11526	PCI West 4th Holdings Ltd. (Inc. No. BC1272103)
	014-893-169	Lot A Block 19 District Lot 200A Plan 1204	
4 West 3rd Avenue	015-525-481	Lot 8 Block 19 District Lot 200A Plan 197	PCI West 3rd Holdings Ltd. (Inc. No. BC1272104)
16-36 West 3rd Avenue	015-525-546	Lot F (Explanatory Plan 7225) Block 19 District Lot 200A Plan 197	

Applicant Information

Architect	Perkins+Will
Developer	PCI Developments

Development Statistics

	Permitted Under Existing Zoning	Proposed	
Site Area	72,497 sq. ft. (6,735.2 sq. m)	72,497 sq. ft. (6,735.2 sq. m)	
Zoning	I-1 (Industrial)	CD-1	
Uses	Uses per I-1	Industrial, Office, Retail, Child Day Care Facility	
Max. Density	3.0 FSR	6.62 FSR	
Floor Area	20,206 sq. m (217,491 sq. ft.)	Industrial	24,522 sq. m. (263,953 sq. ft.)
		Retail	1,547 sq. m (16,658 sq. ft.)
		Office	17,166 sq. m (184,773 sq. ft.)
		Child Day Care Facility	1,324 sq. m (14,251 sq. ft.)
		Total	**44,560 sq. m (479,640 sq. ft.)**
Max. Height	30.5 m (100 ft.)	South building: 51.8 m (170 ft.) North building: 55.6 m (182 ft.)	
Parking, Loading and	Per Parking By-law	**Parking** Total for north building 150 Total for south building 255	

Bicycle Spaces		**Loading Spaces** North building South building	 7 Cl A, 5 Cl B and 1 Cl C 9 Cl A, 7 Cl B and 1 Cl C
		Bicycle Parking North building South building	 50 Cl A, 6 Cl B 151 Cl A, 12 Cl B
Natural Assets	0 on-site by-law trees: 9 City trees	72 on-site trees, Nine City trees to be retained To be confirmed at development permit stage	

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