CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	January 21, 2025
Contact:	Simon Jay
Contact No.:	604.829.2004
RTS No.:	17726
VanRIMS No.:	08-2000-20
Meeting Date:	February 4, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 2950 Prince Edward Street

RECOMMENDATION TO REFER

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

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary 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 QuadReal Property Group, on behalf of 2950 PE Holdings Inc, the registered owners of the lands located at 2950 Prince Edward Street [*PID 031-005-888; Lot A District Lot 264A Group 1 New Westminster District Plan EPP97528*], to rezone the lands from from C-2 (Commercial) and RM-4 (Residential) to CD-1 (Comprehensive Development) District to permit a mixed-use development with two towers of 32 storeys and 25 storeys containing 542 secured rental units, of which 20% of the residential floor area will be below-market rental units, a private child day care facility, commercial space, a floor space ratio (FSR) of 8.50, and building heights of 100.6 m (330 ft.) and 81.0 m (266 ft.) with additional height for roof top amenities and elevator rooms, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Acton Ostry Architects, received January 19, 2024;

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

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

C. THAT 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 B, 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 Recommendations A to D be adopted on the following conditions:

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

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

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

REPORT SUMMARY

This report evaluates an application to rezone 2950 Prince Edward Street from C-2 (Commercial) and RM-4 (Residential) to CD-1 (Comprehensive Development) District. The proposal is to permit a development with towers of 32 storeys and 25 storeys, containing 542 rental units, of which 20% of the residential floor area will be below-market rental units, a 37-space private child day care facility, and ground-floor commercial space. Staff have assessed the application and conclude that it meets the intent of the *Broadway Plan* (Plan).

Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Broadway Plan (2022, last amended 2024)
- Interim Housing Needs Report (2025)
- Housing Vancouver Strategy (2017)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Community Amenity Contributions for Rezonings (1999, last amended 2024)
- 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 (1994, last amended 2014)
- Green Buildings Policy for Rezonings (2010, last amended 2024)
- Urban Forest Strategy (2014, last amended 2018)
- Latecomer Policy (2021)

REPORT

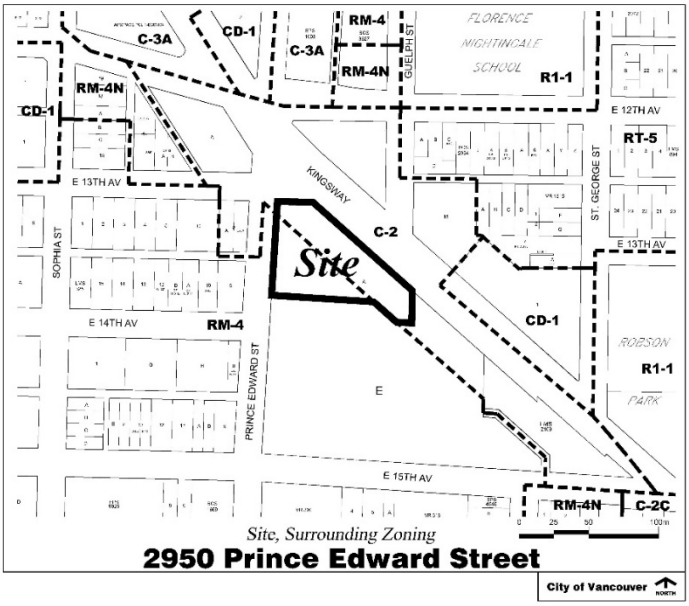
Background/Context

1. Site and Context

The irregular shaped 4,919.7 sq. m (52,955 sq. ft.) site is located to the south of the intersection at Kingsway, Prince Edward Street and East 13th Avenue in the Mount Pleasant neighbourhood (see Figure 1). The site is split zoned C-2 (Commercial) and RM-4 (Residential) Districts and operates as a surface parking lot for the adjacent Mount Saint Joseph Hospital and as an informal dog park. There are no buildings or existing residential tenants on site.

Surrounding properties on Kingsway are zoned C-2 and C3-A and are developed with low-rise commercial buildings and 4-12 storey mixed-use buildings. Off Kingsway, the surrounding zoning is RM-4 and RT-5. Directly to the south is the four-storey Mount Saint Joseph Hospital and to the east are two- and four-storey apartment buildings.

Figure 1: Surrounding Zoning and Context



Neighbourhood Amenities – The following amenities are located in the area:

- *Parks:* Robson (200 m), McAuley (400 m), Tea Swamp (400 m), Dude Chilling/Guelph (600 m), Mount Pleasant (800 m), and Prince Edward (1 km) parks.

- *Cultural/Community Spaces:* Heritage Hall (500 m), Mount Pleasant Community Centre (700 m), Mount Pleasant Public Library (700 m), Cambrian Hall (800 m), and Mount Pleasant Neighbourhood House (1.1 km).

- *Childcare:* Mount Pleasant Neighbourhood House Florence Nightingale Elementary Before and After School Care (300 m), St. Patrick's School After School Care (600 m), St. Michael's Church Daycare Centre (600 m), 3 Corners Childcare (700 m), Sunshine Corner Day Care (800 m), and Dickens Out Of School Care (1 km).

Local School Capacity – The site is within the catchment area of Florence Nightingale Elementary School and Sir Charles Tupper Secondary School. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan*, Nightingale Elementary and Tupper Secondary will be operating under capacity in the coming years, with a capacity utilization rate at 77% and 67% respectively by 2031.

The City coordinates with the VSB to inform decision-making and reduce enrolment pressure, recognizing that some schools are full, but there is overall surplus capacity within their system. The VSB continues to monitor development and work with City staff to help plan for future growth.

2. Policy Context

Vancouver Plan – The *Vancouver Plan* was approved by Council in 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 (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 within the "Mount Pleasant Centre – Area C (MCEC)" neighbourhood of the Plan. Subsection 10.12.1 considers rezoning for mixed-use residential buildings up to 25 storeys and a floor space ratio (FSR) up to 8.5, containing rental and below-market rental units.

Housing Vancouver Strategy – Housing Vancouver focuses on the right supply of new homes, including rental, to meet a continuum of housing types. The strategy includes 10-year housing approval targets, which were updated in 2024. The new targets aim for 83,000 net new homes overall, including 30,000 purpose-built market rental units and 5,500 purpose-built below-market rental units. This rezoning will contribute towards targets for purpose-built market and below-market rental housing units.

Interim Housing Needs Report (2025) – Provincial legislation requires Council to receive and consider regular Housing Needs Reports when creating or amending a development plan in relation to Council's housing policies on affordable, rental and special needs housing. The most recent report amendment was received on January 1, 2025.

Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy (2024) – To align with provincial legislation, Council adopted a by-law and rezoning policy that establishes heights and densities for developments within Transit-Oriented Areas (TOAs). This site is within tier three of the TOA legislation. As the *Broadway Plan* allows more height and density, this application is being processed under the Plan policies.

Strategic Analysis

1. Proposal

The proposal is for a mixed-use development with two towers of 32 storeys and 25 storeys over a four-storey podium (Figure 2). The proposal contains 542 secured rental units, of which 20% of the residential floor area for is below-market rental units, a private child day care facility, and ground floor commercial space. A floor space ratio (FSR) of 8.50 is proposed.

The application proposes building heights of 101.9 m for the east tower and 81.9 m for the west tower with additional height for roof top amenities and elevator rooms.

2. Land Use

The proposed residential and commercial uses are consistent with the Plan.

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

In assessing urban design performance, staff considered the built form expectations of the Plan.

Form of Development – While the Plan anticipates residential towers of 25 storeys over a mixed-use podium, the application proposes a mixed-use development comprised of a tower of 25 storeys to the east and 32 storeys to the west over a 4-storey podium configured in a U-shape, which allows for childcare outdoor open space at grade facing south, in response to context and site constraints.

Figure 2: Project Perspective Looking Southwest

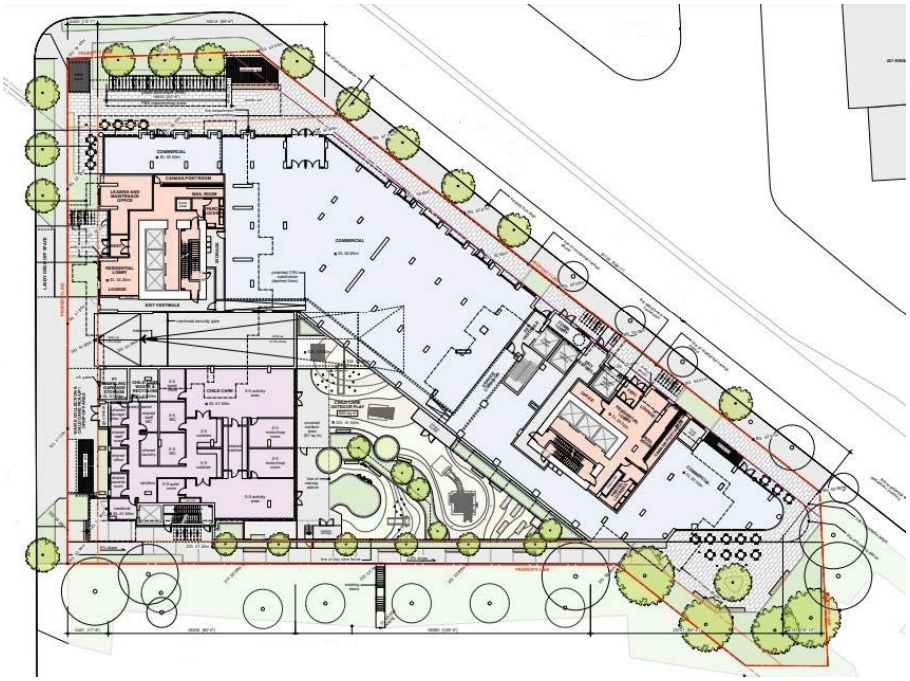
Height – While the Plan permits a maximum of 25 storeys, given the triangular block shape, provision of public open space and childcare with courtyard outdoor space, an increase in height and tower floorplate size was deemed supportable, subject to no new shadow impacts on Florence Nightingale Elementary School yard.

Shadowing – The proposed height and massing arrangement modestly impacts Florence Nightingale Elementary School yard. Staff worked with the applicant and have included conditions to reduce building height by lowering the floor-to-floor heights and shaping the partial amenity storey to eliminate shadows on Florence Nightingale School.

Density – The application complies with the objectives of the Plan and proposes a density of 8.50 FSR.

Public Realm and Interface – The Plan envisions Kingsway as a commercial high street with wider sidewalks, cycling amenities and continuous weather protection for an improved pedestrian experience and public realm improvements. The proposal (see Figure 3) includes two privately owned public spaces (POPS) for informal gathering and seating, located on East 13th Avenue at Kingsway and adjacent to Mount Saint Joseph's Hospital to the southeast. Both proposed POPS provide a terminus for the Kingsway pedestrian realm and include small scale commercial uses which contributes to a commercial continuum that wraps the corner to activate the defined open spaces. The proposal also includes an east-west public pedestrian connection through the site adjacent to Mount Saint Joseph's Hospital. Staff have included a condition to strengthen the public realm interface at Prince Edward Street to improve the pedestrian experience and transition to the residential neighbourhood to the west. Public access to the two POPS and east-west walkway will be secured via Statutory Rights-of-way.

Figure 3: Site Plan Showing Public Realm



Private Amenity Space – The development offers on-site common indoor and outdoor amenities for the residents throughout the development, atop the podium and atop the towers. Staff have included a condition to refine the podium to improve solar exposure at outdoor amenity spaces.

Urban Design Panel – The Urban Design Panel reviewed the project on April 10, 2024 and supported this application with recommendations to improve the public realm interface and architectural expression (see Appendix E).

Staff reviewed the application, the recommendations of the Urban Design Panel, and have concluded that the proposal reflects the intent of the Plan's built form and is appropriate for the context. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 542 units, including 428 market rental units and 114 below-market rental units (20% of the residential floor area), to the city's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 4).

Figure 4: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of Sept 30, 2024

Housing Type	Category	10-Year Targets[1, 2]	Units Approved Towards Targets[3]
Purpose-Built Rental Housing Units[3]	Market Rental	30,000	3,958 (13%)
	Developer-Owned Below Market Rental	5,500	441 (8%)
	Total	35,500	4,399 (12%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.
2. Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31st, 2023, 87% of the previous targets had been reached.

Vacancy Rates– Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2023, the purpose-built apartment vacancy rate was 0.8% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Mount Pleasant/Renfrew Heights, which this site is located, is 0.5%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix– The Plan requires a minimum of 35% family units, including a minimum of 10% of units with three or more bedrooms and 25% of units with two bedrooms. This application proposes 38.6% below-market rental family units in a mix of 26.3% two-bedroom and 8.7% three-bedroom units, thereby not meeting this policy in the below-market rental portion. A condition of approval and a provision in the CD-1 By-law has been included to ensure the Plan policy requirement for a minimum of 25% two-bedroom units and minimum of 10% three-bedroom units is met separately in both the market rental and below-market portions. All family units must be designed in accordance with the *High Density Housing for Families with Children Guidelines*.

Average Rents and Income Thresholds – Figure 5 below shows starting rents for below-market rental units for 2023. Average market rents and incomes served for newer rental buildings on the east side are shown in the middle two columns, and costs for home ownership are shown in the right-hand columns. Figure 5 demonstrates that below-market rental housing and market rental housing provide options that are more affordable than home ownership.

If approved, starting rents for the below-market units will be 20% less than the city-wide average market rents at the time of initial occupancy. On unit turnover, rents in the below-market units may be reindexed to 20% less the city-wide average market rent by unit type current at the time of unit turnover.

Figure 5: Below-Market Unit Average Rents, Market Rents in Newer Buildings, Cost of Ownership and Household Incomes Served

		Below-Market Rental Units		Newer Rental Buildings Eastside		Monthly Costs of Ownership for Median-Priced Apartment – Eastside (with 20% down payment)		
	Proposed Average Unit Size (sq. ft.)	Starting Rents (2023)[1]	Average Household Income Served	Average Market Rent (CMHC, 2023)[2]	Average Household Income Served	Monthly Cost of Ownership (BC Assessment 2021)[3]	Average Household Income Served	Down-payment at 20%
Studio	400-440	$1,223	$48,928	$1,776	$71,040	$2,200	$88,000	$79,550
1-bed	510-510	$1,429	$57,152	$2,116	$84,640	$2,885	$115,400	$108,000
2-bed	750-860	$1,969	$78,752	$2,839	$113,560	$3,809	$152,360	$141,300
3-bed	900-1150	$2,395	$95,808	$3,245	$129,800	$5,565	$222,600	$213,000

1. *Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the October 2023 Rental Market Survey. Rents at initial occupancy will set at the same discount to city-wide average market rent current at the time of occupancy permit issuance.*
2. *Data from October 2023 CMHC Rental Market Survey for buildings completed in 2014 or later on the Eastside of Vancouver*
3. *Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Eastside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, $250-$350 monthly strata fees and monthly property taxes at $2.92 per $1,000 of assessed value (2021 assessments and property tax rate)*

To qualify for a below-market rental unit, a household's gross annual income cannot exceed the maximum income requirements for the unit type, (see Figure 5) with at least one household member per bedroom. Policy 12.2.17 of the Plan specifies that below-market rental units will be subject to tenant income testing and monitoring requirements that apply under the *Secured Rental Policy*, as described in the *Rental Incentive Programs Bulletin*. All residents will have equal access to common indoor and outdoor amenities and facilities shown in Appendix F.

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

The Housing Agreement will secure not less than 20% of the residential floor area that is counted in the calculation of the floor space ratio for below-market units to be rented at rates targeted to meet the affordability needs of moderate-income households. Rent increases during each tenancy are capped at the Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

Existing Tenants – The rezoning site does not currently have any existing rental residential uses and there are no eligible tenants as defined under the City's Tenant Relocation and Protection Policy (TRPP).

5. Transportation and Parking

The site is currently leased by Mount St. Joseph's Hospital for staff, patient and visitor parking. Providence Health Care, who own and operate the hospital, are aware of the rezoning

application and have plans in place to accommodate their parking needs upon the termination of the lease.

The site is well served by transit, located 700 m southeast of the under-construction Broadway Subway Mount Pleasant station. Kingsway, Main Street and Fraser Street, are also part of TransLink's Frequent Transit Network (FTN). Nearby bikeways include Prince Edward Street, 14th Avenue and 10th Avenue.

Loading, vehicle and bicycle parking are provided via four levels of underground parking which is accessed from the lane. Parking and loading are required to meet the Parking By-law at the development permit stage.

Engineering conditions require public realm improvements on Kingsway, Prince Edward Street and 13th Avenue including improved pedestrian connections and upgraded lighting, as set out in Appendix B.

6. Environmental Sustainability and Natural Assets

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

Natural Assets – The *Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities. The are 35 on-site trees that are proposed for removal, due to conflict with the building footprint, shared roots, or poor condition. Five city trees and five off-site trees will be retained, and 47 new trees are proposed. Staff are supportive in principle, with tree removal and new tree locations to be finalized during the development permit process. See Appendix B for landscape and tree conditions.

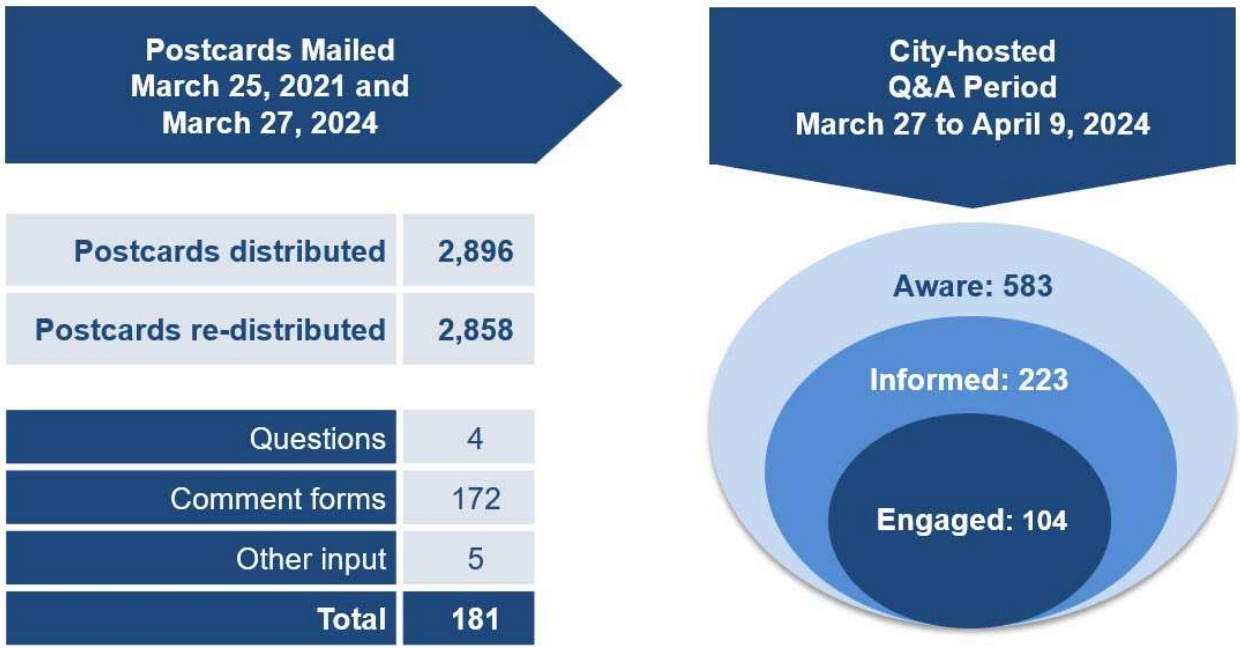
7. Public Input

Public Notification – A rezoning information sign was installed on the site on March 11, 2024. Approximately 2,896 notification postcards were distributed within the neighbouring area on or about March 25, 2024. A second round of approximately 2,858 notification postcards with corrected location maps were distributed on or about March 27, 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 webpage received a total of 583 visitors during this period (Figure 6).

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 181 submissions were received. Below is a summary of feedback and a detailed summary can be found in Appendix F.

Figure 6: Overview of Notification and Engagement



Generally, comments of support fell within the following areas:

- **Amenities and Infrastructure:** The project includes a childcare facility, which is a critical need in the area.
- **Housing:** The development contributes significantly to the housing and rental stock, including a portion designated as below-market rental.
- **Density:** Densification in this location is supported.
- **Neighbourhood:** The development will positively impact the neighbourhood, revitalizing the area, adding vibrancy, and supporting local businesses.

Generally, comments of concern fell within the following areas:

- **Building Height, Scale and Neighbourhood Impact:** The proposed height is too tall and out of scale with the neighbourhood. The scale of the development will negatively impact the neighborhood, with a loss of community cohesion and a reduction in the quality of life.
- **Traffic and Parking:** The influx of new residents and the removal of hospital parking will exacerbate existing traffic congestion and limited parking in the neighbourhood. Additional parking and significant upgrades to local traffic infrastructure are needed.
- **Shadowing:** Concerns the building will cast significant shadows over Florence Nightingale Elementary School and nearby parks, with specific concerns for the reduction of sunlight for children at play.

Response to Public Comments

Building Height and Scale – The proposed density is consistent with the intent of the Plan for the MCEC sub-area. One tower is taller than envisioned in the Plan, which allows for Private Outdoor Public Space (POPS) and a private child day care facility on this irregular shaped lot.

Traffic and Parking – Providence Health Care have confirmed they are aware of this rezoning application and have plans in place to provide sufficient parking for staff, patients, and visitors.

Commercial and residential parking have been provided as required by the Parking By-law. The site is well-served with transportation options, and transit will be enhanced with the completion of the Broadway Subway. Transportation related conditions can be found in Appendix B.

Shadowing – Staff have prepared conditions to ensure the yard of Florence Nightingale Elementary School is not shadowed.

8. Public Benefits

Community Amenity Contributions (CAC) – This application is subject to a negotiated *CAC under the Community Amenity Contributions Policy for Rezonings*. Real Estate Services staff reviewed the application and the cost of securing the rental housing units, including the 20% of the residential floor area at below-market rents, and have determined no CAC is expected.

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

In accordance with the provisions of Section 3.1A(d) of the Vancouver DCL By-law the applicant has requested a 100% waiver of the City-wide DCL attributed to the residential floor area qualifying as Class A "for-profit affordable rental housing". Class A means rental housing where a minimum 20% of the residential floor area is secured as below-market rental units with maximum average rents for each type of unit that do not exceed the rates set out in the DCL By-laws.

Based on rates in effect as of September 30, 2024 and the proposed 39,849.6 sq. m (428,938 sq. ft.) of residential space the value of the City-wide DCL waiver for the residential floor area is estimated to be $10,130,167 and the UDCL payable is estimated to be $6,347,643. Compliance with City-wide DCL waiver requirements will continue to be assessed through the development permit stage up to occupancy permit issuance at which point the applicant will be required to submit a rent roll that sets out the initial monthly rents for each unit.

The childcare is proposed to be privately-owned and operated and is not eligible for the DCL rate available to not-for-profit childcares ($10 per building permit). The proposed privately-owned childcare is subject to the rate for 'commercial and other' uses. The DCLs on the proposed 1,967.9 sq. m of commercial and private childcare floor area cannot be waived and are estimated to be $657,003.

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 a public art contribution estimated at $891,245. The final contribution will be calculated based on the rate in effect and the floor area at the development permit stage. Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget). A summary of public benefits associated with this application is included in Appendix G.

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section this project is expected to provide 542 rental units, of which 20% of the residential floor area will be secured at below-market rents, DCLs and a public art contribution. See Appendix G for additional details.

CONCLUSION

Staff review of the application has concluded that it is consistent with the objectives of the *Broadway Plan*. Staff further conclude that the recommended form of development represents an appropriate urban design response to the site and its context. If approved, this application would make a contribution to the achievement of key housing goals outlined in the *Housing Vancouver Strategy*.

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

* * * * *

2950 Prince Edward Street
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Definitions

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

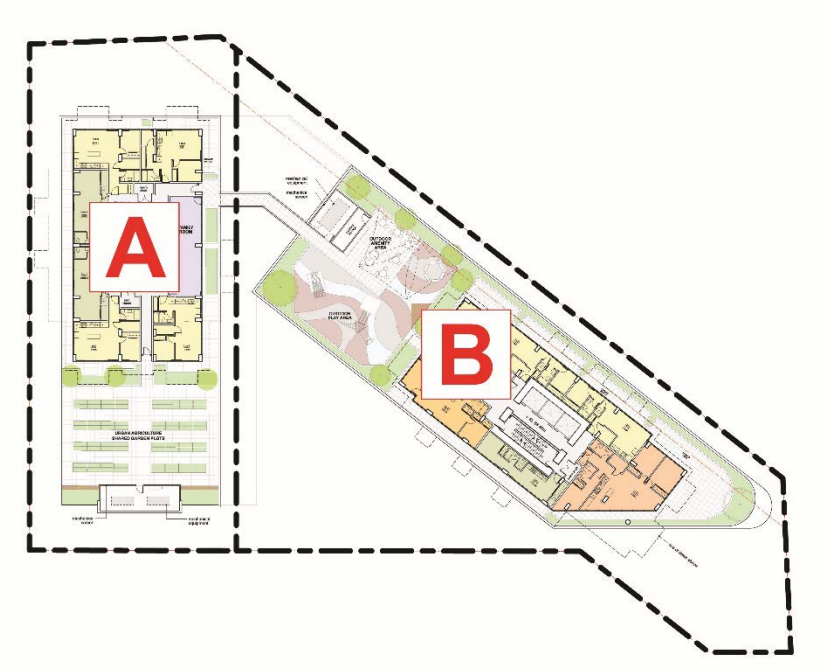
   (a) for the purposes of calculating the total dwelling unit area for section 6.1 of this by-law, “Dwelling Unit Area” is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 7.4 of this by-law; and

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

Sub-areas

4. The site is to consist of two sub-areas approximately as illustrated in Figure 1, solely for the purpose of allocating maximum permitted height.

Figure 1 – Sub-areas



Uses

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

   (a) Cultural and Recreational Uses;

   (b) Dwelling Uses, limited to Mixed-use Residential Building;

   (c) Institutional Uses;

   (d) Live-Work Use;

   (e) Manufacturing Uses;

   (f) Office Uses;

   (g) Retail Uses;

   (h) Service Uses;

   (i) Utility and Communication Uses; and

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

Conditions of Use

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

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

(a) be suitable for family housing; and

(b) have 2 or more bedrooms.

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

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

6.3 No portion of the first storey of a building may be used for residential purposes except for entrances to the residential portion.

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

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

(b) farmers' market;

(c) neighbourhood public house;

(d) public bike share;

(e) restaurant; and

(f) outdoor eating area in combination with retail store,

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

Floor Area and Density

7.1 Computation of floor area must assume that the site area is 4,919.7 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

7.2 The maximum floor space ratio for all uses combined is 8.50, except that:

(a) the total floor area for child day care facility use must be a minimum of 500 m^2; and

(b) the total floor area for all commercial uses except for child day care facility use must be a minimum of 1,460 m^2.

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

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

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

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

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

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

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

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

(ii) bicycle storage, and

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

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

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

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

(g) covered outdoor space associated with a child day care facility.

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

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

(b) additional floor area as required to meet licensing requirements for the child day care facility; and

(c) unenclosed outdoor areas underneath the building overhangs at grade, except that such areas must remain unenclosed for the life of the building.

if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council Policies and guidelines.

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

Building Height

8.1 Building heights in each sub-area must not exceed the permitted height for that sub-area, as set out in Figure 2.

8.2 Despite section 8.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed the maximum permitted height for that sub-area, as set out in Figure 2.

Figure 2 – Permitted Building Height

Sub-area	Building height	Building height for portions of building with permitted common rooftop amenity space or mechanical appurtenances
A	81.0 m	89.5 m
B	100.6 m	110.4 m

Horizontal Angle of Daylight

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

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

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

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

9.5 An obstruction referred to in section 9.3 above means:

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

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

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

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

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

* * * * *

2950 Prince Edward Street
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Acton Ostry Architects, received on January 19, 2024.

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 eliminate new shadowing of Florence Nightingale School property.

Note to Applicant: The height written into the CD-1 By-law remains subject to review of shadow studies demonstrating elimination of shadow impacts on the elementary school in accordance with Chapter 11 of the *Broadway Plan* at the development permit application. Elimination of new shadowing may be achieved by shaping the massing as follows:

(a) Reducing floor-to-floor heights. A minor reduction to 2.95 m (9.5 ft.) is supportable. Confirmation of typical floor-to-ceiling heights through unit sections and reflected ceiling plans should be provided at the time of the Development Permit application with the expectation that floor-to-ceiling heights at habitable spaces to be no less than 2.7 m (8.9 ft.) to maximize liveability of units. Refer also to the *Broadway Plan*, Section 11.1.12.
(b) Setting back at upper storeys as required.
(c) Reconfiguring and/ or minimizing mechanical overrun height; and
(d) Reconfiguring rooftop amenity space as required.

1.2 Provide continuous below-grade setbacks from the property line as follows:

(a) 3.1 m (10 ft.) at south mews;
(b) 3.7 m (12 ft.) at Prince Edward Street; and
(c) 3.7 m (12 ft.) at East 13th Avenue.

Note to Applicant: Relocate the detention tank to be within the parkade. Refer to 11.1.50 of the *Broadway Plan* and Landscape condition 1.7.

Note to Applicant: The intent of this condition is to seek continuous below-grade setbacks to optimize the pedestrian experience at grade and provide opportunities for off slab trees and landscaping.

1.3 Design development to improve the public realm interface as follows:

(a) Improve the quality and functionality of open space at north privately owned public spaces (POPS);

Note to Applicant: This may be achieved by reducing cyclist interference with pedestrian gathering and reconfiguring and integrating the vista switch; at grade vents; landscape and public bike share into a clear design concept. Refer to Landscape condition 1.8 and Urban Design Panel consensus item (Appendix E).

(b) Better integrate parkade ramp, loading, drop off and service spaces into the podium to improve the pedestrian experience at Prince Edward Street.

Note to Applicant: Create a safe, functional and vibrant public realm for all users at the residential street.

(c) Ensure privately owned public spaces (POPS) are welcoming, inclusive and clearly meant for public use.

Note to Applicant: This may be achieved by provision of seating, signage, landscaping and materials to delineate the space. Refer also to condition 1.2 (b) and *Broadway Public Realm Plan* Appendix B: On site Public spaces, 1.1 General POPS Design Guidelines, and the conditions of by-law enactment.

(d) Improve at-grade courtyard interface along the east-west public pathway.

Note to Applicant: Careful, integrated, and high-quality interface design is required, including by relocating outdoor storage for childcare to improve visual porosity and provision of a more natural grade transition.

(e) For commercial uses, demonstrate the following:

(i) Continuous architecturally integrated weather protection.

Note to Applicant: Weather protection is to include north and south oriented commercial retail units. Refer to *Broadway Plan* section 11.1.34.

(ii) Functional storefront layouts appropriate to the context.

Note to Applicant: Provide small storefronts with a maximum frontage of 9.1 m (30 ft.) to 15.3 m (50 ft.), except for grocery retail, to support small businesses and active storefronts. A demising wall layout plan is to be provided at the time of Development Permit application. Refer to *Broadway Plan* sections 11.1.37 and 11.3.18.

(iii) Flexibility and functionality of indoor space adjacent POPS.

Note to Applicant: The commercial space adjacent the north POPS should be functional and flexible to ensure a vibrant outdoor space. Provision of 35 ft. depth for commercial retail space is generally recommended.

(iv) Direct visual and physical connections between the interior and exterior spaces throughout.

Note to Applicant: Maximize transparency at ground floor retail frontages and in particular at the north and south POPS to activate the space.

1.4 Design development to improve privacy and separation at courtyard facing podium units and maximize solar exposure and openness at level 2 outdoor amenity;

Note to Applicant: This may be achieved by reconfiguring or relocating podium units such as studios 205, 305 and 405 to the north. Refer to section 11.1.25 of the Broadway *Plan*.

1.5 Explore ways to reduce encroachment into the setback at Prince Edward frontage;

Note to Applicant: Refer to *Broadway Plan* section 11.1.11. Building setbacks should apply to the whole building to allow for a simplified building form. While it is understood that the cantilever at Prince Edward Street is an attempt to minimize the perceived length of the tower and improve unit layouts, explore means to reduce tower encroachment such as aligning the tower with the podium below or shifting the east tower closer to Kingsway pending compliance with Urban Design condition 1.1 to eliminate shadowing of elementary school.

1.6 Ensure compliance with the 24.4 m (80 ft.) tower separation requirements.

Note to Applicant: Prince Edward Street is a residential street with a tower allowance per the Plan. Refer to section 11.1.7 of the *Broadway Plan*.

Childcare

1.7 Design the childcare centre to ensure it is licensable by Vancouver Coastal Health's Community Care Facilities Licensing (CCFL). This includes complying with the minimum indoor and outdoor space requirements for the intended program(s).

Landscape

1.8 Design development to improve publicly accessible on-site open spaces;

Note to Applicant: This may be achieved with special attention to the following, also refer to Urban Design condition 1.3:

(a) The capacity of hardscape surface areas to provide adequate passive and active activity;
(b) Ratio or balance of hardscape to softscape landscape treatment;
(c) the provision of site furniture and pedestrian friendly materials;
(d) Lighting;
(e) Sun and shade conditions; and
(f) Daytime and nighttime activity.

Detailed design response is required at the development permit stage.

1.9 Provision of replacement trees to mitigate the loss of canopy and tree biomass on site;

Note to Applicant: Replacement trees are required of larger scale and size, and strongly recommended to be planted on free grade wherever possible, specifically the outdoor open spaces (POPS) along the north property line and the south-east corner of development.

1.10 Provision of a detailed landscape plan illustrating soft and hard landscaping;

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

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

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

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

1.13 Provision of a tree management plan as part of the landscape plans, in coordination with arborist report tree management plan.

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

1.14 Provision of an arborist “letter of undertaking” to include signatures by the owner and arborist.

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

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

Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. long and 18 in. deep. Planting depth of root ball must be below sidewalk

grade. New street trees to be confirmed prior to issuance of the building permit. Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.

Sustainability

1.16 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezonings* (amended November 27, 2024) 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

1.17 Provision of a Construction Management Plan directly to Translink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum eight weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and Translink have authority over construction works carried out on a City Street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act (https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement) on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

1.18 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to Building Permit issuance.

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

1.19 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

1.20 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.

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

1.22 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 if the site is mixed use, demonstrate separated solid waste amenities for use types, 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 street. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

Refer to the Garbage and Recycling Facility Storage Amenity Design Supplement for more information. https://guidelines.vancouver.ca/guidelines-garbage-recycling-storage-facility-design.pdf

1.23 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".

(b) Existing locations of:

(i) Street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

"All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator."

(ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

(c) Deletion of:

(i) Delete portions of proposed underground parkade that is shown encroaching into City Street (Kingsway) on Sheet A202 – Section B.

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

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

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. All proposed streetscape materials on the boulevard along Kingsway should meet the *Mount Pleasant Streetscape Design Guidelines*. 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.

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

(a) Relocation of all utilities (i.e. vents, drains, access points etc.) outside of the station footprint and show an uninterrupted broom finished saw-cut concrete surface;

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

Note to Applicant: Provide spot elevations at the four corners of the station.

(c) Show and label the location of the on-site electrical connection to the station.

1.25 Relocate the portion of the parkade intake vents proposed within the pedestrian statutory right-of-way (SRW) area along Kingsway to be fully outside of the SRW area.

1.26 Relocate or reorient the Class B bicycle parking proposed along Kingsway to minimize encroachment into the SRW area.

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

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

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

(a) Minimum [3.4 m (11.2 ft.) width], 10.2 m (33.5 ft.) length for Class B spaces; and

(b) Minimum 1.3 m (4.3 ft.) side clearance for Class B spaces.

Note to Applicant: Council approved amendments to the Parking By-law for loading rates and design requirements. These requirements will apply to site development permits following this rezoning.

1.29 Update the architectural plans to provide:

(a) Section drawing showing the 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

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

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

(a) Abandonment or removal of all existing storm, sanitary, and combined connections to the development site; and

(b) The abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the site.

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

1.31 Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

1.32 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.

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

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

1.34 Show all City supplied building grades and entranceway design elevations 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.

1.35 Provision of a cash security deposit of $30,000 to be retained prior to demolition for new bus stop passenger amenities adjacent the site (stop# 51136), including shelter, seating, litter can, advertising panels, foundations, drainage, electrical connection, etc. at a location determined by Engineering Services.

Note to Applicant: All removal / relocation / installation of street furniture shall be by the City's street furniture contractor, and coordinated with the City of Vancouver Street Furniture Coordinator. Bus shelters shall be place in such a way as to maintain accessibility for bus boarding and alighting. Refer to the City's Engineering Design Manual (Section 9.2.2) for additional information.

Housing

1.36 The proposed unit mix, including 102 studio units (18.8%), 233 one-bedroom units (43%), 149 two-bedroom units (27.5 %) and 58 three-bedroom units (10.7%) is to be revised in the Development Permit drawings to achieve at least 10% three-bedroom units and 25% two-bedroom units separately in both the market rental and below-market portions.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units.

1.37 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:

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

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

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

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

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services, 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 pedestrian use over a portion of the site, adjacent to Kingsway and the public pathway at the southeast corner of the site to the face of the building, to achieve a Privately Owned Public Space (POPS) that remains open for public use for the life of the building as a plaza space adjacent the pedestrian connection. The SRW will allow for seating as shown in the rezoning application documents but otherwise be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and may accommodate underground parking structure within the SRW agreement.

2.2 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 pedestrian use over a portion of the site, from Prince Edward Avenue to Kingsway south of 13th Avenue public bike share SRW to the face of the building, to achieve a Privately Owned Public Space (POPS) that remains open for public use for the life of the building as an expanded streetscape and small plaza space. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and may accommodate underground parking structure within a portion of the SRW agreement.

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final SRW width required.

Engineering

2.3 Provision of entry into an agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for a statutory right-of-way (SRW) to provide a 16.0 m (52 ft. 6 in.) by 4.0 m (13 ft.1 in.) Public Bike Share Station on private property at the intersection of Prince Edward Street and East 13th Avenue.

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/20241127/documents/pspc4.pdf and will be due prior to issuance of the Development Permit.

2.4 Provision of a statutory right-of-way (SRW) for public use of the pathway proposed between Prince Edward Street and Kingsway along the southern portion of the site.

2.5 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Kingsway, to achieve a 5.5 m offset distance from the back of the existing curb to the building face. 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.

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final SRW width required.

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

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

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin & Martin Consultants Ltd. dated December 7, 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.

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

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

Local Servicing Upgrade:

(i) Separate 53 m of existing 250 mm COMB main to 300 STM and 250 mm SAN in lane north of East 14th Avenue from MH_FJCVLJ fronting 2950 Prince Edward Street to MH_ FJCVLK fronting 360 East 13th Avenue.

Offsite Servicing Upgrade:

(ii) Separate 89 m of existing 300 mm COMB main to 375 STM and 250 mm SAN in lane north of East 14th Avenue from MH_ FJCVLK fronting 360 East 13th Avenue to MH_ FJCVII at the intersection of Sophia Street and lane north of East 14th Avenue.

Note to Applicant: The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

Development to be serviced to the proposed 250 mm SAN and 300 mm STM sewers in lane north of East 14th Avenue.

Note to Applicant: The Sewer servicing plan for this area is under development. Developer to contact City Engineer prior to commencing design or analysis of sewer system as the upgrade requirement may be modified based on servicing plan (requirement will be approximately equivalent to the above condition).

(c) Provision of street improvements, and appropriate transitions, along Kingsway adjacent to the site, including:

(i) Minimum 2.0 m wide front boulevard;

(ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;

(iii) Removal of the existing driveway crossing and reconstruction of the curb and gutter;

(d) Provision of street improvements, and appropriate transitions, along Prince Edward Street adjacent to the site, including:

(i) Minimum 2.0 m wide front boulevard;

(ii) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk;

(iii) Corner curb ramps;

(iv) Corner curb bulge, including road reconstruction if/as required to accommodate the curb bulge;

(v) Removal of the existing driveway crossings and reconstruction of the curb and gutter;

(vi) Relocate existing kiosk out of the future sidewalk area; and

(vii) 50 mm depth mill and inlay from curb to curb along the site's frontage.

(e) Provision of street improvements, and appropriate transitions, along East 13th Avenue adjacent to the site, including:

(i) Minimum 2.0 m wide front boulevard.

(ii) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk.

(iii) Corner curb ramps.

(iv) Geometric changes to reduce the crossing distance at the intersection with Kingsway, including a curb bulge, curb and gutter, relocation of the existing catch basin, and road reconstruction if/as required to accommodate the geometric changes.

Note to Applicant: Road reconstruction on East 13th Avenue to meet City Higher Zoned Street standards.

(v) 50 mm depth mill and inlay from curb to curb along the site's frontage.

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 Broadway Public Realm Plan.

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

(g) Provision of Prince Edward Steet and East 13th Avenue and Prince Edward Street and Kingsway entire intersection street lighting upgrades to current City standards and IESNA recommendations.

(h) 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.

(i) Provision of new electrical service cabinet/kiosk on Prince Edward Street.

Note to Applicant: The kiosk shall be fed by BC Hydro underground grid. As such, a right-of-way 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.

(j) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

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

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

(a) Local and off-site sewer servicing upgrade as per condition 2.6 (b).

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

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

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

Housing

2.8 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as class A for profit affordable rental housing, excluding Seniors Supportive or Assisted Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, subject to the conditions set out below for such units and in accordance with the requirements set out in the Broadway Plan, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

(a) A no separate sales covenant;

(b) A no stratification covenant;

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

(d) That the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;

(e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing dwelling units will be required prior issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;

(f) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;

(g) That the applicant will verify eligibility of new tenants for the below-market rental housing dwelling units, based on the following:

    (i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and

    (ii) There should be at least one occupant per bedroom in the unit.

(h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing dwelling units every five (5) years after initial occupancy:

    (i) For such tenants, annual household income cannot exceed five times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and

    (ii) There should be at least one occupant per bedroom in the unit.

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

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

The Housing Agreement and Section 219 Covenant will also ensure the use and access of the amenity spaces, currently designated on the plans submitted for rezoning as "amenity", and any other amenity spaces as may be shown on the development plans approved in connection with the development permit, shall be shared and made available to all residential occupants and/or tenants of the building as a common space in perpetuity.

Note to Applicant: This condition will be secured by a Section 219 Covenant and a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter prior to enactment of the rezoning by-law.

Public Art

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

(a) Consult with the Head of Public Art regarding opportunities for investment in public spaces as per the Broadway Plan.

(b) 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

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

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

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

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

Agreements

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to 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-law and at no cost to the City.

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

* * * * *

2950 Prince Edward Street
PROPOSED 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 AMENDMENT TO THE SIGN BY-LAW No. 11879

In Schedule A (CD-1 Zoning Districts regulated by Part 9) of the Sign By-law add:

"2950 Prince Edward Street [CD-1 #] [By-law #] C-2"

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

Amend Schedule B [Intermediate Zone] by adding the following:

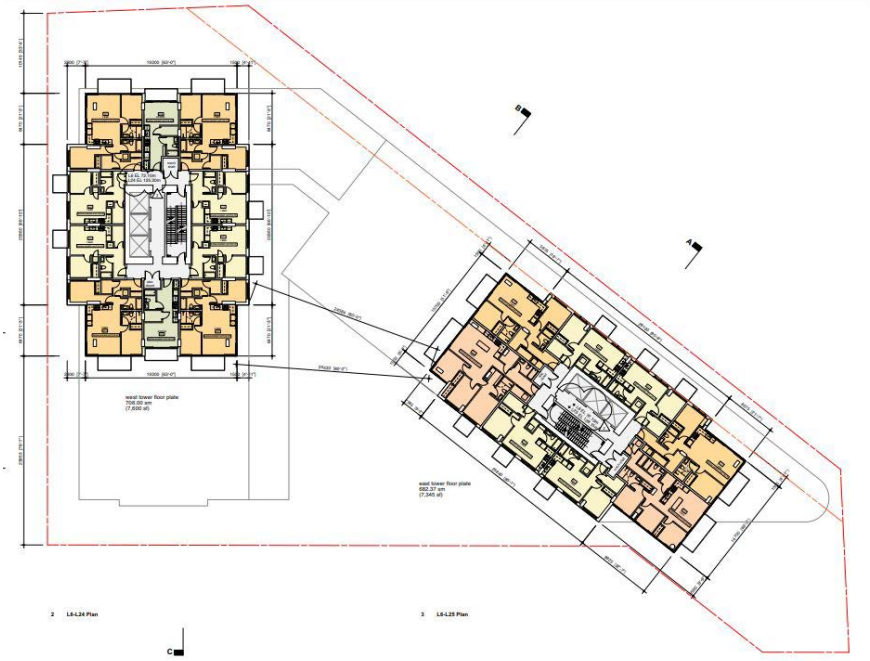
"[CD-1#] [By-law #] 2950 Prince Edward Street"

* * * * *

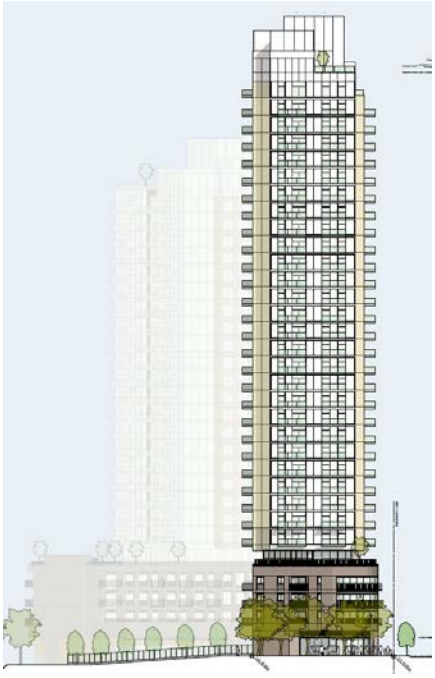
2950 Prince Edward Street
FORM OF DEVELOPMENT

Additional Renderings

Typical Tower Floor Plan

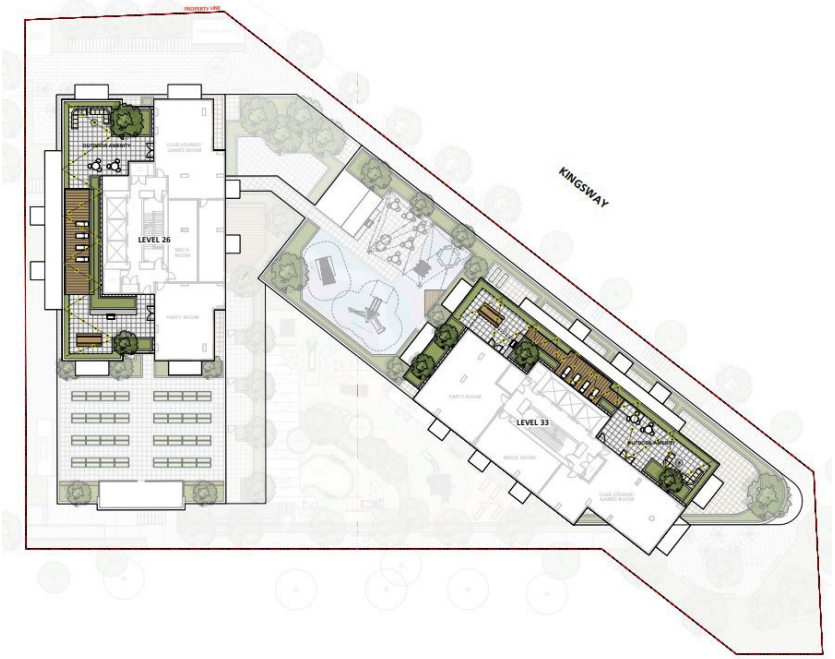


East Elevation and North Elevation

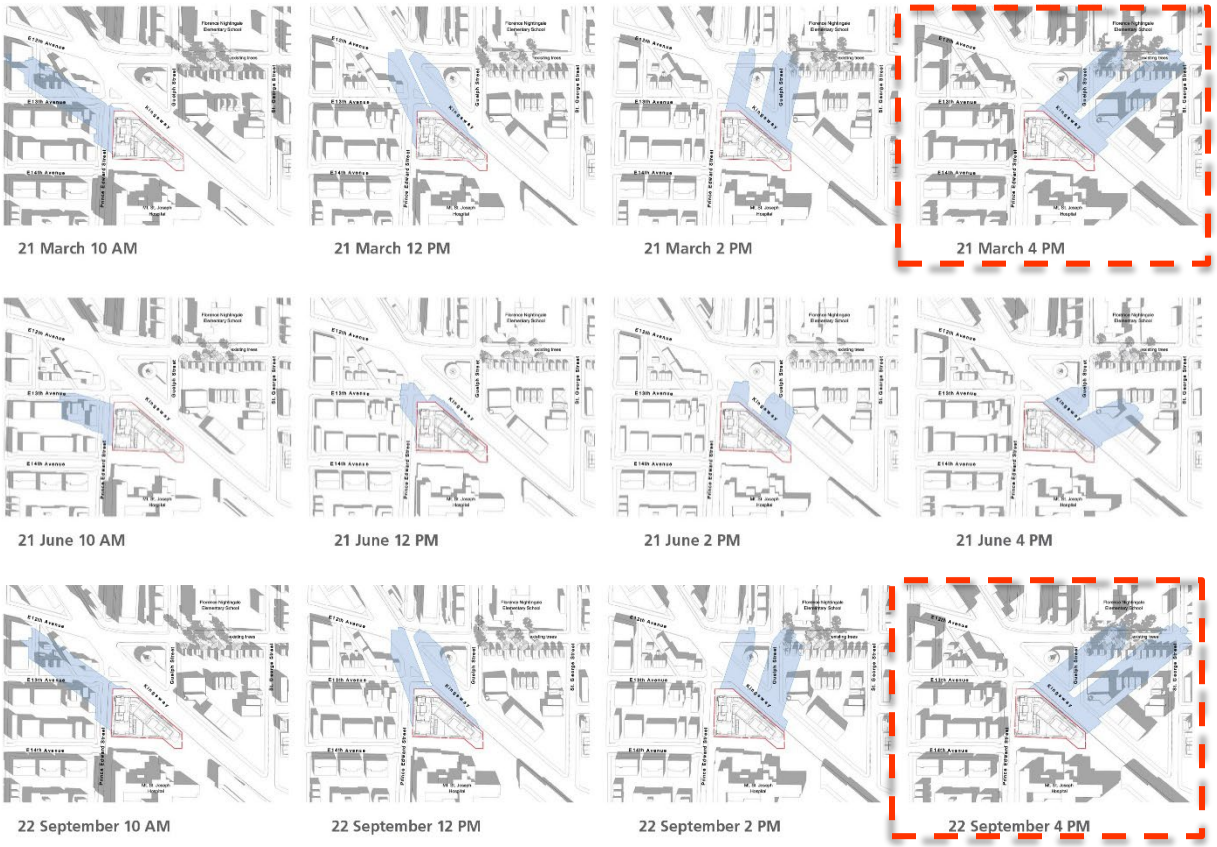


West Elevation and South Elevation

Roof Plan



Proposed Shadow Studies Showing Impact on School



2950 Prince Edward Street
URBAN DESIGN PANEL (UDP)

1. URBAN DESIGN PANEL MINUTES

The Urban Design Panel (UDP) reviewed this application on April 10, 2024. A summary of the decision is provided below. The full meeting minutes can be found online:

EVALUATION: Support with Recommendations (6/0) Introduction:

Rezoning Planner, Simon Jay, provided an overview of the policy for this site. Development Planner, Hamed Ghasemi, then gave an overview of the urban design considerations and asked the panel to comment on:

1. The proposed form of development and massing articulation particularly:
    - Floor Plate increase from 6,500 to 7,500 sq. ft.
    - Height increase from 25 to 32 storeys.
    - Slab tower forms.
    - Expression and treatment of long building frontages.
    - Minor shadow impacts on Florence Nightingale School.

2. Please comment on the public realm and its interfaces with a special interest in the proposed pedestrian walkway (mews) adjacent to the hospital site.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by STEFAN AEPLI and seconded by AIK ABLIMIT and was the decision of the Urban Design Panel:

THAT the Panel recommends Support with recommendations:

THAT the applicant team to carefully review the summary of panel consensus comments, as reflected in the meeting minutes.

- General support for the massing and articulation.
- General support for the public realm subject to consideration of opportunity to improve public realm along Kingsway.
- Consideration to be given to interface at the laneway to the south particularly in relation to the quality and design of fence to the playground.
- Further design development of the northern POPS to be addressed prior to development permit stage.
- Consideration of greater contrast and variation to the tower and materiality.
- Recommend greater articulation of the podium, in particular the interface of the podiums.

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2950 Prince Edward Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

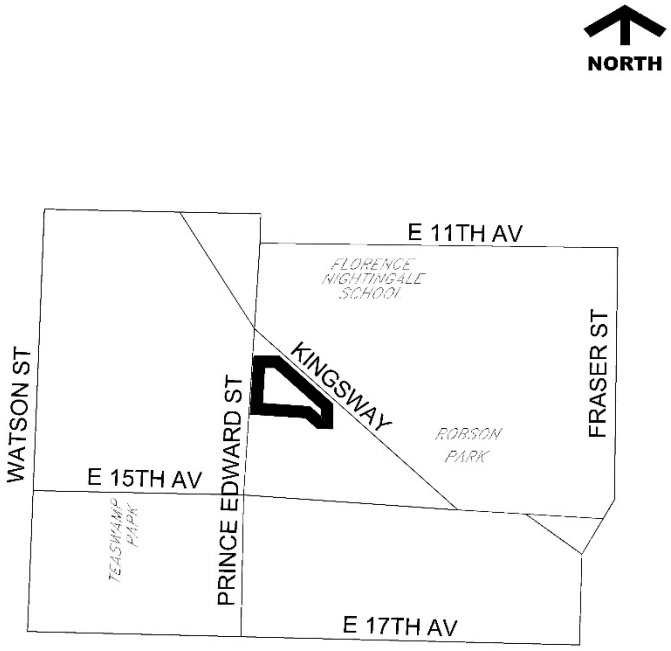
	Date	Results
Event		
Question and Answer Period (City-led)	March 27, 2024 – April 9, 2024	583 participants (aware)* • 223 informed • 104 engaged
Public Notifications		
Postcard distribution – Notice of rezoning application and Question and Answer Period	March 25, 2024	2,896 notices mailed
Revised Postcard distribution – Notice of rezoning application and Question and Answer Period	March 27, 2024	2,858 notices mailed
Public Responses		
Online questions	March 27, 2024 – April 9, 2024	4 submittals
Online comment forms • Shape Your City platform	February 2024 – October 2024	172 submittals
Overall position • support • opposed • mixed	February 2024 – October 2024	172 submittals • 93 responses • 57 responses • 22 responses
Other input	February 2024 – November 2024	5 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	February 2024 – October 2024	2,295 participants (aware)* • 678 informed • 175 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



NOTIFICATION AREA

3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Amenities and Infrastructure:** The project includes a childcare facility, which is a critical need in the area.
- **Housing:** The development contributes significantly to the housing and rental stock, including a portion designated as below-market rentals.
- **Density:** Densification in this location is supported.
- **Neighbourhood:** The development will positively impact the neighbourhood, revitalizing the area, adding vibrancy, and supporting local businesses.

Generally, comments of concern fell within the following areas:

- **Building Height, Scale and Neighbourhood Impact:** The proposed height is too tall and out of scale with the neighbourhood. The scale of the development will negatively impact the neighborhood, with a loss of community cohesion and a reduction in the quality of life.

- **Traffic and Parking:** The influx of new residents and the removal of hospital parking will exacerbate existing traffic congestion and limited parking in the neighbourhood. Additional parking and significant upgrades to local traffic infrastructure are needed.

- **Shadowing:** Concerns the building will cast significant shadows over Florence Nightingale Elementary School and nearby parks, with specific concerns for the reduction of sunlight for children at play.

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:

- Support of development in this location due to its adjacency to major transit hubs and sustainable travel options.
- Development of an underutilized site, currently serving as a parking lot.
- The proposed development will not displace any existing residents.

General comments of concern:

- Concerns expressed that the development will negatively affect local schools and daycares, due to increased demand and limited capacity.
- Construction will disrupt the neighbourhood, with parking shortages, noise pollution, presence of vermin, and accumulation of dirt and debris.
- The development does not align with the existing character of the neighbourhood.
- There is a lack of existing amenities and infrastructure to support the increased density.
- Project isn't affordable.
- Towers impact the emergency helicopter flight path for the hospital.

Suggestions/recommendations:

- The new development should provide parking equivalent to the existing on-site parking, designated for healthcare workers and hospital visitors.
- Community could support lower building heights.
- The application should be approved and/or expedited.

* * * * *

2950 Prince Edward Street
PUBLIC BENEFITS SUMMARY

Project Summary

A mixed-use building with two towers of 32 storeys and 25 storeys. Development contains private childcare, commercial space and 542 rental units, of which 20% of the residential floor area will be secured at below-market rents.

Public Benefit Summary:

542 rental units, of which 20% of the residential floor area will be at below-market rents, secured with a Housing Agreement for the greater of 60 years and the life of the building, a DCL payment, and a public art contribution.

	Current Zoning	Proposed Zoning
Zoning District	C-2 / RM-4	CD-1
FSR (site area of 4,919.7 sq. m / 52,955 sq. ft.)	3.70 / 0.75	8.50
Buildable Floor Space	18,202.9 / 3,689.8 sq. m (195,934 / 39,717 sq. ft.)	41,817.5 sq. m (450,120 sq. ft.)
Land Use	Commercial / Residential	Mixed-Use

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL[1,2]	$500,260
Utilities DCL[1]	$6,504,386
Public Art[3]	$891,245
TOTAL	**$7,895,891**

Other benefits (non-quantified): 542 rental units, of which 20% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

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

[2] This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to the residential portion of the building. The value of the anticipated DCL waiver is estimated at $10,130,167. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to "class A for-profit affordable rental housing" as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

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

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APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
2950 Prince Edward Street	031-005-888	Lot A District Lot 264A Group 1 New Westminster District Plan EPP97528

Applicant Information

Applicant	QuadReal Property Group
Architect	Acton Ostry Architects
Owner	2950 PE Holdings Inc.

Development Statistics

	Permitted Under Existing Zoning	Proposed	Recommended Other Than Proposed
Zoning	C-2 / RM-4	CD-1	
Site Area	4,919.7 sq. m (52,955 sq. ft.)	4,919.7 sq. m (52,955 sq. ft.)	
Land Use	Commercial / Residential	Mixed-Use	
Maximum Density	3.7 / 0.75 FSR	8.50 FSR	
Floor Area	18,202.9 / 3,689.8 sq. m (195,934 / 39,717 sq. ft.)	41,817.5 sq. m (450,120 sq. ft.)	
Maximum Height	22.0 m (72 ft.) / 10.7 m (35 ft.)	East tower: 101.9 m (334 ft) West tower: 81.9 m (269 ft)	East Tower: 100.6 m (330 ft.) to top of parapet, and 110.4 (362 ft.) to top of elevator overrun West Tower: 81.0 m (266 ft.) to top of parapet, and 89.5 m (294 ft.) to top of elevator overrun
Parking, Loading and Bicycle Spaces	Per Parking By-law	Per Parking By-law, to be confirmed at development permit stage	
Natural Assets	35 site trees 5 City trees 5 off-site trees	No on-site trees to be retained. All City and off-site trees to be retained. 47 new trees proposed on-site. To be confirmed at development permit stage	

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