

Report Date: July 16, 2018  
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Meeting Date: July 24, 2018

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 1444 Alberni Street and 740 Nicola Street

**RECOMMENDATION**

A. THAT the application, by Musson Cattell Mackey Partnership in partnership with Robert A.M. Stern Architects, on behalf of Alberni Street Nominee Ltd., the registered property owner, to rezone 1444 Alberni Street and 711 Broughton Street [*PID 007-561-938; LOT 1 (EXPLANATORY PLAN 10081) BLOCK 43 DISTRICT LOT 185 PLAN 92*] and 740 Nicola Street [*PID 009-175-105; LOT 16 BLOCK 43 DISTRICT LOT 185 PLAN 92*], from DD (Downtown District) to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 6.00 to 14.48 and the building height from 91.4 m to 135.2 m to permit the development of two residential towers containing 314 market strata units, 129 market rental units and a 56-space childcare centre, be referred to a Public Hearing, together with:

- (i) plans prepared by Musson Cattell Mackey Partnership in partnership with Robert A.M. Stern Architects, received September 1, 2017;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at Public Hearing.

B. THAT, if after Public Hearing, Council approves in principle the rezoning and the Housing Agreement described in section (c) of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law, pursuant to Section 565.2 of the *Vancouver Charter*, for enactment prior to enactment of the zoning

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 Arts, Culture and Community Services.

- C. THAT Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; 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 bylaw 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 the subject site from DD (Downtown District) to CD-1 (Comprehensive Development) District to permit a development consisting of two residential towers over a five-to-six-storey podium. A total of 314 market strata units and 129 replacement market rental units are proposed, with 10% of the rental units secured with below market rental rates. A 56-space childcare centre is also proposed on the 7th floor. Building heights of 135.2 m (443.5 ft./48 storeys) for the east tower and 124.0 m (406.9 ft./43 storeys) for the west tower, and a density of 14.48 FSR are proposed.

The application has been assessed and staff support the proposed uses and form of development, subject to the design development and other conditions outlined in Appendix B.

The childcare centre would be delivered turnkey to the City, and aligned with a Request for Proposal (RFP) process, the City will select a non-profit operator. Further, a 6.1 m (20 ft.) wide parcel along the site's westerly property line is to be subdivided from the site and transferred to the City for park purposes, to be incorporated into a proposed City park located in the Nicola Street right-of-way.

Lastly, the report recommends that the Community Amenity Contribution (CAC) from this rezoning application, if approved, be allocated in accordance with the *West End Community Plan Public Benefit Strategy* to achieve key public benefit objectives in and around the West End neighbourhood.

It is recommended 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, subject to the Public Hearing, along with the conditions of approval outlined in Appendix B.

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

Relevant Council Policies for this site include:

- *West End Community Plan (including West End Public Benefit Strategy) (2013)*
- *Rezoning Policy for the West End (2013)*
- *Downtown Official Development Plan (DODP) (1975, last amended 2015)*
- *Downtown (except Downtown South) Design Guidelines (1975; last amended 1993)*
- *DD (except Downtown South), C-5, C-6, HA-1 and HA-2 Character Area Descriptions (1975)*
- *View Protection Guidelines (1989)*
- *General Policy for Higher Buildings (1997; as amended up to 2014)*
- *Zero Emissions Building Plan (2016)*
- *Green Buildings Policy for Rezoning (2009, amended up to 2017)*
- *Rezoning Policy for Sustainable Large Developments (2013)*
- *Greenest City 2020 Action Plan (2011)*
- *Vancouver Neighbourhood Energy Strategy (2012)*
- *Neighbourhood Energy Connectivity Standards - Design Guidelines (2014)*
- *Housing Vancouver Strategy and Housing Vancouver Three Year Action Plan (2017)*
- *Moderate Income Rental Housing Pilot Program (2017)*
- *Rental Housing Stock Official Development Plan (2007)*
- *Tenant Relocation Policy and Protection Guidelines (2016)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *High-Density Housing for Families With Children Guidelines (1992)*
- *Community Amenity Contributions — Through Rezoning (1999, last amended 2017)*
- *Financing Growth Policies (2003)*
- *Public Art Policy and Procedures for Rezoned Developments (2014)*
- *Transportation 2040 Plan (2012)*

## **REPORT**

### **Background/Context**

#### **1. Site and Context**

This 4,019.9 sq. m (43,270 sq. ft.) site is a half city block bound by Alberni Street to the north, Nicola Street to the west, Broughton Street to the east and a lane to the south. The site has a total frontage of 100.71 m (330 ft.) along Alberni Street and a lot depth of 39.92 m (131 ft.). The grade slopes down from the southeast to northwest corner by approximately 9 m (30 ft.).

Located in the Georgia Corridor area of the *West End Community Plan* and also part of the Triangle West policy area, the site is currently developed with two buildings:

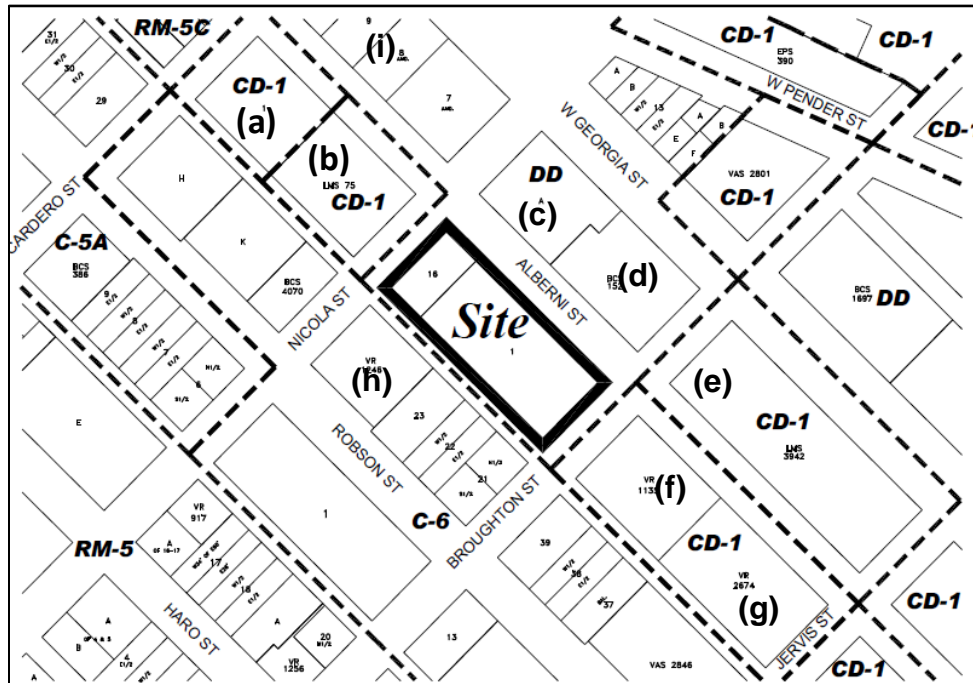
- 1444 Alberni Street and 711 Broughton Street – a 1970s 19-storey market rental building consisting of 129 units; and
- 740 Nicola Street – a 1967 four-storey office building.

The residential building is seismically unsound and its upgrade would be at a significant cost. The proposed demolition of this building is therefore supported by staff. The office building has

some interesting façade patterns that add to the streetscape character; however, staff evaluation of a Statement of Significance (SOS) has concluded that the building itself is not of significant heritage value. It too is proposed to be demolished.

Significant developments in the immediate area are shown in Figure 1 and are listed below:

**Figure 1 – Site and surrounding zoning**



- (a) 1550 Alberni Street – a rezoning has been approved for a 43-storey residential building with commercial uses at grade.
- (b) 1500 Alberni Street – a 26-storey strata residential building zoned CD-1 and constructed in 1991.
- (c) 1450 West Georgia Street (the “Georgian Apartment Towers”) – a 21-storey market rental residential building.
- (d) 1420 West Georgia Street (the “George”) – a 23-storey strata residential building.
- (e) 1331 Alberni Street (“The Lions”) – a pair of 32-storey strata residential towers.
- (f) 738 Broughton Street (“Alberni Place”) – a 26-storey strata residential building.
- (g) 717 Jervis Street – a 31-storey strata residential building.
- (h) 1455 Robson Street (the “Colonnade”) – a five-storey strata residential building.
- (i) 1515 Alberni Street – a rezoning has been approved for a 42-storey residential building adjacent to an existing 20-storey office building (1500 West Georgia Street).

## 2. Policy Context

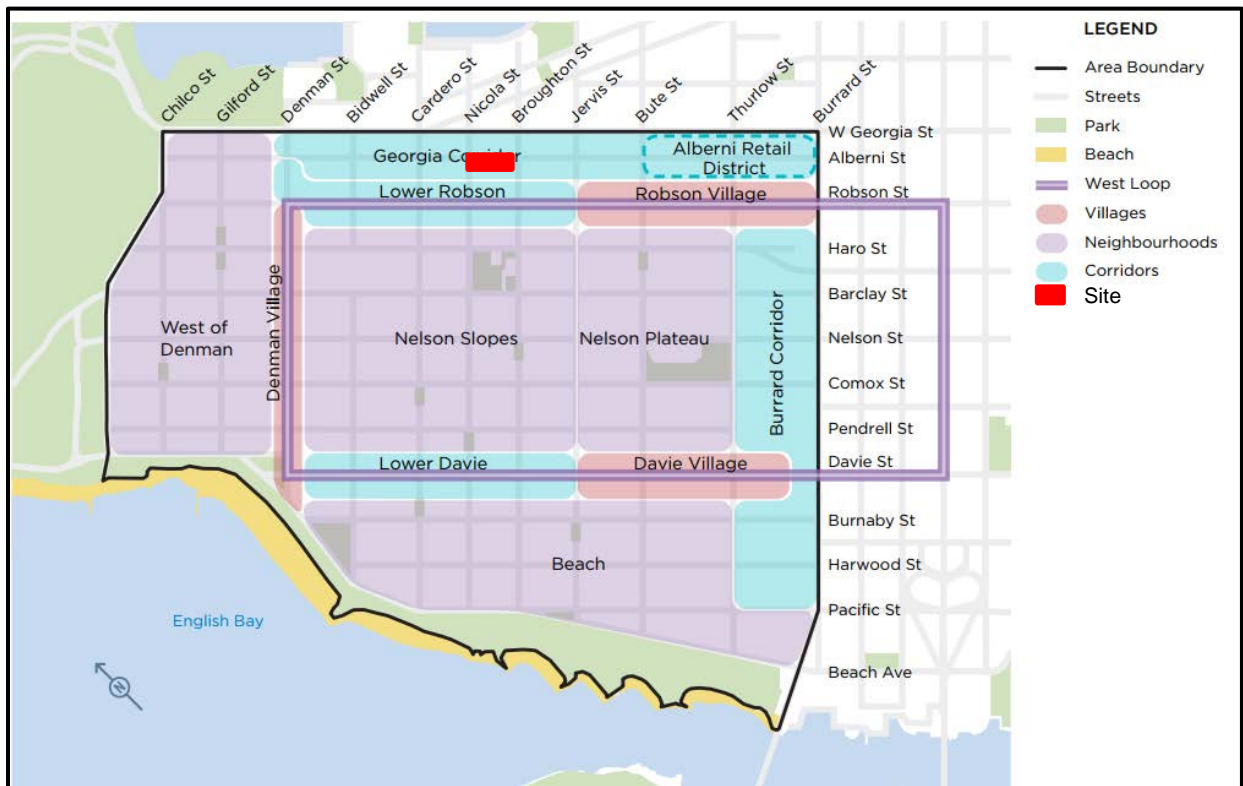
**West End Community Plan and the Rezoning Policy for the West End**— In November 2013, Council approved the *West End Community Plan*. This policy document provides a framework to guide change, development and public benefits in the West End over the next 30 years. The plan considers long-range and shorter-term goals, and provides policy directions in areas such as land use and built form, housing, transportation and public spaces, heritage,

arts and culture, local economy, community facilities and amenities, and environmental sustainability.

*Georgia Corridor* — The subject site is located in the Georgia Corridor of the West End. The Georgia Corridor includes a portion of the Central Business District (CBD) and is generally located between Georgia Street and the laneway north of Robson Street, from Burrard Street to Denman Street (see Figure 2).

The *West End Plan* identifies “Corridors” (Georgia and Burrard, Lower Robson and Lower Davie) generally as the newer areas of the community, well-served by transit, services and amenities, and where the majority of new housing and job space has been built over the past 40 years. It notes that the Corridors provide additional opportunities to accommodate job space and housing, denser development close to transit, local services and amenities, which help meet the needs of the community.

**Figure 2 – West End Community Plan Character Areas**



In keeping with the overall directions of the *West End Plan*, the *Rezoning Policy for the West End* (the “Rezoning Policy”) allows consideration for rezoning on sites within the Georgia Corridor for increased density for market residential when significant public benefits can be achieved for the community.

For the subject site, subject to urban design performance, typical tower floor plates of 603.9 sq. m (6,500 sq. ft.) may be considered, with heights of up to 152.4 m (500 ft.), although building proposals within established view corridors should not exceed view cone height limits.

**General Policy for Higher Buildings (GPHB)** — The *General Policy for Higher Buildings*, as amended in 2014, allows for consideration of building proposals in the city's downtown seeking significant additional height above current zoning and policy, with the provision that these higher buildings do not penetrate Council-approved view corridors, with the exception of the Queen Elizabeth view corridor.

The policy requires that any higher building development establish a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of Vancouver's skyline. In addition, any proposal should advance the City's green objectives for carbon neutrality for new buildings by demonstrating leadership and advances in sustainable design and energy consumption.

The policy also identifies other considerations, including the achievement of community benefits, such as on-site open space, and mitigating potential adverse shadowing and view impacts on the public realm as well as on neighbouring buildings.

**Rental Housing Stock Official Development Plan** — The ODP requires one-for-one replacement of existing rental housing units on redevelopments of six or more units in certain RM, FM, and CD-1 zoning districts. Although the site is zoned DD and is not within the ODP area, section 2.2 of the ODP states Council's general concern about protecting the city's rental housing stock. The intent of replacing existing rental housing stock based on a one-for-one ratio is applied in this application.

**Tenant Relocation and Protection Policy** — In December 2015, Council approved the *Tenant Relocation and Protection Policy*. The policies are intended to protect tenants by mitigating the impacts of displacement resulting from redevelopment activity, while recognizing that some renewal is necessary to maintain the health of the overall rental stock.

A Tenant Relocation Plan or Tenant Impact Statement is required when tenants are displaced or impacted as a result of redevelopment or major renovation activity. At a minimum, these terms include two months free rent, moving expenses, help finding and relocating the existing tenants to another form of rental housing, and first right of refusal to move back into the replacement housing with 20% discount off starting rents, as specified under the policy. Should this proposal proceed, the applicant has agreed to work with each tenant, eligible under the Tenant Relocation Plan, who wants assistance.

**Housing Vancouver Strategy (2017)** — In November 2017, Council approved the Housing Vancouver Strategy (2018-2027) and the Three-Year Action Plan (2018-2020). The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The Housing Vancouver targets were based on the core goals of retaining a diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. Nearly 50% of the new units will serve households earning less than \$80,000 per year, and 40% will be family-size units.

### **3. Changes to the Original Application**

The application, submitted on September 1, 2017, proposed a density of 14.95 FSR. Following public consultation and in response to comments from the Urban Design Panel and staff, the

applicant has proposed design changes which would result in a slight reduction in density. This reduced density of 14.48 FSR is incorporated in the draft CD-1 By-law (Appendix A).

Other key aspects of the proposal, including height, land use and unit yield, remain unchanged.

## ***Strategic Analysis***

### **1. Proposal**

The application proposes two residential towers over a five-to-six-storey podium at the base, with six levels of underground parking. A total density of 14.48 FSR and a total floor area of 58,213.5 sq. m (626,660 sq. ft.) are proposed. The proposed east tower has a height of 135.2 m (443.5 ft.) and 48 storeys, while the proposed west tower has a height of 124.0 m (406.9 ft.) and 43 storeys.

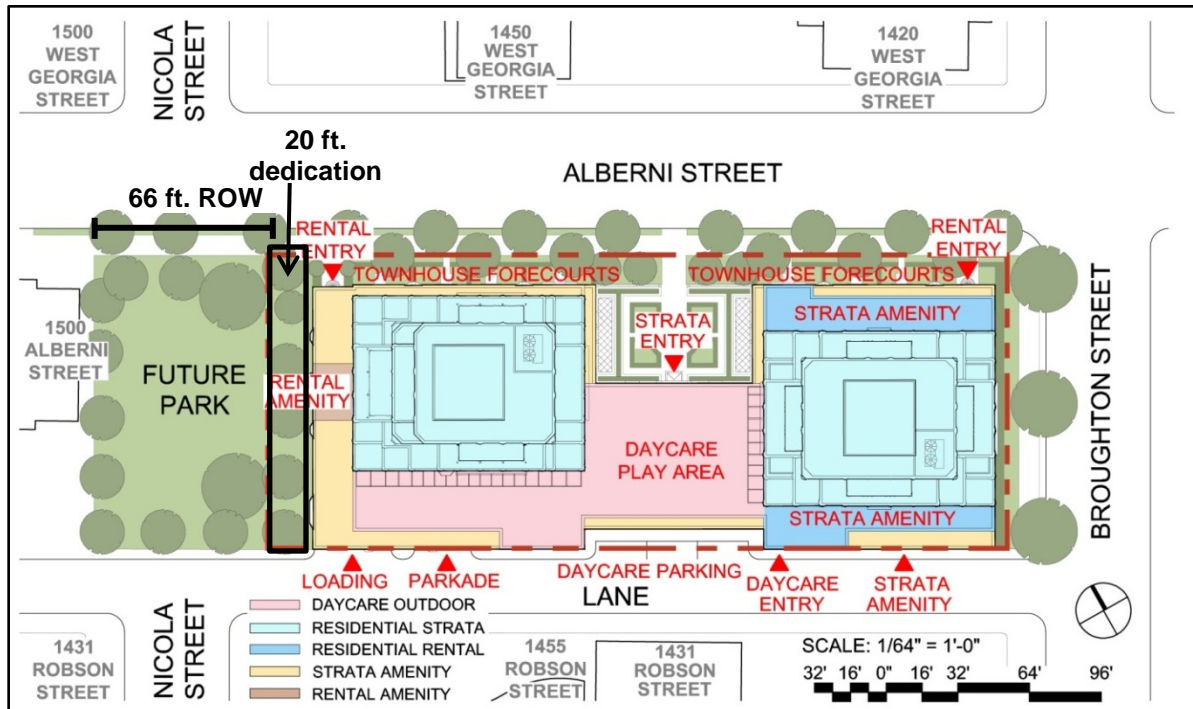
The two towers contain approximately 314 strata residential units while 129 market rental units are proposed in the podium. Two separate entries to each of the strata and rental components are located along the Alberni Street frontage. Indoor and outdoor amenity areas are located on levels 2, 3 and 7 for the strata residential units and on Level 5 for the market rental.

A 56-space City-owned childcare facility, with a total floor area of 815.5 sq. m (8,778 sq. ft.) is proposed on Level 7, with its outdoor play area located on top of the podium, between the two towers. The entrance to the childcare and its pick up and drop off area are located off the rear lane.

The access ramp to the underground parking is also located along the lane. Due to the slope of the site, loading is proposed to be located at the southwest corner of the site, along the lane, on Level 2.

Lastly, a 6.1 m (20 ft.) wide land area along the entire western frontage of the site is proposed to be transferred to the City and added to a proposed future park (see Figure 4). This small city park is to be in the Nicola Street right-of-way between Alberni Street and the lane to the south.

Figure 4 — Proposed Site Plan



**2. Land Use**

The site is located in Area G of the Downtown Official Development Plan (DODP), which provides a transition from office and commercial uses in the CBD to the surrounding high-density residential areas such as Coal Harbour and the Georgia Corridor. Area G allows and encourages a mix of land uses, including commercial uses (office, retail and service uses) as well as residential uses.

The DODP is structured in such a way that if a site within its boundaries is rezoned to Comprehensive Development (CD-1) District, the rezoned site is automatically removed from the DD zoning district (no amendments to the DODP are required) and, as a result, the DODP no longer applies to the rezoned site. Although no longer part of the DODP, staff apply DODP urban design and land use policy considerations where possible in creating the new CD-1 District Schedule.

Under the *West End Community Plan*, higher density market residential development can be considered through rezoning when significant public benefits can be achieved for the community. The proposed residential use is consistent with both the DODP as well as the West End Plan. The proposed childcare is highly supportable given the high needs in the area, as well as the rare opportunity to accommodate such a facility on a large, whole-block site.

**3. Housing**

The application proposes 314 market strata units in the two towers and 129 replacement rental units in the podium.

*Strata Residential* – The application proposes that 198 units, which account for 63% of the total units, would have two or more bedrooms. This high ratio of provision of family housing is



supported by *Family Room: Housing Mix Policy for Rezoning Projects*. A provision to ensure the percentage of family housing does not fall below the minimum requirement of 35% is included in the CD-1 By-law.

*Replacement Rental Units* – While the *Rental Housing Stock Official Development Plan* does not apply to this DD zoned site, the applicant has responded to Council’s concern regarding protection of existing rental housing stock by providing replacement of all existing rental units on site on a one-for-one basis with new market rental housing. For the replacement rental, the application proposes 35% family units, including 13% three-bedroom units. If approved, the total number of family units will increase from five two-bedroom units currently existing on site, to 46 two- and three-bedroom units. A provision to ensure the percentage of family rental housing does not fall below the minimum requirement of 35% is included in the CD-1 By-law.

In addition, the applicant proposes 13 rental units, which account for 10% of the total rental units, be rented at rates that are consistent with provisions under the City’s Moderate Income Rental Housing Pilot Program which aims to meet the housing needs for households in the “missing middle” income range, with rents ranging from \$950 to \$1,600 per month. Conditions in Appendix B outline the income testing requirements. Staff recommend that eligible returning tenants be given priority for these units.

Pursuant to section 565.2 of the *Vancouver Charter*, a Housing Agreement will be entered into to secure all 129 units as rental housing in perpetuity as well as to secure the enhanced affordability for the 13 units.

*Progress Towards City-wide Secured Market Rental Housing Targets* – The rental units proposed in this project will help achieve the City’s secured market rental housing targets as set in the *Housing Vancouver Strategy*. See Figure 5 below.

**Figure 5 – Progress Toward the 10-Year Housing Vancouver Targets for Secured Market Rental Housing as of March 31, 2018**

	<b>10-Year Targets</b>	<b>Current Projects Units Approved Towards Targets</b>
Secured Market Rental Housing Units	20,000	1,312

\* Note that tracking progress towards 10-year Housing Vancouver targets began in 2017.

\* Unit numbers in Figure 5 exclude the units in this proposal, pending Council’s approval of this rezoning application.

*Tenant Relocation* – Redevelopment of the site would require the relocation of existing tenants. The existing apartment building at 1444 Alberni Street consists of 61 studio units, 63 one-bedroom units, and five two-bedroom units.

When the application was received in September 2017, the rents ranged from \$744 to \$1,200 per month for a studio unit (with an average monthly rent of \$1,032), \$900 to \$1,450 for a one-bedroom unit (with an average monthly rent of \$1,212), and \$2,050 to \$2,400 per month for a two-bedroom unit (with an average monthly rent of \$2,185). The average length of tenancy was 5.5 years, and there were 15 tenants who have been in the apartment building for more than ten years. At the time of the application, of the 129 total units, 85 units were occupied. At the time of

this report, there are only 30 units that remain occupied. The City's *Tenant Relocation and Protection Policy and Guidelines* have guided development of a Tenant Relocation Plan. As such, the applicant has provided a draft Tenant Relocation Plan which provides tenant protections and securing this plan will be a condition of rezoning. The draft Tenant Relocation Plan is summarized in Appendix C. A final Tenant Relocation Plan will be required at the time of Development Permit application, and a final Tenant Relocation Report will be required prior to issuance of the Occupancy Permit. In summary, this application, if approved, would provide:

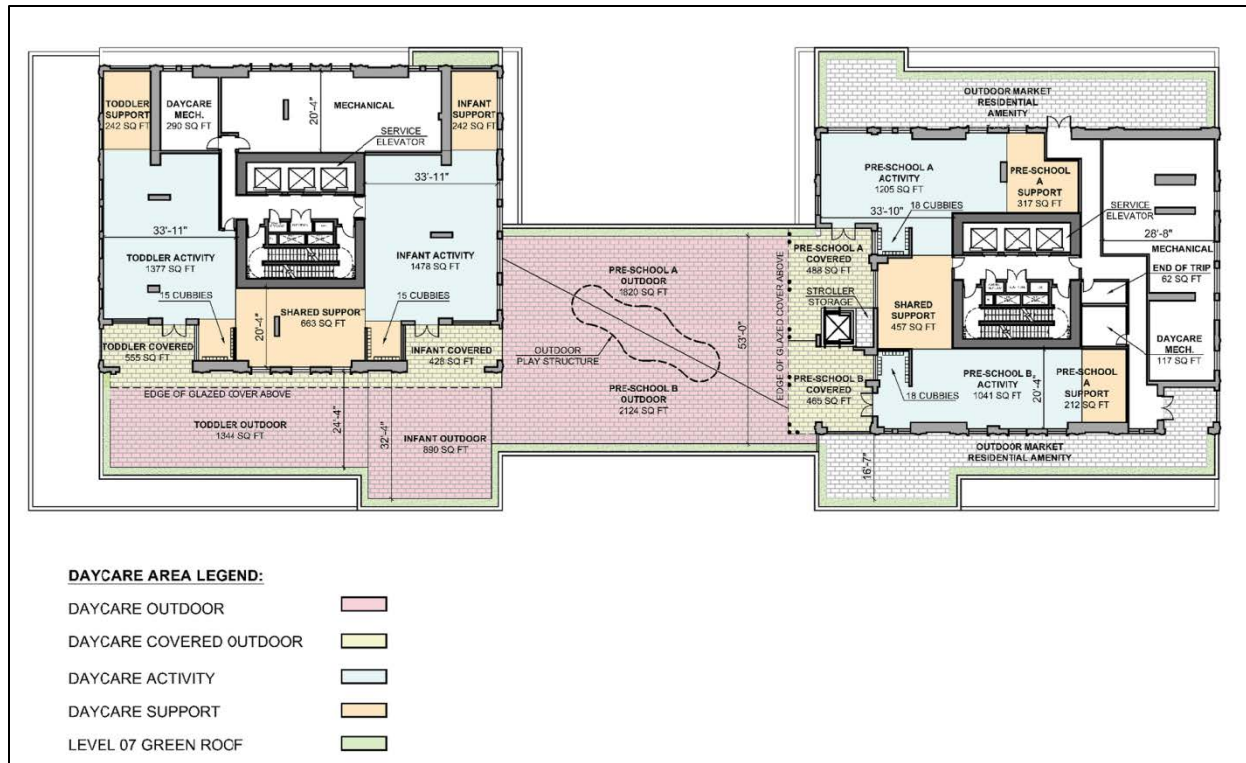
- the replacement of 129 existing rental housing units in the West End, located close to transit, parks, and social and recreational services;
- an important new affordable housing supply for families, with 46 new units being family-sized (with two and three bedrooms) to assist low and moderate income families to live in Vancouver;
- 10% of all rental units to be secured at moderate income rents as per the Moderate Income Rental Housing Pilot Program; and
- a Tenant Relocation Plan that, among other provisions, provides current tenants with the opportunity to relocate into the new development.

#### **4. Child Day Care Facility and City Park**

As part of development within the Triangle West policy area, City has collected Development Cost Levy (DCL) funds to build infrastructure and needed community facilities in the area. While many of these facilities have been delivered, there remain unmet targets on childcare spaces and parkland. The subject site is located in the overlapping area of Triangle West and the West End. Given the rezoning site's substantial size, the opportunity exists to accommodate both a child day care facility on site and to incorporate a portion of the site within the creation of a small park in the adjacent Nicola Street right-of-way.

*Childcare* – The 56-space childcare on Level 7 would consist of an infant and toddler program area located in the base of the west tower and a pre-school program area located in the base of the east tower. In between the two program areas, on the podium roof, would be the shared outdoor play area (see Figure 6).

**Figure 6 – Daycare Floor Plan**



The childcare facility will go through further design development during the subsequent phases of the approval process. If the rezoning is approved, the applicant will construct the daycare to the City’s satisfaction and deliver it in a separate air space parcel to the City in turn-key condition, prior to the issuance of the final occupancy permit of the development.

Further, if the rezoning is approved, staff will initiate a Request-For-Proposal (RFP) process to select a non-profit operator to operate the childcare. Conditions to improve the design of the childcare and to secure its delivery to the City are included in Appendix B.

*Park* – Given limited land options to create a park in a high-density neighborhood like Triangle West, staff recommend closing a portion of Nicola Street adjacent to the subject site to create a small park. The main purpose of the park is to provide access to nature and respite from high-density living. For the subject site, a 6.1 m (20 ft.) wide land parcel along its westerly property line would be subdivided, transferred to the City and incorporated into the future park (see Figure 4 – Proposed Site Plan).

A design and public consultation process will be initiated by staff to determine the amenity and programming for the park. Funding for its construction will be from Triangle West DCLs.

**5. Form of Development** (refer to drawings in Appendix E)

The following is a brief summary of staff assessment of the proposed form of development. For more detailed analysis, please refer to Appendix D – Urban Design Analysis.

*West End Built Form Principles* – The West End Plan uses a principled approach to shape how and where growth and development occurs, and to determine the appropriate built form. Seven

community-wide contextual design principles provide structure and guidance to detailed policies, guidelines and regulations that apply to individual character areas.

The “Places” section of the West End Plan outlines additional built form parameters specific to the Georgia Corridor area. For this sub-area of the Georgia Corridor, east of Cardero Street, heights of up to 152.4 m (500 ft.) may be considered, subject to Council-approved view corridors, with typical tower floor plates of up to 609.9 sq. m (6,500 sq. ft.) to maximize views and sunlight on sidewalks. Maximum densities are subject to urban design considerations on a site by site basis.

*Density* – Under the Downtown Official Development Plan (DODP), the current density permitted on the site in Area G is an FSR of 6.0. The rezoning application proposes an overall floor area of 58,213.5 sq. m (626,600 sq. ft.), equivalent to 14.48 FSR.

As is typical with proposals which include a City-owned daycare, daycare floor area has been excluded from the total floor area and the calculation of FSR.

Staff urban design assessment concludes that the proposed floor area can be appropriately accommodated on the site, subject to the design development conditions in Appendix B, most significantly, to reduce apparent bulk of the towers.

*Height* – The height of the proposed west tower is 124.0 m (406.9 ft.) measured to the top of the parapet. The height of this tower is limited by View Cone C1, the east edge of which bisects the site diagonally and therefore only applies to the west tower. The height of the proposed east tower is 135.2 m (443.5 ft.). This height extends into the Queen Elizabeth View Cone 3.2.1 by approximately 12 m (40 ft.). The height of the east tower is limited by View Cone 12.1.3. The General Policy Higher Buildings (GPHB) provides an evaluation framework for proposals that enter into the Queen Elizabeth view Cone, but does not permit incursions into other view cones. The proposed heights comply with the height identified for this site in the GPHB and the maximum height permitted under the West End Plan, which is 152.4 m (500 ft.).

There are two key aspects to consider when addressing additional height in this area: the building’s contribution to the Vancouver skyline and its potential shadowing impacts generated by the additional height.

The upper portions of the towers have been designed with tapered massing which increases sky exposure and is more responsive to nearby views. The tower tops are carefully composed to present a positive and unique presence on the Vancouver skyline.

Staff have assessed shadow impacts on public spaces including the Coal Harbour Community Centre Park and the seawall, and have concluded that the proposed heights of the towers do not cast additional shadow impacts during key daylight hours. The shopping “Villages” identified in the West End Plan would be unaffected by shadows caused by this development. The other priority in assessing shadows is to maximize sunlight onto the outdoor childcare space on top of the proposal’s podium. Analysis shows that this area will receive sunlight from 10 am through to 4 pm on the equinox. Refer to Appendix D for further discussion regarding shadowing.

Staff conclude that the tower heights are supportable given the broader urban design objectives embodied in the West End Plan, which aim to achieve a legible “dome shaped” skyline and to strengthen the “urban frame” of the Georgia and Burrard corridors in contrast with the established neighbourhoods of the West End.

**Figure 7 — Proposed Building Design**

*Architecture and Form of Development* – The building takes the form of two towers on a podium with an open forecourt fronting onto Alberni Street. The proposed towers are expressed with a stepped massing that articulates a base, a midrise, an upper shaft and a crown for each tower. The elevations are expressed in punched window of varied types and sizes which, along with the articulated and sculptural details, creates a rich hierarchy of expression reminiscent of early 20th century architectural expression.

The proposed form and expression exhibit a carefully considered sense of proportion and composition, as well as a high quality in design and materiality. The townhouse entries along Alberni Street with steps and landscaping will contribute positively to the interaction between building and pedestrian street traffic. Staff are satisfied that the overall design quality proposed meets the standard set by the GPHB which is to establish a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the city's skyline.

Staff are nonetheless seeking some refinements to the design to be addressed at the development permit stage to reduce the appearance of the bulk of the towers and to reduce the massing impact of the uninterrupted shear face of the east façade along Broughton Street. Staff are also seeking to secure the proposal's intention to provide high quality materials and detailing for the building expression (see Appendix B).

*Urban Design Panel* – The rezoning application and the proposed form of development were reviewed by the Urban Design Panel on November 15, 2017, and received an evaluation of Resubmission Recommended. Following this outcome, the applicant submitted a design response showing key changes to the proposal in order to address the Panel's concerns with regards to the tower expression and the Broughton Street façade. Staff have reviewed the design response and are supportive of proposed strategies which will achieve a significant improvement in the silhouettes of the towers.

## **6. Transportation and Parking**

Parking access is provided from the rear lane, leading to six levels of underground parking. Under the Parking By-law, the minimum required parking for the proposed residential uses is 397 spaces, with 83 dedicated to the market rental housing units and 314 to the market strata units.

A total of 473 vehicle parking spaces are proposed, including 83 spaces (one accessible space) for the market rental housing units and 314 spaces (16 accessible spaces) for the market strata units. This parking provision meets the Parking By-law requirement.

The development also requires seven pick-up/drop-off parking stalls for the childcare, under the Parking By-law. The applicant proposes nine stalls. It also requires two Class B loading spaces which are being provided and an additional five Class A loading spaces are being provided.

Under the Parking By-law, the minimum required bicycle parking is 554 Class A spaces and six Class B spaces for the entire project. The applicant proposes 560 Class A spaces (25 bike-share) and 18 Class B bicycle spaces, meeting the Parking By-law requirement.

As part of the proposed development, Nicola Street will be closed to regular vehicular traffic between Alberni Street and the lane in order to create a City park. Fire vehicle access will not be affected by the closure of the street.

In addition to on-site vehicle parking, the site is well served by transit. Frequent bus service is available on Georgia Street and Robson Street. Bikeways exist on Cardero and Haro streets as well as on the False Creek Seawall.

## **7. Environmental and Social Sustainability**

This application is subject to multiple policies that contain environmental and social sustainability objectives and targets.

*General Policy for Higher Buildings (GPHB)* – This policy requires that all higher buildings, as defined in the policy, demonstrate and advance the City's objective for carbon neutrality for new buildings with a stated objective to achieve a 45% reduction in energy consumption as compared to the 2014 Vancouver Building By-law, and demonstrate leadership in sustainable design.

*Green Buildings Rezoning Policy* – This policy requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy. These new requirements are mandatory for all rezoning applications received on or after May 1, 2017.

This application was made after the above date and has opted to meet the *Green Buildings Policy for Rezoning* under the option of the near zero emissions buildings requirements. In particular, the proposed building is pursuing Passive House certification. Passive House is a world-leading standard for energy efficiency in buildings, and the process of design and certification to this standard significantly advances local construction practices toward zero emissions buildings.

The applicant has submitted a letter from a certified Passive House designer that the building, as designed, is capable of achieving Passive House certification. If successfully achieving certification, this development would be the highest Passive House development currently in the world. Therefore, by pursuing Passive House certification this project would also meet the leadership in sustainable design requirement of the GPHB.

Conditions to secure the level of energy performance required by the policies through subsequent permitting processes and the post occupancy phase are included in Appendix B.

*Rezoning Policy for Sustainable Large Developments* — This policy applies to rezoning proposals having either a total minimum site size of 8,000 sq. m (1.98 acres) or containing more than 45,000 sq. m (484,375 sq. ft.) of new floor area. The intent of this policy is to achieve higher sustainability outcomes in larger developments through strategies that implement opportunities for low carbon energy, sustainable site design, green mobility, sustainable food systems, sustainable rainwater management, enhanced solid waste diversion, and housing affordability and mix.

The applicant proposes to address this policy through enhanced electrical vehicle charging and cycling facilities on site, waste management concierge and engagement with inner-city organizations during construction. Staff recommend improvements in order for the proposal to have a fulsome response to the policy. Below is a summary of additional requirements:

- *Green Mobility* — Provision of additional transportation demand management strategies such as Class A bicycle spaces based on a minimum 1.8 spaces per unit, bicycle spaces for the childcare and 100% EV-ready vehicle parking spaces;
- *Sustainable Food System* — Due to the site constraints, provision of cash contribution towards support local farmer's markets;
- *Affordable Housing* — Provision of below market rents for 10% of the rental units (see other sections of the report for further detail);
- *Social Sustainability* — Commitment to engage inner-city organizations in the construction.

Conditions to secure the above requirements are included in Appendix B.

*Vancouver Neighbourhood Energy Strategy* — The *Vancouver Neighbourhood Energy Strategy* (2012) targets specific areas of the city for the expansion and development of Neighbourhood Energy Systems to support Greenhouse Gas (GHG) reduction targets. The policy focuses on high-density mixed-use neighbourhoods with the greatest carbon reduction potential, particularly those undergoing large and rapid development, including the Downtown.



Since the proposed building is pursuing Passive House standards in response to the above noted policies. If certified, the building design would advance the City's objective for carbon neutrality significantly. Further, with a highly energy-efficient building envelope based on the Passive House standards, the heating load would be insignificant as to warrant connection to a Neighbourhood Energy System.

**PUBLIC INPUT** (refer to Appendix E)

**Public Notification and Community Open House** – A rezoning information sign was installed on the site on September 25, 2017. Approximately 7,547 notifications were distributed within the neighbouring area on or about November 7, 2017. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)).

The community open house was held from 5-8 pm on November 7, 2017, at the Listel Hotel Impressionist Gallery (1300 Robson Street). Staff, the applicant team, and approximately 77 people attended the Open House.

**Public Response** – In response to the public consultation process, staff received approximately 25 pieces of feedback, including open house comment sheets, emails, and additional written submissions.

Total notifications		7547
Open House attendees		77
Comment sheets		15
Other feedback		10

Overall, the main themes of support include the building design and the architectural contrast to the typical glass towers seen in Vancouver. There was also general support for the integration of uses in the proposal, such as the daycare and park, as well as the mix of unit types and sizes.

Concerns expressed by respondents included traffic congestion resulting from an increase in parking spaces and the closure of Nicola Street for the City park. There was also some concern that the park would inhibit access for fire vehicles.

Staff have evaluated traffic patterns in the area as part of the Georgia Gateway West Complete Street project, taking into consideration the proposed development as well as the proposed park closure at Nicola. It was determined that the proposed number of vehicle parking would not generate significant vehicle trips on the road during peak hours and that the park closure can be supported without negatively impacting local traffic patterns. Further, staff confirm that the fire access through the proposed park would be maintained.

Some respondents were also concerned about the rental units, wanting to see an increase in the number of rental units being proposed rather than one-to-one replacement of the units currently on the site.



The West End Plan has a target of 1,900 new secured market rental units to be achieved through density bonusing in Lower Robson and Lower Davie, as well as laneway infill in the neighbourhood areas. To date, 778 secured market rental units have been approved in the West End. While these new rental units will be at market rates, a significant increase over the existing average rental rates, over time and through a continued increase in supply, these units will become more affordable. Staff recognize that implementation of the West End Plan will cause a significant amount of displacement in the existing rental stock as redevelopment occurs. The intent, in putting in place in certain areas density bonus policies that require 20% or 25% as social housing, is to maintain some of the affordability being lost in the rental housing through the provision of social housing.

### **PUBLIC BENEFITS**

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

#### **Required Public Benefits:**

**Development Cost Levies (DCLS)** – Development Cost Levies collected from development help pay for facilities made necessary by growth including parks, childcare facilities, replacement (social/non-profit) housing and various engineering infrastructure. The subject site is in the Citywide Development Cost Levies (DCL) District, which has a rate of \$168.13 / sq. m (\$15.62 / sq. ft.) for residential uses above 1.5 FSR, effective September 30, 2017. It is anticipated that the new market residential floor area of 58,213.5 sq. m (626,600 sq. ft.) will generate DCLs of approximately \$9,787,436.

In addition to the City-wide DCL, a new Utilities DCL was approved by Council on July 11, 2018 to address the need for upgraded water, sewer, and drainage infrastructure as the city continues to grow. The rate under this DCL for residential development over 1.5 FSR is \$10.16 per sq. ft. and it takes effect on September 30, 2018. Should this new Utilities DCL apply to this project, the additional DCL would be \$6,366,256; however the in-stream rate protection available to the project might enable the new DCL to not apply, depending on the timing of development and building permits. The Utilities DCL is subject to the same rate protection and annual adjustment parameters as the City-wide DCL, as explained below.

DCLs are payable at building permit issuance and their rates are subject to Council approval of an annual inflationary adjustment on September 30 of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of twelve months from the date of DCL By-law rate amendment provided that it has been submitted prior to the adoption of such DCL By-law rate adjustment. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply.

**Public Art Program** – The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning proposals having a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. Public art budgets are based on a formula (effective September 30, 2016) of \$21.31 per sq. m (\$1.98 per sq. ft.) for all areas contributing to the total FSR calculation.

With 59,034.1 sq. m (635,438 sq. ft.) of eligible floor area proposed in this rezoning, a public art budget of approximately \$1,258,017 is anticipated.

Please note that the Public Art rate is finalized at the development permit stage and is subject to periodic adjustments to address inflation.

Developers may fulfill the public art commitment in one of two ways:

- Option A - Artwork is commissioned by the developer. An experienced public art consultant must be engaged to coordinate the public art process. Consultants are responsible for the preparation of art plans and the coordination of artist selection and artwork fabrication, installation, and documentation. The Public Art Committee reviews and approves the Public Art Plan which must be completed prior to issuance of the Development Permit.
- Option B - For developers not wanting to directly commission the artwork, 80% of the required art budget is paid to the City as a contribution to the Signature Projects Fund. These contributions are pooled with contributions from the City, philanthropists, and other agencies to commission artworks of major significance at key city sites.

#### **Offered Public Benefits:**

***Community Amenity Contribution (CAC)*** – In the context of the City's *Financing Growth Policy*, an offer of a community amenity contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. Such a CAC is typically made through the provision of either on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

As part of this application, the applicant has offered a total CAC package of \$75,032,700, consisting of an in-kind component and a cash component, as discussed below. Staff have reviewed the applicant's development pro forma and concluded that the total CAC value offered by the applicant is appropriate and recommend that the offer be accepted.

The allocation of this CAC package will be based on the West End Community Plan and the West End Public Benefit Strategy (PBS). The West End PBS identifies public benefits and infrastructure to support growth in the West End. The CACs offered will support both short-term and long-term priorities in and around the West End Plan area. The following is a description of the allocation of the CAC offering.

***In-kind Contribution*** – The rezoning application includes a 56-space childcare located on Level 7. Real Estate and Facilities Management staff estimate the cost of constructing, fitting, furnishing, equipping and supplying the childcare facility to be \$10,000,000. The applicant has offered, as an in-kind contribution, to construct and deliver childcare facility turn-key to the City, within a fee-simple Airspace Parcel, by the first quarter of 2024 with a City contribution of \$2,950,000.

***Cash Contribution*** – In addition to the provision of childcare, the applicant has also offered a cash CAC of \$67,982,700 which will be allocated to further support delivery of the West End PBS.

The West End PBS outlines investment targets across a range of public benefits in the community including (please refer to Appendix F for further detail):

- *Community and Civic Facilities* – New facilities or the expansion of existing facilities used for recreation, library, public safety and/or cultural spaces, such as the West End Community Centre complex, Vancouver Aquatic Centre, and area fire halls.
- *Parks and Open Spaces* – New or expanded parks and open spaces, such as waterfront park improvements to accommodate increased demand associated with growth, such as the Robson-Alberni public space improvement project, and future phases of the Davie Village public space improvement project.
- *Childcare* – New or expanded childcare facilities. This may include the construction of a 69-space facility for 0-4 year olds and new school-age care at the West End Community Centre, new and expanded childcare in elementary schools (Lord Roberts, Coal Harbour) and/or potential top-up funds for projects in West End market developments.
- *Transportation* – Transportation improvements in and around West End, including the Georgia Gateway West Complete Street project, Bute Street Greenway, and the Comox-Helmcken Greenway Extension.
- *Affordable Housing* – To be allocated to the Affordable Housing Reserve to increase the City's affordable housing supply, which may include strategic site acquisitions for future supportive housing and/or social housing projects.
- *Heritage (10% of cash CACs)* – To be allocated to the Heritage Conservation Reserve to achieve heritage objectives through initiatives as part of the city-wide Heritage Action Plan.

Further, as cash CACs are received from this and other rezonings, funding will be earmarked for specific priority projects to optimize the efficient delivery of the public benefits, as discussed below.

***Near-Term Priority Projects Supporting the West End Public Benefits Strategy*** – The City prioritizes delivery of public amenities and infrastructure funded from development contributions based on community needs and receipts of CACs and other funding. The following is a list of priority projects, based on their PBS categories that the City is working to bring forward in the next capital plan cycle, using CACs that would be collected from this rezoning.

- *Transportation – \$7 million*
  - *Georgia Gateway West Complete Street (\$7 million)* – Walking, cycling, transit and public realm improvements on and adjacent West Georgia Street from Nicola Street to the Stanley Park Causeway.
- *Parks & Open Space – \$26 million*
  - *Waterfront Parks Master Plan and Phase One Improvements (\$17 million)* – Staff are looking to combine the initial planning work on a number of waterfront park improvement projects identified in the West End PBS into a single Master Plan (including a phased concept plan), to allow for a consistent planning and design approach on a number of

physically and programmatically connected spaces as well as efficient public engagement and implementation processes.

- Robson-Alberni Public Space Improvements (\$9 million) – Public space improvements along Robson and Alberni streets (Burrard to Jervis), including a permanent plaza at Robson and Bute streets. Planning, design and public engagement is anticipated to commence in summer/fall 2018 (including pilot projects to test potential improvements), with construction occurring in phases, commencing in 2019.
- *Community Facilities – \$14 million*
  - Community Facility Planning and Design (\$14 million) – Planning, design and public engagement for the new Vancouver Aquatic Centre and the new West End Community Centre complex.

**Phased Approach to Cash CAC Payment** – The Community Amenity Contributions – Through Rezoning policy currently requires full payment of any cash CAC prior to rezoning enactment. In this case, given the scale of the cash CAC being offered and associated financing implications, staff are recommending a phased approach to CAC payment, as outlined below and included in Appendix B. This approach would constitute a waiver by Council of the current requirements of the Community Amenity Contributions – Through Rezoning policy.

If approved by Council, the cash CAC of \$67,982,700 is payable under the following conditions (detailed provisions are contained in Appendix B):

- \$22,950,000 at the time of the enactment, to be paid prior to the enactment of the rezoning by-law;
- \$20,000,000 to be paid on the earlier of the following dates:
  - (1) The issuance of the first Development Permit; and
  - (2) The date that is 12 months following the date of rezoning enactment;and
- \$25,032,700 to be paid on the earlier of the following dates:
  - (1) The issuance of the Building Permit; and
  - (2) The date that is 24 months following the date of the rezoning enactment.

Prior to rezoning enactment, the aforementioned deferred cash CAC payment will be secured via delivery of a letter of credit in the City's required form in the full amount of the cash CAC. The City will be entitled to realize on the letter of credit if the required cash CAC payment is not made by the time noted above.

Additional conditions and requirements are set out in Appendix B.

**Other Public Benefits** – In addition to CAC, the applicant offers the following public benefits:

- Land parcel transferred to City in Fee Simple Ownership – The applicant will give the City a 6.1 m (20 ft.) by 39.92 m (131 ft.) land parcel along the western edge of the site, to be incorporated into the future City park to be created within the Nicola Street right-of-way.
- Below Market Secured Rental Housing – 13 rental units, which account for 10% of the total rental units, would be rented at rates that are consistent with provisions under the City's Moderate Income Rental Housing Pilot Program which aims to meet the housing needs for households in the "missing middle" income range.
- Local Buyers First – The applicant has provided a voluntary commitment to support residents who live or work in Metro Vancouver by giving them the first opportunity to purchase new pre-sale homes in the new development on the subject site. This includes a 30 day exclusive local buyer period after launch of the marketing campaign during which buyers will be required to sign a statutory declaration attesting that they live or work in Metro Vancouver, they do not intend to assign the Contract prior to completing the purchase of their unit, they intend for the title to the unit to be registered in their name in the Land Title Office upon the completion of the purchase of their unit and they intend to occupy the unit they are purchasing.

**Implications/Related Issues/Risk (if applicable)**

**Financial**

As noted in the section on Public Benefits, the applicant has offered a CAC package of \$75,032,700, which consists of:

- \$7,050,000 credit for the in-kind on-site childcare valued at \$10,000,000 offset by a \$2,950,000 City contribution funded by the Triangle West DCL allocated to childcare.
- \$67,982,700 cash CAC, to be allocated in accordance with the West End Public Benefits Strategy.

Approval and timing of specific projects will be brought forward to Council as part of the Capital Plan and Budget processes.

In addition, the applicant has offered the City a piece of land along the western edge of the site, to be incorporated into a future park, as well as below market rental rates for 13 rental units on site.

If the rezoning application is approved, the applicant will be required to provide new public art on-site, or make a cash contribution to the City for off-site public art, at an estimated value of \$1,258,017.

The site is within the Citywide Development Cost Levies (DCL) District and it is anticipated that the applicant will pay \$9,787,436 in DCLs. Should the new Utilities DCL apply to this project, the additional DCL would be \$6,366,256.

The replacement rental housing, secured by a Housing Agreement for the longer of the life of the building or 60 years, will be privately owned and operated.

Upon completion, staff will seek Council approval to appoint a non-profit operator for the childcare in a subsequent report. A typical model would entail an operator being responsible for the administration, programming and operation of the childcare facility and associated facility costs, including regular maintenance and repairs. The City would typically be responsible for major repairs, and lifecycle replacement of major systems and structural components. Funding will be considered as part of capital planning and budget processes.

## **CONCLUSION**

Staff review of the application has concluded that the proposed land use, housing mix, form of development and public benefits are consistent with the directions of the *West End Community Plan*, subject to the recommended changes as outlined in Appendix B.

This application, if approved, would provide a substantial contribution towards the achievement of the *West End Public Benefit Strategy*. Further, if certification of Passive House is successfully obtained, this application would make a significant contribution towards the City's goal of becoming the greenest city in the world.

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 and with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix E.

\* \* \* \* \*

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**1444 Alberni Street and 740 Nicola Street  
PROPOSED CD-1 BY-LAW PROVISIONS**

Note: A By-law 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 marginally numbered Z- (\_\_\_) 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.]*

**Uses**

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (\_\_\_).
- 2.2 Subject to approval by Council 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 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
  - (a) Dwelling Uses, limited to Multiple Dwelling;
  - (b) Institutional Uses, limited to Child Day Care Facility;
  - (c) Retail Uses, limited to Public Bike Share; and
  - (d) Accessory Uses customarily ancillary to the uses permitted in this section.

**Conditions of use**

- 3.1 The design and layout of at least 35% of the dwelling units not used for secured market rental housing must:
  - (a) be suitable for family housing;
  - (b) include two or more bedrooms, of which:
    - (i) at least 25% of the total dwelling units must be two-bedroom units; and
    - (ii) at least 10% of the total dwelling units must be three-bedroom units;and
  - (c) comply with Council's "*High Density Housing for Families with Children Guidelines*".

- 3.2 The design and layout of at least 35% of the dwelling units used for secured market rental housing must:
- (a) be suitable for family housing;
  - (b) include two or more bedrooms, and
  - (c) comply with Council's "*High Density Housing for Families with Children Guidelines*".

#### **Floor area and density**

- 4.1 Computation of floor space ratio must assume that the site consists of 4,019.9 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 4.2 The floor space ratio for all uses combined must not exceed 14.48.
- 4.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.
- 4.5 Computation of floor area must exclude:
- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
    - (i) the total area of all such exclusions must not exceed 12% of the total residential floor area; and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
  - (c) floor area used for Child Day Care Facility;
  - (d) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing; those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length; and
  - (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.



- 4.6 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:
- (a) amenity areas, except that the exclusion must not exceed, in aggregate, the lesser of 10% of the total permitted floor area or 1,000 m<sup>2</sup>, and that the amenity areas shall be designed in accordance with Council's "*High Density Housing for Families with Children Guidelines*"; and
  - (b) unenclosed outdoor areas at grade underneath tower building overhangs, except that they must remain unenclosed for the life of the building.
- 4.7 The use of floor area excluded under sections 4.5 or 4.6 must not include any use other than that which justified the exclusion.

### **Building height**

- 5.1 The building height, measured above the base surface to the top of roof parapet above the uppermost habitable floor, must not exceed 135.2 m, except that other than view cone 3.2.1, the Queen Elizabeth Park view cone, no part of the development shall protrude into the approved view cones as set out in the City of Vancouver View Protection Guidelines.

### **Horizontal angle of daylight**

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 If:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
  - (b) the minimum distance of the unobstructed view is not less than 3.7 m;
- the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.
- 6.5 An obstruction referred to in section 6.2 means:
- (a) any part of the same building including permitted projections; or
  - (b) the largest building permitted under the zoning on any site adjoining CD-1 (\_\_\_).
- 6.6 A habitable room referred to in section 6.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
  - (i) 10 % or less of the total floor area of the dwelling unit, or
  - (ii) 9.3 m<sup>2</sup>.

**Acoustics**

7 A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustical engineer demonstrating that the noise levels in those portions of dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

<b>Portions of dwelling units</b>	<b>Noise levels (Decibels)</b>
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

\* \* \* \* \*

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**1444 Alberni Street and 740 Nicola Street  
DRAFT CONDITIONS OF APPROVAL**

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

**CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT**

- a. That the proposed form of development be approved by Council in principle, generally as prepared by Musson Cattell Mackey Partnership and received September 1, 2017, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- b. That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

**Urban Design**

1. Design development to the overall proportions of both tower forms to minimize their apparent bulkiness, particularly in the east-west dimension.

Notes to Applicant: Design development is needed for the towers to appear more slender. This can be achieved by: sculpting the facades to enhance overall verticality; increasing the depths of the step-backs in massing; and lowering the shoulders of the tower base to better emphasize the shaft. Maintain a minimum of 24 m (80 ft.) separation between tower faces.

The average floor plates of the proposal are 615 sq. m (6,623 sq. ft.) for the east tower and 617 sq. m (6,643 sq. ft.) for the west tower, while the maximum tower floor plate under the *West End Community Plan* is 603.9 sq. m (6,500 sq. ft.). The increase in floor plate sizes is to account for the Passive House ventilation system and extra wall thickness. Should the ventilation and extra wall thickness no longer be required, the maximum floor plate of 603.9 sq. m (6,500 sq. ft.) outlined under the Plan shall be adhered to.

2. Design development to the upper portion of the towers to further refine and enhance their architectural contribution to the city skyline and the public view cone.

Note to Applicant: Further sculpting of the tower crowns by lowering the shoulders of the shaft will enhance the tower tops as distinct elements.

3. Design development to rework the massing of the east face of the building to provide a sense of depth and variation and to provide massing relief to the Broughton Street frontage.

Note to Applicant: The intent is to reduce the massing impact of the uninterrupted shear face of the east façade. This can be achieved by stepping the east face of

the tower back from the east face of the podium, and by finessing the proportions and depths of step-backs to integrate the tower into the podium, rather than producing an abrupt horizontal seam between tower and podium.

4. Design development to the south face of the residential podium to improve the livability of south-facing rental units and to enhance the rear elevation of the podium.

Note to Applicant: Improve the sense of privacy for street-level units facing onto the lane with increased setbacks and landscaping, and by raising the interior floor level relative to the grade of the lane. Balconies of upper-level podium units should be increased for usability. Reduce the apparent bulk of the rear elevation by increasing setbacks and stepping in the massing.

5. Design development to enhance the laneway interface at grade level as much as possible.

Note to Applicant: Consider pedestrian lighting, landscaping, seating, and other public realm improvements such as high quality paving treatments.

6. Design development to consolidate the amenity spaces and ensure that indoor amenity spaces are co-located with sufficiently sized and well-proportioned outdoor amenity spaces.

Note to Applicant: Reduce the number of amenity spaces to improve their scale, configuration, and usability. Consider shared amenity spaces for the entire development.

7. Design development to maintain the high quality materials, and to maintain the level of detailing implied and necessary to accomplish and construct the proposed design aesthetic. (This includes Haddington stone, granite accents, the bronze entry doors, metal railings, and sculpted stone panel detailing.)

8. Design development to ensure service equipment including window washing infrastructure, and cell tower and antennae elements do not protrude into the public view cone(s).

9. Design development to the entries of street-level units facing onto Alberni Street to better address the public realm.

Note to Applicant: Entrances should be enhanced through the use of elements such as low walls, steps, special paving, special planting features, architecturally integrated canopies projecting from the building and special lighting. Entry steps should be simplified as shorter straight runs perpendicular to the street. Reduce the differential between the height of entry level and adjacent sidewalk elevation as much as possible. No unit entry should be greater than 0.6 m (2 ft.) below the grade of the adjacent sidewalk.

10. Design development to provide direct circulation to edible landscaping without conflicting with other uses such as the child day care facility.

11. Submission of a bird friendly strategy for the design of the building and landscape is encouraged with the development permit application.

Note to Applicant: The strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines and propose design features or to reduce these risks. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

## Landscape

12. Design development to increase the long-term suitability of the proposed at-grade landscape by lowering and/or sloping the underground parking structure as follows:
  - (i) Provide a minimum 0.9 m (3 ft.) depth of growing medium for all landscape along the ground level. This growing medium should be uninterrupted from underground utilities, walls, structures, drainage layer, etc. Raised Planters cannot be accepted within the central courtyard.
  - (ii) The portions of the underground parking garage that are underneath landscaped areas should be designed and constructed to have a high level of structural integrity to accommodate trees for their entire lifespan without cracking or needing replacing.
13. Design development to provide a central courtyard that is more representative of the West End's character by providing:
  - (i) a minimum of five 'Part 1' additional trees from Schedule D of the Protection of Trees By-law; and
  - (ii) a diverse mix of medium to large statured evergreen and deciduous shrubs.

Note to Applicant: The West End is known for having green, leafy and inviting streetscapes which are composed of large, statured trees planted amongst a range of shrubs in an informal fashion. A proposal that has low plantings arranged in a formal manner, segregated from the public realm with walls and fences, cannot be supported. Features such as the walls and wrought iron fences should be designed to be less formal or be deleted.

14. Design development to improve the expression of the townhomes along Alberni Street by, as much as possible, limiting the stairs needed to enter each unit.

Note to Applicant: Explore using grade alterations within the interior of the building to limit the amount of stairs needed outside the building.

15. Design development to provide substantial planting along the perimeter of the 7th floor mezzanine.

Note to Applicant: Provide evergreen arching shrubs or trees along the north and south perimeters of the 7th floor mezzanine. To ensure long-term vitality of the

landscape screen, the size of the planters will need to be expanded in order to meet or exceed BCSLA standards.

16. Design development to provide substantial planted landscaping along the Broughton Street streetscape in order to soften the massing of the building.

Note to Applicant: Consider small, statured trees between windows which will allow natural light into units yet prevent direct views from the sidewalk into the units.

17. Design development to increase the planted landscaping along the lane with small statured trees, shrubs and planted laneway bulges.

Note to Applicant: Explore having a landscape feature between the 'Class B' Loading Bay and the opening for the underground parking garage.

18. Design development to coordinate with staff from the Vancouver Parks and Recreation regarding what should be shown on the proposed plans within the minimum 6.1 m (20 ft.) dirt site to be transferred to the City, adjacent to Nicola Street.

Note to Applicant: Staff require that this site left blank on the plans as it is part of the future park proposed within the Nicola Street right of way.

19. Design development to delete water features.

Note to Applicant: Water features should be replaced with landscaping.

20. Design development to provide cross-section details of all landscape planters.

Note to Applicant: Planted areas at grade should show the specified growing medium of the planters as required in previous conditions. All other planted areas should meet or exceed BCSLA standards.

## **Engineering**

21. The owner or representative is advised to contact Engineering Services to acquire the project's permissible street use. 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 there is a minimum 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.
22. Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
23. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete

shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

24. Delete what appear to be curb returns in the lane. There is existing roll-over curb that runs the length of the lane which is to be maintained.
25. Please place the following statement on the landscape plan: *This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.*
26. Please update the landscape and/or site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning, where a design or detail is not available please make note of the improvement on the site and/or landscape plans. Please submit a copy of the updated plan to Engineering Services for review.
27. Delete the portions of balconies and projecting window surround which encroach into the lane (pages A102-105).
28. Deletion of balcony encroachments into the 20-foot setback.
29. Deletion of the existing planters on Nicola Street that are being considered for retention within the 20-foot setback area.
30. Deletion of the bike racks proposed to be located within the setbacks on Alberni Street and Nicola Street.
31. Deletion of landscape proposed within the 20-foot setback area on Nicola Street.
32. Deletion of the sidewalks and specialty treatments in the lane. Provision of standard treatment in the lane.
33. Clarify garbage pick-up operations. Confirmation that a waste hauler can access and pick up from the locations shown is required. Pick-up operations should not require the use of public property for storage, pick up or return of bins to the storage location. Applicant is showing garbage/recycling rooms on L1 and L2.
34. Provide automatic door openers at all doors leading to and providing access to the bicycle room(s).
35. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, as follows:

### *Tech Table*

- (i) Note to Applicant: Calculations for required daycare spaces should reference the City's Childcare Design Guidelines, Section 4.1.6:  
<http://vancouver.ca/docs/planning/childcare-design-guideline-1993-February-4.pdf>

### *Drawings*

- (ii) Provision of a section drawing showing parking level elevations, vertical clearances, security gates including mechanical projections for the main ramp, and through the loading bays.

Note to Applicant: This is to confirm vertical clearances for same. Minimum 2.3 m clearance is required to access Class A loading and disability spaces; minimum 3.8 m clearance is required to access Class B loading spaces.

- (iii) Provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bays, and at all entrances. Include width of the main ramp and distance between all breakpoints.

Note to Applicant: This is to calculate and confirm slopes and crossfalls throughout the parking areas.

### *Parking Ramps*

- (iv) Clarify use of small ramp west adjacent to parkade access ramp. Include dimensions and ramp slopes.

Note to Applicant: Where there is a curved ramp, provide grades two feet from the wall on the inside radius. The slope and length of the ramp sections must be shown on the submitted drawings.

- (v) Provide corner cuts at right-angle turns for improved two-way vehicle visibility and maneuvering.

Note to Applicant: Corner cuts in the southeast corner of P1 through P3 would be acceptable.

### *Parking Spaces*

- (vi) All types of parking and loading spaces to be numbered, dimensioned and labelled on the drawings as daycare or residential spaces.
- (vii) Provide a 6.6 m (21.7 ft.) maneuvering aisle width or provide 2.74 m (9 ft.) stall widths.
- (viii) Dimension all columns encroaching into parking stalls.



- (ix) Improved wheelchair access from disability parking spaces to the elevators is required.

Note to Applicant: Note space 81 on P2 through P4, and space 83 on P5.

#### *Loading Bays*

- (x) Provision of 0.30 m (1 ft.) additional width for the Class A loading spaces adjacent to wall.
- (xi) Provide convenient, internal, stair-free access to/from all site uses and towers.

#### *Bicycle Room, Bike Racks, and Bikeways*

- (xii) Provision of an updated plan showing the access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp or elevator, if required.

- (xiii) Include Class B bicycle parking on architectural drawings, in addition to those shown on landscape plans

### **Sustainability**

36. All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning* (amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For phased developments, it is expected that the individual development permits will meet the requirements of the *Green Buildings Policy for Rezoning* in effect at the time of development permit application. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin *Green Buildings Policy for Rezoning – Process and Requirements* (amended April 28, 2017 or later).

37. The applicant commits the proposed development to exceed the sustainable design and emissions improvements required by the *Green Buildings Policy for Rezoning* and the *Rezoning Policy for Sustainable Large Developments*, and to demonstrate leadership in sustainable design as required by the *General Policy for Higher Buildings*, through the following:
  - (i) Passive House Design: the development shall be designed to certify under the Passive House standard, including a thermal energy demand of no more than 15 kWh/sq. m annually.

### **Crime Prevention Through Environmental Design (CPTED)**

38. Design development to respond to CPTED principles, having particular regards for:
- (i) theft in the underground parking;
  - (ii) residential break and enter;
  - (iii) mail theft; and
  - (iv) mischief in alcove and vandalism, such as graffiti.

Note to Applicant: Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings. Consultation with the social housing operators and Park Board staff with experience of the more specific CPTED risks in this area is recommended, and should be included the response to this condition.

### **Housing/Tenant Relocation**

39. Provide a completed Tenant Relocation Application Form which includes a list outlining the name of each tenant, the number of the tenant's unit, the size of unit, the type of unit, and their rent, as per Section 6.1(a) of the *Tenant Relocation and Protection Guidelines*.

Note to Applicant: An updated list of tenants must be submitted at the time of development permit application.

40. Provide a letter stating the property address and legal description of the site, and providing the names and mailing addresses of all tenants.
41. Provide a notarized declaration, prior to issuance of a development permit which demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; includes information on posting of notice regarding the intent to redevelop as per Section 6.1(c); and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
42. Provide a final Tenant Relocation Report to be submitted prior to issuance of the occupancy permit which outlines the names of tenants; indicates the outcome of their search for alternate accommodation; summarizes the total monetary value given to each tenant (moving costs, rent, any other compensation); and includes a summary of all communication provided to the tenants.
43. Provide residential amenity spaces as follows:
- (i) Indoor Amenity – Design development to include a common indoor amenity room for residents with kitchenette, storage closet and accessible washroom equipped with baby change table adjacent to an outdoor amenity area.

- (ii) Outdoor Amenity – Design development to include an outdoor common area for residents including an area suitable for a range of opportunities for creative and motor-skills developing play for children with a range of ages (play equipment is neither necessary nor encouraged, but landscape features which encourage creative play and motor skills development such as boulders, logs, pathways, water-play elements, sand-play, etc. are encouraged).

Note to Applicant: The amenity spaces for the market rental and strata housing should comply with the *High Density Housing for Families with Children Guidelines*.

### **Child Day Care Facility**

- 44. Design development to ensure that the 56-space childcare centre is licensable by Community Care Facilities Licensing and meets the intent of the City's *Childcare Design Guidelines and Childcare Technical Guidelines*. Each program within the childcare centre is required to have an adequate amount of contiguous indoor and outdoor space.

Note to Applicant: Based on the City's *Childcare Design Guidelines* a 56-space childcare centre will require a minimum gross indoor area of 7,320 sq. ft. and an approximate outdoor area of 7,590 sq. ft.

- 45. Design development to ensure that the indoor and outdoor spaces of the childcare centre are designed to maximize opportunities for healthy child development while ensuring an operationally sustainable facility for the non-profit operator.
- 46. Design development of the outdoor childcare space to maximize solar access and to ensure that the full outdoor area is supervisable and licensable. Storage must be accommodated on site for program equipment and strollers (for both parents' use and for the program's use).

Note to Applicant: All work pertaining to the design, construction, fit, furnish, equip and supply for the childcare centre shall be to the satisfaction of the City's Managing Director of Social Policy and Projects, the City's Director of Facilities Planning and Development, and to the Regional Manager of Community Care Facilities Licensing.

- 47. Design development to minimize the number of balconies overhanging the outdoor play space and to ensure mitigation of fallen or thrown objects from any remaining overhanging balconies.
- 48. Clarify the intended use of daycare garbage spaces on L01 and L03.

Note to Applicant: Note that daycare garbage room should be large enough to accommodate garbage and recycling for the childcare, and should be located in an area easily accessible by daycare staff (close to the daycare elevator).

49. Provide seven pick-up/drop-off parking spaces, and two staff parking spaces, dedicated and signed to the childcare.
50. Clarify that the childcare is situated no higher than 24.4 m (80 ft.) via evacuation routes.
51. Provide plans outlining how access to and use of the residential outdoor amenity spaces will be entirely separate from access to the daycare and that there would be minimal impact on the safety, security and daily operations of the daycare.

Note to Applicant: Staff are concerned that the close proximity of the outdoor amenity space will impact either the privacy of the childcare activities, and/or the access to natural light should a privacy barrier be erected. If there is access to the daycare level by residents, additional security measures will be required.

Note to Applicant: A provincially licensed childcare facility must be secured at all times, with access granted only to staff, children enrolled in the childcare, and their caregivers at pick-up/drop-off.

### **Public Park**

52. Delete any features on the plans shown within the future park, including within the dedicated land along the western edge of the subject site offered by the applicant.

Note to Applicant: The design, construction and programming of the future park, including on the dedicated land, are to be determined through a separate, Park Board led process. The Park Board led process will confirm the amenities to be included in the park including on the dedicated land. Elements such as bike racks, landscaping, trees, planters or structures related to private development, as well as potential public art, as shown in the rezoning application, are not supported in the 6.1 m (20 ft.) dedicated land.

Further, site grading of the park, including the dedicated area, will be determined by the Park Board during the design of the park in order to best accommodate the park design and proposed park programming. The proposed westerly building elevation cannot limit any future possibility for park grades. A consistent, even grade from lane to the street must remain possible. Final grading, which may include a series of terraces, would be further explored and determined through the future park design process.

53. Delete any sidewalk or pathway locations through the future park.

Note to Applicant: Sidewalk and pathway locations through the future park will be determined by the General Manager of Parks and Recreation and the General Manager of Engineering Services, and cannot be as shown in the development permit application without consultation with staff.

54. Design development to ensure that, other than subsurface drainage associated with the building, no subsurface building structure or infrastructure shall be located within the park or the dedicated area.

55. Design development to ensure no building encumbrances or encroachment to the air space above the park including the dedicated area, e.g. no overhanging structures/balconies/window bays within the dedicated area.

Note to Applicant: Any building encroachment into the 6.1 m (20 ft.) park dedication area is not permitted. The intent of this space is for park use. If additional space is required to accommodate the building façade, including balconies, water tables, or cornice projections, all these features must be accommodated within the rezoning site, not within the 6.1 m (20 ft.) park dedication that is to be transferred to the City.

56. Design development to ensure no direct building access into the dedicated area.

Note to Applicant: A collector pathway would be required within private property.

57. Ensure Park Board arborist approval is obtained for the tree protection plan for all trees within the park and street trees. Plans to be submitted for Park Board approval.

## CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning and Development, the Managing Director of Social Development, the General Manager of Engineering Services, the Managing Director of Cultural Services, the Director of Facility Design and Management and Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

### Engineering

1. Subdivision of Lot I (Explanatory Plan 10081) and Lot 16, Block 43, District Lot 185, Plan 92 to create a single parcel for the development site and a new 20 foot wide park parcel adjacent to Nicola Street. The new park parcel is to be transferred (“dedicated”) to the City for park purposes.

Note to Applicant: This 20-foot wide park site is to be transferred to City in Fee Simple Ownership and shall:

- (i) be a dirt site (no parking structure or other infrastructure underneath);
  - (ii) be transferred to City ownership, free and clear of any financial charges, liens and other encumbrances; and
  - (iii) meet all environmental conditions/remediation requirements for park use (verified by appropriate written documentation/certification).
2. Release of Easement & Indemnity Agreements 469603M (support), E36923 & 440228M (commercial crossings) prior to building occupancy.

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

3. Provision of statutory right of way (SRW) for public pedestrian use of an expanded sidewalk over the area of the site adjacent to the north property line to give an overall distance of 4.5 m (14.8 ft.) from the existing back of curb. The SRW is to be free of any encumbrance such as structure, stairs, door-swings and benches at-grade, but the SRW agreement will accommodate underground parking Levels P1 to P6 and portions of building levels 1 and 2 within the SRW area.
4. Provision of a shared use agreement to the satisfaction of the General Manager of Engineering Services for the loading spaces between the daycare and residential uses.

Note to Applicant: The shared use agreement should specify allocated time periods for shared use by residential vs. daycare units. Label the space as “Residential and Daycare Loading”.

5. Provision of additional transportation demand management strategies in Green Mobility Plan, including:
  - (i) Provision of additional residential Class A bicycle spaces, for a minimum total of 1.8 spaces per unit;
  - (ii) Provision of Class A and Class B bicycle spaces for the daycare; and
  - (iii) Provision of 100% EV-ready vehicle parking spaces.

Note to Applicant: Additional information regarding the proposed private shared bicycle fleet must be provided to determine its suitability in meeting the requirements of the Green Mobility Plan. Contact John Turecki in Engineering Services for further information.

6. Provision of a letter of commitment to post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed. Including provision of a limited TDM plan update to be delivered approximately 1 year after occupancy outlining the following:
  - (i) Travel mode survey for the all employees;
  - (ii) Current and future TDM measures being implemented and the uptake; and
  - (iii) Each update to capture summer and winter data for the mode split and TDM uptake.

Note to Applicant: A \$10,000 Letter of Credit will be required to secure the studies. Completed studies are to be submitted to the Parking Management Branch of the City.

7. 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.

- (i) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
- (ii) Upgrade the existing 150 mm sanitary sewer along Alberni Street, from the development to Nicola Street (approximately 54 m). The estimated size of the upgraded sanitary sewer is 250 mm.
- (iii) *RAINWATER MANAGEMENT PLAN* – Provision of a comprehensive site-wide Rainwater Management Plan (RMP) prepared by a subject matter expert (Engineer), that demonstrates how the project will meet the requirements for peak flow control, volume retention, and treatment, and which will address the following:
  - a. Peak Flow Rate Control:
    - 1. The peak flow rate from the 2-year post-development storm event shall be maintained at the pre-development level.
    - 2. The pre-development estimate shall utilize the 2014 IDF curve, whereas the post-development estimate shall utilize the 2100 IDF curve to account for climate change.
  - b. Treatment and Volume Retention:
    - 1. Runoff from the first 24 mm of rainfall from all areas, including rooftops, paved areas, and landscape must be retained and treated on site (landscapes over native subsoils with appropriately sized topsoil meets the 24 mm retention requirement);
    - 2. Surfaces designed for motor vehicle use and other high pollutant generating surfaces require an additional 24 mm of treatment beyond the first 24 mm retained (for a total of 48 mm treated).
    - 3. Water quality volume (24 mm for low pollutant generating surfaces like roofs and 48 mm for high pollutant generating surfaces like driveways) that leaves the site must be

treated to a standard of 80% TSS removal by mass by using either individual BMPs that meet the standard or treatment trains of BMPs that, when combined, meet the standard. For proprietary treatment devices:

- (i) Provide product information for all treatment practices.
  - (ii) Products need to be certified by TAPE - The Technology Assessment Protocol – Ecology Program, Washington State Department of Ecology's process for evaluating and approving emerging rainwater treatment BMPs. The applicant may propose other technologies but must provide supporting information that shows the technology meets the standard.
4. The applicant must prioritize methods of retention according to the three tiers below. Justification must be provided for using a lower tier retention option. The tiers are as follows:
- (i) 1st tier priority green infrastructure practices: Provide volume reducing green infrastructure practices. For example, rainwater can be kept on site for rainwater harvesting for re-use, green roofs, and soil infiltration;
  - (ii) 2nd tier priority green infrastructure practices: Provide treatment and retention in non-infiltrating landscapes. For example, rainwater can be directed to absorbent landscape on slab, closed bottom planter boxes, and lined bioretention systems;
  - (iii) 3rd tier priority green infrastructure practices: Provide treatment and detention as per the rate control requirement.
- c. Submission requirements for development permit stage must include the following elements:
- 1. Pre-development site plan showing orthophoto and existing drainage areas and appurtenances.
  - 2. A proposed site plan that delineates drainage areas, including the area measurements for pervious/impervious areas, and identifies appropriately sized green infrastructure practices for each of those areas.



3. Hydrologic and hydraulic analysis prepared by a qualified professional in the area of rainwater management showing how the site will meet the requirements.
4. If lower tier green infrastructure options are chosen, then justifications must be included in the RMP report.
5. Details on how the targets set out above will be achieved through the development phases and once all development phases are complete.
6. Include supplementary documentation for any proprietary products that clearly demonstrates how they contribute to the targets.
7. The plan and report must demonstrate that access has been provided for maintaining the rainwater management system, such as providing truck access for pumping out sediment traps.
8. Maintenance and operation guide for the rainwater management system that will be provided to the eventual owner or party responsible for maintenance.

Note to Applicant: On-site drainage is required to be treated on site; it cannot be treated on public property (i.e. on the future park site).

Note to Applicant: The Development to be serviced to the upgraded 250 mm sanitary sewer along Alberni Street.

Note to Applicant: Legal arrangements may be required to ensure ongoing operations of certain stormwater storage, rainwater management and green infrastructure systems.

- (iv) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work. Note: as-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.
- (v) Provision of a new 1.524 m (5 ft.) sod lawn front boulevard and light broom finish saw cut concrete sidewalks between the front boulevard and the property line along the Alberni Street frontage of the site.

- (vi) Provision of a new 1.524 m (5 ft.) sod lawn front boulevard and Triangle West sidewalk treatment between the front boulevard and the property line along the Broughton Street frontage of the site.
  - (vii) Provision of upgraded street lighting adjacent to the site to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
  - (viii) Removal of the existing driveway crossings and provision of new curb and gutter and sidewalks on Alberni Street adjacent the site.
  - (ix) Deletion of the existing planters on Nicola Street that are being considered for retention within the 20-foot setback area.
  - (x) Provision of street to park design and re-construction on Nicola Street adjacent to the site or cash payment for street to park improvements within the Triangle West area including design. Improvements will generally include all park improvements within the existing street right-of-way and 20-foot setback area, walking and cycling facilities, provisions for emergency access and improved street and pedestrian LED lighting including a lighting analysis and design, and adjustment to all existing infrastructure to accommodate the proposed improvements.
  - (xi) Provision of a new full traffic signal at Alberni and Broughton streets.
  - (xii) Provision of \$400,000 for changes to existing signals due to future Nicola Park.
8. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.

In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

Note to Applicant: Please ensure that in your consultation with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

### **Childcare**

9. Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the Director of Real Estate, Managing Director of Social Policy and Projects and Director of Facility Planning and Development, for the turn-key delivery of an air space parcel with improvements on one level for the 56-space

childcare facility, an adjacent outdoor space of contiguous dedicated childcare outdoor area as part of the development at this site, subject to the following provisions:

- (i) The facility is to meet the City's Childcare specifications, and comprises of a minimum of 8,778 sq. ft. interior space and a minimum of 7,590 sq. ft. of exterior space, located on the 7th floor of the development, fully fit-out and finished, equipped (FF&E), including storage and any additional amenity spaces and along with dedicated parking stalls required under the Parking By-law.

Note to Applicant: For information, FF&E is estimated at \$2,500 per childcare space. At 56 spaces, the total cost would be approximately \$140,000.

- (ii) All within a fee-simple Airspace Parcel (with shared systems maintained by the market residential airspace parcel strata or commercial airspace parcel strata/owner (as applicable), with fair and equitable sharing of costs related thereto), transferred to City ownership (free and clear of any financial charges, liens and other encumbrances);
  - (iii) Delivery Date: by Q1 2024 (with the goal to deliver as soon as possible, but under no circumstances later than end of Q4 2024);
  - (iv) The delivery of the facility is to be secured by a Letter of Credit (LC), provided to the City prior to building permit issuance, the amount of which will be settled as part of the rezoning enactment documents; all LC's must be in compliance with and in the form set out in the City's Letter of Credit Policy AF-002-02: <https://policy.vancouver.ca/AF00202.pdf>
  - (v) The facility is to achieve Passive House Certification, consistent with the rest of the development; and
  - (vi) To the extent possible, the facility to be built with separate dedicated building systems so that its operating costs are accounted for and managed separately from the balance of the development.
10. Prior to enactment, the City to provide a \$2,950,000 cash contribution towards the facility.
11. Total CAC Credit for this facility is \$7,050,000 based on a valuation of \$10,000,000 offset by the \$2,950,000 City contribution.

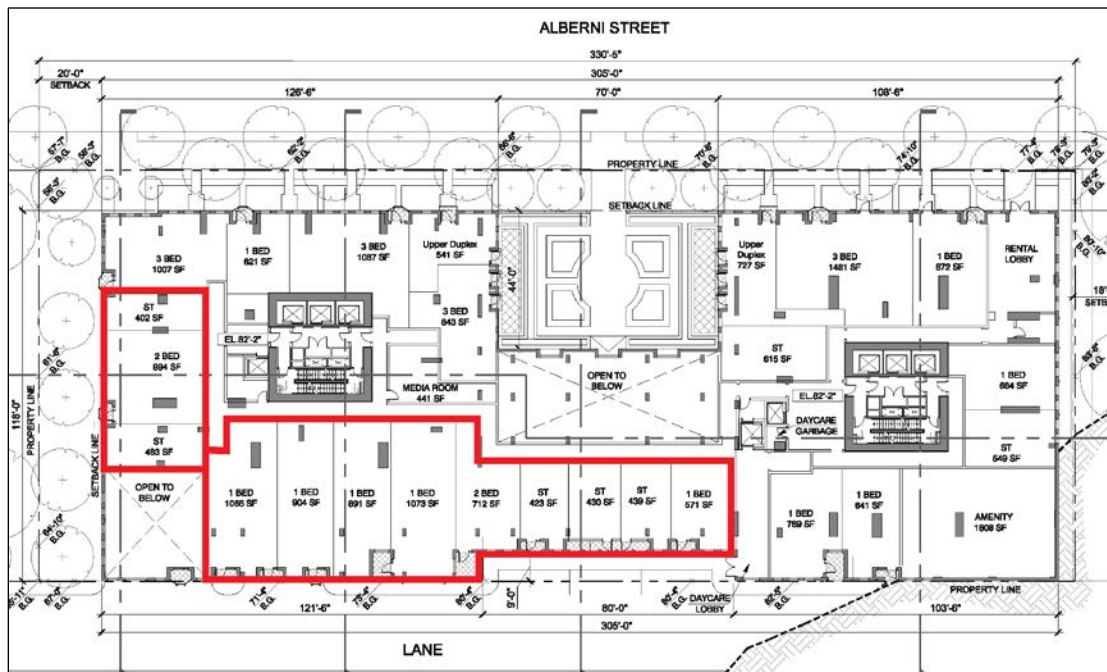
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## Housing

12. Make arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services to enter into a Housing Agreement securing 129 rental housing residential units, as market rental housing, for the longer of 60 years and the life of the building, subject to the following additional conditions:
- (i) a no separate-sales covenant;
  - (ii) a no stratification covenant;
  - (iii) that none of such units will be rented for less than one month at a time;
  - (iv) that a minimum of 13 units (10%) at approx. 7,704 sq. ft. of rentable floor area as secured market rental housing, plus related parking at moderate income rates as set out in the Moderate Income Rental Housing Pilot Program. See Figure 1 for the general location of these units.
    - a. The average starting monthly rents of the units secured at moderate income rates for the longer of 60 years and life of the building, will be at or below the following rates, applicable at the time of initial occupancy:
      - Five (5) studio units - \$950 per month
      - Five (5) one bedroom units - \$1,200 per month
      - Three (3) two bedroom units - \$1,600 per monthas set out in section 2a of the “Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements And Available Incentives: Admin Bulletin” and rent increases will be capped at the Residential Tenancy Act maximum annual allowable increase, as published by the Province of British Columbia, regardless of a change in occupancy.  
  
Note to Applicant: A rent roll indicating the agreed maximum average initial monthly rents for the units secured at moderate income rates will be required prior to Development Permit issuance, and again prior to issuance of an Occupancy Permit, to the satisfaction of the General Manager of Arts, Culture and Community Services (or successor in function) and the Director of Legal Services.
    - b. The applicant will verify eligibility of new tenants for the units secured at moderate income rates:
      - 1. For new tenants, annual household income cannot exceed 4 times the annual rent for the unit (i.e. at least 25% of household income is spent on rent).

2. There should be at least one occupant per bedroom in the unit.
- c. The applicant will verify the ongoing eligibility of existing tenants in the units secured at moderate income rates every 5 years after initial occupancy:
1. For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent).
  2. There should be at least one occupant per bedroom in the unit.

**Figure 1 – Plan showing locations of the below market units\***



*\*Please note that this is for the purpose of illustrating the general locations of the specific units that would be secured with below market rents. Since the floor plan is subject to changes during subsequent phases of the development, the exact unit locations may change but the unit mix as outlined in the condition will remain the same.*

- d. 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 Moderate Income Rental Housing Units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the moderate income units, and a summary of the results of eligibility testing for all units.

- e. Compliance with the City approved Tenant Relocation Plan, including provision of a final Tenant Relocation Report prior to issuance of the occupancy permit; and
- f. Such other terms and conditions as the General Manager of Arts, Culture and Community Services and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

### **Sustainability**

- 13. The applicant will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

### **Community Benefit Agreement**

- 14. Execute an Inner-City Local Employment and Procurement Agreement between the applicant and the City identifying and committing to targets across the life-cycle of the development project up to and potentially including post-occupancy.

Note to Applicant: Based on consultation with industry, community, and suppliers, the Community Benefit Agreement policy framework brings value by allowing for flexibility in terms of options for social hiring and social purchasing - this includes not limiting opportunities strictly to construction phase but including site prep, and possibly building and site services after build out is complete (janitorial, landscaping, gift baskets for new condo owners etc.)

### **Social Policy**

- 15. In lieu of providing three food assets on site, as described in the Rezoning Policy for Sustainable Large Developments, the following contributions to neighbourhood food assets are suggested. The owner shall, at its sole cost and on terms and conditions satisfactory to the Director of Legal Services, and the Managing Director of Social Policy and Projects, make arrangements for the following:
  - (i) A \$50 gift certificate for each unit for the Vancouver Farmers Market is to be provided for the building residents to assist the new residents in connecting with this important local resource.

Note to Applicant: The City of Vancouver will require a letter of credit to ensure compliance.

- (ii) A \$25,000 grant to the Gordon Neighbourhood House, a leader in sustainable food systems in the West End, to enhance and expand their food initiatives.

Note to Applicant: The City Vancouver will require a letter of credit to ensure compliance.

### **Community Amenity Contribution (CAC) – Cash Payments**

16. Pay to the City the cash CAC of \$67,982,700, to be allocated towards the achievement of public benefits in accordance with the West End Public Benefits Strategy.

17. Payment Terms are as follows:

- (i) \$22,950,000 must be paid prior to enactment of the rezoning by-law;
- (ii) \$20,000,000 must be paid on the earlier of the following dates:
  - a. the issuance of the first Development Permit; and
  - b. the date that is 12 months (measured in calendar days) following the date of rezoning enactment, with interest accruing at prime plus 3% (per Bank of Montreal daily prime rates) from the date that is 12 months following the date of rezoning enactment until the date that such amount is fully paid;

and

- (iii) \$25,032,700 (the “Outstanding Balance”) must be paid on the earlier of the following dates:
  - a. the issuance of the Building Permit; and
  - b. the date that is 24 months (measured in calendar days) following the date of rezoning enactment, with interest accruing at prime plus 3% (per Bank of Montreal daily prime rates) from the date that is 24 months following the date of rezoning enactment until the date that such amount is fully paid.

However, if the Applicant wishes to build the project in two phases (i.e. obtain building permits for one tower first, and complete that tower first (with occupancy permits issued), before obtaining building permits for the other tower), the Outstanding Balance must be paid based on the pro rata percentage of the proportion of area approved via Building Permits, upon issuance of the Building Permit for each phase of the development.

For Phase 1, the pro rata percentage of the Outstanding Balance must be paid on the earlier of following dates:

- c. at issuance of the Building Permit of Phase 1; and

- d. 24 months following the date of the rezoning enactment (measured in calendar days) following the date of rezoning enactment, with interest accruing at prime plus 3% (per Bank of Montreal daily prime rates) from the date that is 24 months following the date of rezoning enactment until the date that such amount is fully paid.

The remaining balance of the Outstanding Balance must be paid on the earlier of the following dates:

- e. at issuance of the Building Permit for Phase 2; and
- f. 48 months following the date of the rezoning enactment (measured in calendar days) following the date of rezoning enactment, with interest accruing at prime plus 3% (per Bank of Montreal daily prime rates) from the date that is 24 months following the date of rezoning enactment until the date that such amount is fully paid.

- (iv) The deferred cash balance of \$45,032,700 will be secured via a letter of credit (LC), in the City's standard form, provided to the City prior to enactment of the rezoning by-law. This letter of credit (LC) will be used to pay the City, and will be drawn down by the City on the aforementioned due dates. However, if the development does not proceed to Development Permit stage or any portion thereof does not proceed to obtain building permits, the City will draw down the entire remaining balance of the LC by the date (or next business day) that is 2 years after the date of enactment of the rezoning by-law.
- (v) If the Applicant should sell (in whole or in part) its interest in the development on the Rezoning Lands or shares in the Applicant or corporations which hold legal or beneficial interest in the Applicant or this development, then the City may immediately draw down the entire remaining balance of the LC upon the closing of such sale transaction.
- (vi) The deferred payment and any interest, as applicable, will also be secured by a Development Permit hold and Building Permit hold, which will be registered on title prior to rezoning enactment and, if required, an additional Occupancy Permit hold for the development, to be released only on confirmation of receipt by the City of the full amount of the total cash CAC Offering (plus interest, if applicable).

18. The cash CAC payment is subject to the following conditions:

- (i) The Applicant's commitment to design and develop this project to achieve Passive House Certification for the entire development was fundamental in the pro forma analysis and resolution of the community benefits offering at this lower amount (relative to what would be expected for a development on Alberni Street in Vancouver). Achieving Passive House Certification for the entire development is considered a public benefit as it helps to achieve the City's objectives for sustainability and meeting the



City's goal of being the "Greenest City" in the world. Therefore, the requirement for Passive House Certification will be secured through rezoning conditions, including agreements registered against title to the Rezoning Lands. If the Applicant chooses to make alterations to the elements of the development's design which result in the removal of such Passive House premium cost items, then the City may require the applicant/owner to pay an additional cash CAC, based on the revised pro forma, prior to building permit issuance.

Note to Applicant: This condition will be secured by building permit hold and a Section 219 covenant.

- (ii) The Applicant agrees to provide complete transparency to the City with respect to all the costs for this development. Therefore, the Applicant will fully disclose its contracts and accounting of costs (with support documentation) for this development to the City (and/or its delegated staff/consultant(s)) so that the City is able to determine the incremental cost for developing a Passive House Project at this scale. This information is only for the City's knowledge to assist in costing future Passive House Projects; the City will not seek recourse if such costs are determined to be lower than the estimated premium costs used in the pro forma analysis to determine the total public benefits package noted herein.

**Other Public Benefits** (not included in value of CAC offering)

- 19. Local Buyers First – The applicant's voluntary commitment to support residents who live or work in Metro Vancouver by giving them the first opportunity to purchase new pre-sale homes in the new development on the subject site, which includes the following:
  - (i) For the first 30 calendar days after the launch of the "pre-sales marketing campaign" for this development (or each phase of the development, if applicable, the "Exclusive Local Buyer Period"), only those who live or work in Metro Vancouver will be eligible to purchase homes in this development, and all such buyers will be required by the applicant to sign a statutory declaration attesting that they live or work in Metro Vancouver, they do not intend to assign the Contract prior to completing the purchase of their unit, they intend for the title to the unit to be registered in their name in the Land Title Office upon the completion of the purchase of their unit and they intend to occupy the unit they are purchasing.
  - (ii) The text of the statutory declaration will be agreed upon in advance of the rezoning enactment by the Applicant and the City's Director of Legal Services.
  - (iii) There shall be no foreign marketing during this Exclusive Local Buyer Period.
  - (iv) No buyer shall be allowed to purchase more than one (1) unit within this Exclusive Local Buyer Period.

## Public Art

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

Note to Applicant: Please call Eric Fredericksen, Public Art Program Manager, 604.871.6002, to discuss your application.

## Environmental Contamination

21. If applicable:
- (i) Submit a site profile to the Environmental Protection Branch (EPB);
  - (ii) As required by the Manager of Environmental Protection 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
  - (iii) If required by the Manager of Environmental Protection 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 Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

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

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

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.

\* \* \* \* \*

**1444 Alberni Street and 740 Nicola Street  
ADDITIONAL INFORMATION**

**1. Urban Design Panel**

**November 15, 2017**

EVALUATION: RESUBMISSION Recommended

- **Introduction:** Rezoning Planner Yan Zeng introduced the project as a proposal for two market residential towers. In the podium are 129 market rental housing units, replacing the existing 129 rental units on site. The rest of the two towers contain market strata residential units.

The subject site is a whole city block, located in the Georgia Corridor of the West End Community Plan area. It is facing Alberni Street to the north, between Nicola and Broughton streets.

Under the *West End Community Plan* and its rezoning policy, a rezoning can be considered for the sites in the Georgia Street corridor for increased height and density for a market residential development.

The *Plan's* intent to accommodate growth in this corridor as well as to use the market residential density increase to support the West End Public Benefit Strategy to help the delivery of needed community amenities that are related to growth.

There are two public amenities proposed on-site. One, on the top podium level is a 56-space childcare facility. There is also a park proposed within the street ROW between Alberni Street and the lane to the south.

The need for the childcare and the park were identified through the Triangle West planning work. Money for these two facilities includes funds already collected from surrounding development.

The idea of locating these two facilities is that the subject site is within the Triangle West DCL area and also because the site is large enough to accommodate these facilities. For example, a 20 feet Right-of-Way will be secured along the western property line of the subject site, to be incorporated into the park.

For the childcare, the applicant (the developer) will construct the facility based on City specifications, and deliver turn-key to the City.

A similar process will be used for the park, except there would be a separate Park Board-led process, including public consultation, to determine the functions and the design of the park.

The proposal is subject to the *General Policy for Higher Buildings*, in which the building must demonstrate sustainability leadership, architectural excellence as well as opportunities to accommodate public amenities on site.

The proposal is also subject to the *Rezoning Policy for Sustainable Large Developments*, in which the proposal has to demonstrate compliance in terms of sustainable site design, access to nature, sustainable food systems, green mobility, and rainwater management, zero waste planning, affordable housing and low carbon energy supply.

Development Planner, Patrick O'Sullivan, introduced the project's context, surrounding buildings and recent development proposals. The site has a 30 ft. cross slope from the high point at the Southeast corner to the low point as the northwest corner.

The proposal includes an all residential building with two towers and a podium. There are 43 storeys and 48 storeys and a podium that ranges in from 4 to 5 storeys. 129 rental units are located in the podium, levels 1 through 6, and a childcare facility on level 7. There are 314 market residential units in the towers starting on level 8.

West End Plan allows heights up to 500 feet. The 3 view cones apply to this site.

The height of the East tower is limited by View Cone 12.1.3 from Granville Bridge to Grouse to 442 ft. The Queen Elizabeth View Cone crosses the site at about 390 ft. The Higher Buildings Policy allows penetrations into the Queen Elizabeth View Cone. The building height extends 30 ft., into the Queen E View Cone. Height of the west tower is limited by the View Cone C1 from the Laurel Land Bridge which crosses the site at approximately 410 ft. The height of the proposed west tower is 405 ft.

The West End Plan suggests a maximum tower floorplate of 6,500 sq. ft. The applicant is proposing a floorplate that averages to 6,500 sq. ft. over the height above 60 ft. noting that the floorplates decrease with height.

Mr. O'Sullivan described the building's setbacks: 25 ft. from curb to building face on Alberni, as requested by Planning, 18 ft. from curb to building face on Broughton, as requested, and 20 ft. setback/SRW from the Nicola Street PL for the future park.

Mr. O'Sullivan described the building interfaces at grade. Townhouse units are proposed at grade along Alberni with steps, individual entries and outdoor spaces. On the West side, at grade, Planning has asked that no private outdoor spaces, stoops or patios encroach into the 20 ft. park SRW to avoid the perception of privatization of the park. The rental entries are located on Alberni Street at the west and east ends. The condo entry is located from the entry court on Alberni Street. This area is paved with stone paving, hedge garden, bike racks, and condo amenity outdoor spaces. At the lane is a Lay-by for the Child Care drop-off. Also provided are planter boxes and a wood seating bench. Loading and parking is accessed from the lane towards the west side.

Amenity spaces are distributed throughout the project: 2 indoor and outdoor amenity spaces on level 2 facing onto the entry court; one on level 3 at the southeast corner, a rental amenity on level 5 on the west side with a co-located outdoor terrace, and 2 outdoor amenity spaces on level 7 at the east tower.

A 56-space City-run child care facility for toddlers, infants and pre-school levels is proposed to occupy the full level of the 7th storey. The child care outdoor space is located on the roof of the podium with full access to sunlight on the equinox at noon.

The child care is supported by 9 pick-up and drop off stalls and a separate elevator directly to the Child care level.

The number of parking, loading and bicycle spaces complies with the Parking By-law.

The rezoning application proposes Passive House certification, employing air tightness, continuous insulation, and featuring punched windows openings with high performance glazing, and limestone cladding over the entire project.

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

1. Does the panel support the overall form of development, including the proposed podium height, and tower heights (442 ft. and 405 ft.) and density (15 FSR)?
  2. Does the proposed architectural quality and sustainable performance meet the criteria to earn the height to 442 ft. as per the Higher Building Policy (to make “a significant contribution to the beauty and the visual power of the city’s skyline”)?
  3. Considering the intents of the policy for the West End to maintain natural light and views by limiting floor plate sizes to 6,500 sq. ft., does the Panel support the applicant’s rationale for taking an average of floorplate to 6,500 sq. ft. as shown?
  4. Please comment on:
    - The overall landscape design;
    - The design building interfaces to the public realm at grade level;
    - Sustainable performance.
- **Applicant’s Introductory Comments:** The applicant described their intent to achieve a building with an iconic quality that is also a good neighbor at the same time. The architectural design contrasts with 20-25 years of glass towers in Vancouver.

A courtyard along Alberni Street breaks up the base into two parts and breakdown the scale of the street. There are numerous bay windows and articulated limestone that go up the building to allow a sculptural quality. At grade level, there is a series of low walls with gates to allow owners in and out access to their gardens.

Up the building there are masonry and punched windows. The proposed limestone masonry is similar to that of the Hotel Vancouver. The variation of windows size is to express room differences and difference between an office building and residential building. The bottom arrangement of windows is to allow a sense that the bottom building supports the upper building. In addition, the expression of windows allows for interplay between the public and private side.

In the shaft of the towers there are vertical bay windows to allow a sense of verticality. At the top there are a series of increasing setbacks to create a dynamic expression. This reprises the scale of the base of the top of the building to allow a sense the building scales to the individual.

There was a similar scale and contextual response approach with the public realm and landscape. Within the additional setback on Alberni Street, the applicant incorporated a second row of trees based on the existing row. There is an interface of small terrace

gardens, gateways, fences, stonewalls, with the same material of building, that reprises the interface between public and semi-private areas. Broughton Street has rows of small medallions on the sidewalk. Nicola Street holds the “Mini Park” (West end Mini Park) associated with building. The back lane has a higher level of landscape finish, pave lane expressed sidewalk, to pick up on the need for better public realm expression in the laneways. There is also the child care drop off and pickup in the back laneway.

There are entry points on all corners and in the laneway as well. There are public entry points on two of the corners in addition to the center formal courtyard entry. There are public amenities for the residents on the flanking sides of the entry courtyard, and an amenity terrace on the 7th floor, and the remaining terrace is for the daycare.

The sustainability approach was to target the three sustainability policies required by the City of Vancouver which heavily focuses on energy and carbon. Examples include thermal bridge free design, high performance walls, high performance triple pane windows, and air tight buildings. The building’s sustainability objective is to reach Passive House certification and this could be the world’s tallest Passive house. The applicants are also aiming to encourage behavioral change by implementing a waste management concierge to facilitate sustainability by residents.

The applicant team then took questions from the panel.

- **Panel Consensus:** Having reviewed the project it was moved by Ms. Spoelstra and seconded by Ms. Brudar and was the decision of the Urban Design Panel:

THAT the Panel recommends resubmission of the project with the following recommendations to be reviewed by City Staff:

- Review the massing and density of the building and encourage more modulation to better express the base, middle, and top;
- The lower level massing along Broughton Street massing should be improved/revised to either set the tower back from the podium, or to extend the tower down to grade distinctly from the podium;
- Improve the podium’s west elevation and expression facing the park;
- Concentrate the amenities spaces and provide more indoor and outdoor and public realm space;
- Revise flow of daycare (drop off and pick up) flow of parking and bike access to be safe and effective;
- Make the podium more welcoming to the public realm on the street edge;
- Improve the livability of the units facing the lane;
- Integrate public art in the design process now; and
- Ensure viability of street trees.

**Related Commentary:** The panel commended the applicant on the comprehensive, well put together submission package and expressed appreciation for the inclusion of historical analysis of the existing building on the site.

The panel was of mixed opinion regarding height, some stating that the height is acceptable while others felt it was not necessary to project into the Queen Elizabeth view cone, feeling that the same design intent could be achieved with less height.

The panel was of mixed opinion on density with some panel members comfortable with the proposed density, while others said that the towers could be more sculpted if density was reduced. One panel member said that the density and massing as proposed was what is anticipated by the West End Community Plan. Others felt that the overall design could be improved with more modulation and articulation in the massing and that a reduction in density would improve the expression. The site feels crowded, with one panel member remarking that it is because the site is shortened due to the additional setback for the Nicola mini-park.

The panel members who mentioned the averaging of the floorplate were supportive of this approach.

The panel observed that the podium appeared under-scaled and weak at just a few storeys in height and that it felt truncated at the top. Several panel members remarked that the massing of how the tower interacts with podium at the east elevation should be addressed to improve the presence to Broughton Street. As it is, the massing of the tower is flush with the podium at the setback line. The podium expression generally feels relentless and could use greater variety.

There was a liking to the concept of the divisions of the towers (base, middle top, crown), however it was suggested that there needed to be greater modulation and articulation between each of the divisions. The heights of the tower step backs should relate to context buildings.

Some panel members were challenged by the non-symmetry of the two towers at the crown, asking why the west tower appears to lean towards the taller east tower.

The panel agreed the advantages of the proposed punched window style are the energy performance, the high quality materials to be used and the unique expression, and acknowledged that there is a yearning to move away from glass towers that have predominated since the 1990s. Some of the panel members noted that some of the decorative features needed to be reassessed (i.e. balconies).

It was also noted that there was additional room for improvement for the design of units that dip below grade along Alberni Street and the livability of units facing onto the lane as they appeared "rough."

The panel felt that the main entries to the rental component at east and west appeared to be pushed aside, and should be made more prominent.

The panel commended the applicant for their commitment to the passive house standard. It was suggested to look at safe guards so the performance the applicant is expecting is achieved (i.e. a peer group), and to reduce the post occupancy costs for the tenants (strata fees) for programs such as the waste management concierge.

The public realm was not sufficient relative to the density of the building. The panel also felt that the amenity spaces felt too small and dispersed for the size of the project. The entry courtyard on Alberni will always be in shade. The amenity spaces should be concentrated rather than distributed to encourage social interaction. It was suggested to integrate below grade services with the at grade levels, and to achieve better communication between indoor and outdoor amenity spaces.

The Panel felt that the parking spaces available for the pickup and drop offs of the child care were insufficient and should be designed to be safer. A bike amenity provided in the below grade that integrates with the grade level was needed.

The applicants were commended for the association with the mini park and providing the daycare facilities. A couple of panel members felt that the west elevation onto the park could have a main or multiple entries, and that generally this elevation should be made to feel more related to the park.

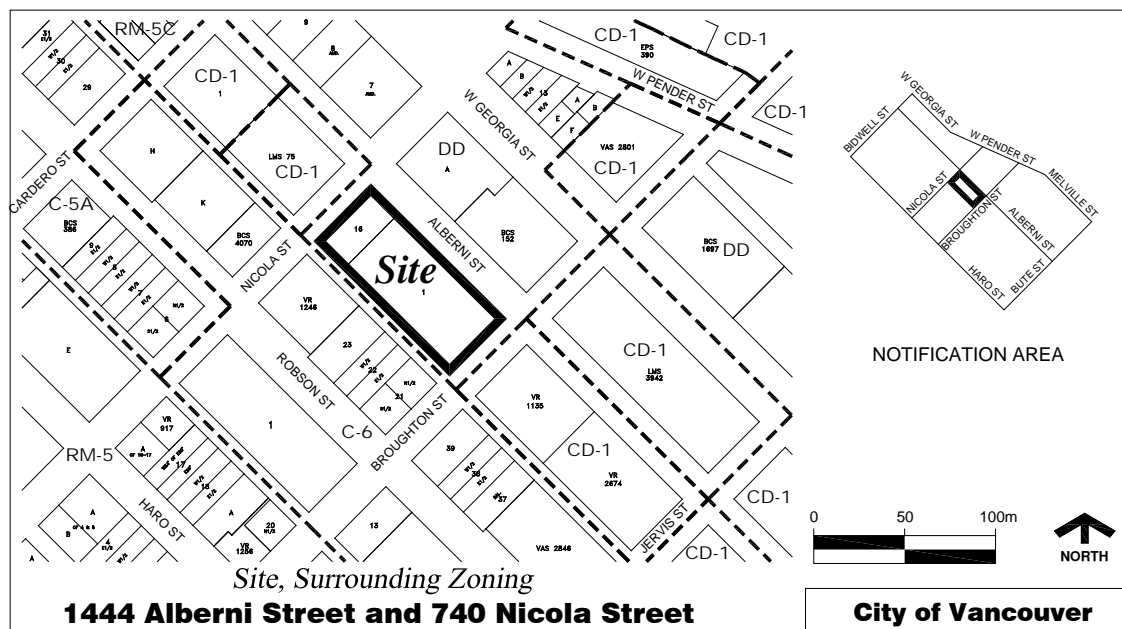
Consider a future use for the underground parking for a future time when the Vancouver is less car focused.

The applicant should look at including some form of Public Art into the design process.

## 2. PUBLIC CONSULTATION SUMMARY

### Public Notification

A rezoning information sign was installed on the site on September 25, 2017. A total of 7,547 notifications were distributed within the neighbouring area on or about October 24, 2017. A community open house was held on November 7, 2017. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)).



### November 7, 2017 Community Open House



A community open house was held from 5-8pm on November 7, 2017, at the Listel Hotel Impressionist Gallery (1300 Robson Street). Staff, the applicant team, and a total of approximately 77 people attended the Open House.



## Public Response

Public responses to this proposal have been submitted to the City as follows:

- In response to the October 16, 2017 open house, a total of 15 comment sheets were received from the public.
- A total of 10 letters, e-mails, online comment forms, and other feedback were received from the public.

Total notifications	 7547
Open House attendees	 77
Comment sheets	15
Other feedback	10

Below is a summary of all feedback (both online and from the open house) related to the proposal, ordered by themes of support and concerns and by level of frequency:

Comments of Support:

- **General Support:** There was some general support and expression that this building will be a good addition to the neighbourhood.
- **Building Design:** There was also support for the proposal's overall design. Respondents expressed support for the architectural contrast to the typical glass towers seen in Vancouver. There was also feedback that the design fits well with the context and history of Vancouver.
- **Proposal Elements:** There was general support for the integration of uses in the proposal, such as the daycare and park, as well as the mix of unit types and sizes.

Comments of Concern and Suggestions for Improvement:

- **Traffic:** Several respondents were concerned about traffic flows and congestion resulting from an increase in parking spaces and closure of Nicola Street for the park. There was also some concern that the park would inhibit fire department access in the West End, although the fire access was confirmed to be maintained by the applicant.
- **Housing:** Some respondents were concerned about the number of rental units being proposed. Some respondents would like to see an increase in the number of rental units currently on site rather than a one-to-one replacement.
- **Building Design:** While some respondents expressed support for the building design, others respondents thought that the building design does not fit in with the character of

the West End. There were also comments that it was unclear whether the market and rental units have separated entrances and a desire to ensure they are combined.

- **CACs and DCLs:** There was confusion as to whether the City will be paying for the proposed park out of development cost levies since it was perceived by respondents that the park is presented as an amenity by the applicant. There was also confusion about whether the developer will be paying the full amount of the development cost levy as there is no social housing onsite, and what community amenities this will go towards.
- **Pace of Change:** There was some concern about the pace of change in the West End in general and specifically in the Georgia corridor.
- **Neighbourhood Amenities:** Some respondents expressed a desire to see the developer work with the Vancouver School Board to help advocate for and/or fund the building of an elementary school on the designated site in Coal Harbour to help mitigate the impacts of an increase in residents to the area.

The following miscellaneous comments were received from the public:

- Concern about other rental buildings in the area being converted into condominiums.
- Concern that the demolition and construction noise and traffic will negatively impact neighbouring residents.
- Concern about the podium design and desire to see it taller or separated into two individual towers.
- Concern that the townhouses on the north side of the building will have no natural light.
- Concern about the size and scale of the building.
- Concern that the current carshare parking on-site will be removed and a desire to see them preserved.
  
- Suggestion to see social housing included in the proposal.
- Suggestion for more three-bedroom units.
- Suggestion for larger balconies.
- Suggestion that part of the CAC or an activity space be dedicated to an organization like the West End Senior's Network.
- Suggestion for the inclusion of maple trees in the park.
- Suggestion for additional height.
  
- Desire to ensure the existing tenants are treated fairly in the relocation plan.
- Support for the increase in density on Alberni and Robson Street.

### 3. DRAFT TENANT RELOCATION PLAN

The following is a summary of proposed terms of draft Tenant Relocation Plan

<b>Tenant Relocation and Protection Requirements</b>	<b>Tenant Relocation Plan Offer</b>
Financial Compensation Provided Based on Length of Tenancy	<ul style="list-style-type: none"> <li>▪ 2 months' rent for tenancies up to 5 years;</li> <li>▪ 3 months' rent for tenancies between 5 to 9 years;</li> <li>▪ 4 months' rent for tenancies between 10 and 20 years;</li> <li>▪ 6 months' rent for tenancies over 20 years.</li> </ul> <p>Residents can choose to accept this compensation in the form of free rent and/or a lump sum payment.</p> <p>In addition to the above compensation required by the City of Vancouver, residents who choose to vacate the property prior to issuance of all permits will receive an additional lump sum compensation based on the following scale:</p> <ul style="list-style-type: none"> <li>▪ 1 months' rent for tenancies up to 5 years;</li> <li>▪ 2 months' rent for tenancies between 5 to 9 years;</li> <li>▪ 3 months' rent for tenancies between 10 and 20 years;</li> <li>▪ 4 months' rent for tenancies over 20 years.</li> </ul>
Notice to End Tenancies	<ul style="list-style-type: none"> <li>▪ Applicant will provide regular project updates to tenants throughout the development process.</li> <li>▪ A minimum of two months' notice to end tenancy after all permits are issued is required. (Applicant has indicated 2 months' notice, however, effective May 17, 2018, the RTA requires a minimum of 4 months' notice).</li> </ul>
Moving Expenses	<ul style="list-style-type: none"> <li>▪ A flat rate of:               <ul style="list-style-type: none"> <li>• \$750 will be provided for bachelor and 1-bedroom households;</li> <li>• \$1,000 for 2-bedroom households.</li> </ul> </li> </ul>
Assistance in Finding New Accommodations (3 options)	<ul style="list-style-type: none"> <li>▪ Applicant has committed to providing tenants requesting assistance with three options in Vancouver, including two options in the West End;</li> <li>▪ All options will rent for no more than the</li> </ul>

	<p>Canadian Mortgage and Housing Corporation's average rents for the area;</p> <ul style="list-style-type: none"> <li>▪ All options offered should be comparable in unit type, unless otherwise agreed to;</li> <li>▪ Where possible, options should be tailored to the tenant (e.g. pet friendly, mobility considerations, smoke-free, etc.).</li> <li>▪ Additional support may be provided for vulnerable tenants (e.g. seniors, persons with disabilities, mental health issues, etc.) including identifying at least one alternative accommodation option within 10% of the tenant's current rent.</li> </ul>
<p>First Right of Refusal with 20% discount off starting rents</p>	<ul style="list-style-type: none"> <li>▪ Tenants who are eligible under this relocation plan will be offered the first right of refusal to return to the new units at a 20% discount below starting market rents. Any subsequent rent increases for returning tenants will be in line with the Residential Tenancy Act.</li> </ul>
<p>Assistance in Finding Alternate Accommodation</p>	<ul style="list-style-type: none"> <li>▪ Additional support may be provided for vulnerable tenants (e.g. seniors, persons with disabilities, mental health issues, etc.), including specific tenants identified in the applicants Tenant Relocation Plan. At least one alternative accommodation option within 10% of the tenant's current rent must be provided.</li> </ul>

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**1444 Alberni Street and 740 Nicola Street  
URBAN DESIGN ANALYSIS**

**West End Built Form Principles** — The *West End Community Plan* uses a principled approach to shape how and where growth and development occurs and the appropriate built form. Seven communitywide contextual design principles provide structure and guidance to the more detailed policies, guidelines and regulations applied to the individual character areas.

The *West End Plan* built form principles are:

- **Reinforce the Dome-Shaped Skyline:** New development opportunity should reinforce the legibility of the downtown's recognized dome-shaped skyline when viewed from longer distances. Appropriate form and scale to "fill the gaps" can strengthen the image of the city.
- **Strengthen the Urban Frame:** Recognize the Thurlow-Burrard and Georgia-Alberni corridors as two edges of an "urban frame" to the lower, existing scale of the West End. Intensify these corridors towards greater clarity, and contrast with, the established neighbourhoods.
- **Adhere to Prevailing View Corridors:** Support Council approved view corridors (protected public views) towards shaping the evolving skyline, while also recognizing the need for spatial separation of higher buildings from the more localized scale of the Davie, Denman and Robson Villages.
- **Recognize Transitional Role in Form and Scale:** Ensure a thoughtful urban design response for new development opportunity by recognizing the local, contextual role new built form can offer in mediating between established development and respective sites. Form and scale to "fill the gaps" can strengthen the image of the city.
- **Demonstrate Shadowing Performance:** Ensure that new development does not adversely impact shadowing on recognized public open space and Village areas as a performance measure to ensure that these spaces have solar access when citizens are typically more active.
- **Responsive Form to Private Views:** New development should be responsive to adjacent and nearby private views by shaping built form to optimize performance. Responsive building forms can help achieve a distinctive architectural identity.
- **Ground Oriented Focus in Uses and Public Realm Quality:** New development needs to contribute to public realm vitality by contributing active uses towards pedestrian interest as well as thoughtful building, tenancy and related public realm design quality.

The "Places" section of the *West End Plan* outlines additional built form parameters specific to the Georgia Corridor area. Rezoning sites should have a minimum site frontage of 39.6 m (130 ft.), although smaller frontages can be considered at the discretion of the Director of Planning. For this sub-area of the Georgia Corridor, east of Cardero Street, heights of up to 152.4 m (500 ft.) may be considered, subject to Council-approved view corridors, with typical tower floor plates of 609.9 m<sup>2</sup> (6,500 sq. ft.) to maximize views and sunlight on sidewalks. Maximum densities are subject to urban design considerations on a site by site basis.

**Density** — Under the existing DODP, the density permitted on the site in Area "G" is a floor space ratio (FSR) of 6.0. The rezoning application, as submitted on September 1, 2017 proposes an overall floor area of 58,213.5 sq. m (626,600 sq. ft.), equivalent to 14.48 FSR.

Staff urban design assessment concludes that this floor area can be appropriately

accommodated on the site, subject to the design development conditions in Appendix B, most significantly, to reduce apparent bulk of the towers.

### **Height**

The height of the proposed West Tower is 124.0 m (406.9 ft.) measured to the top of the parapet. This height of this tower is limited by View Cone C1, the east edge of which bisects the site diagonally and therefore only applies to the west tower. The height of the proposed east tower is 135.2 m (443.5 ft.). This height extends into the Queen Elizabeth View Cone 3.2.1. The height of the east tower is limited by View Cone 12.1.3. The Higher Building Policy provides an evaluation framework for proposals that enter into the Queen Elizabeth View Cone, but does not permit incursions into other view cones. The proposed heights comply with the height identified for this site in the *General Policy for Higher Buildings and the maximum height West End Community Plan*, 500 ft.

There are two key aspects to consider when addressing additional height in this area -- the building's contribution to the Vancouver skyline and potential shadowing impacts generated by the additional height.

The upper portions of the towers have been designed with tapered massing which increases sky exposure and is more responsive to nearby views. The tower tops are carefully composed and would present a positive and unique presence on the Vancouver skyline. Refer to the next section for further comment on the proposed architecture.

Staff have assessed shadow impacts on public spaces including the Coal Harbour Park and the seawall and have concluded that the proposed height of the towers does not contribute to additional shadow impacts during key daylight hours. The shopping Villages identified in the West End Community Plan will be unaffected by shadows cause by the proposed development. The other priority in assessing shadows is maximizing sunlight onto the outdoor child care space on top of the proposal's podium. Analysis shows that this area will receive sunlight from 10am through to 4pm on the Equinox.

Staff conclude that the tower heights are supportable given the broader urban design objectives, embodied in the *West End Plan*, to achieve a legible "dome shaped" skyline and to strengthen the "urban frame" of the Georgia and Burrard corridors in contrast with the established neighbourhoods of the West End.

### **Architecture and Form of Development**

The application proposes a residential building in a two-tower-on-podium form with an open forecourt fronting on Alberni Street. The proposal contains two residential towers, 48 and 43 storeys, on a podium that varies in height from four to six storeys, and six levels of underground parking. A child care facility is proposed on level 7 with a collocated outdoor space on the roof of the podium.

The proposed towers are expressed with a stepped massing appearance that articulates a base, midrise, upper shaft and crown for each tower. The elevations are expressed in punched window of varied types and sizes, which along with the articulated, sculptural details throughout, creates a rich hierarchy of expression reminiscent of early 20<sup>th</sup> century expression.



Figure 1: View from Robson Street



Figure 2: View South at Broughton Street and Alberni Street

The proposed form and expression have demonstrated a significant and recognizable new benchmark for architectural quality in design and materiality and exhibit a carefully considered sense of proportion and composition. The townhouse entries along Alberni Street with steps and landscaping will contribute positively to the interaction between building and pedestrian street traffic. Staff are satisfied that the overall design quality proposed meets the standard set by the Higher Buildings policy to establish a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the city's skyline.



Figure 3: View North of Tower Crown towards Coal Harbour

Staff are seeking refinements to the design to be addressed at the development permit stage to reduce the apparent bulk of the towers and to reduce the massing impact of the uninterrupted shear face of the east façade. Staff are also seeking to secure the proposal's intention to provide high quality materials and detailing for the building expression (see Appendix B).

### **Urban Design Panel**

The rezoning application and the proposed form of development were reviewed by the Urban Design Panel on November 15, 2017 and received an evaluation of Resubmission Recommended.

Following this outcome, staff requested that the applicant submit an abbreviated drawing set to address the Panel's design concerns in lieu of a full revised application. This addendum illustrates specific strategies to reduce the apparent bulkiness of the towers and summarizes the revised project statistics. Staff are confident that the proposed strategies will achieve a significant improvement in the silhouettes of the towers.



## Shadows

Staff have assessed shadow impacts on public spaces including the Coal Harbour Park and the seawall and have concluded that the proposed height of the towers does not contribute to additional shadow impacts during key daylight hours. Shadow impacts are assessed on public open spaces between 10am, noon, and 2pm measured on the Equinox.

Shadows caused by the proposed development will fall on the future Nicola Street Park (within the street right of way of Nicola Street between Alberni Street and the lane) within the area of shadows cast by the existing office building and residential tower, for no incremental impact.

The shopping Villages identified in the West End Community Plan will be unaffected by shadows cause by the proposed development.

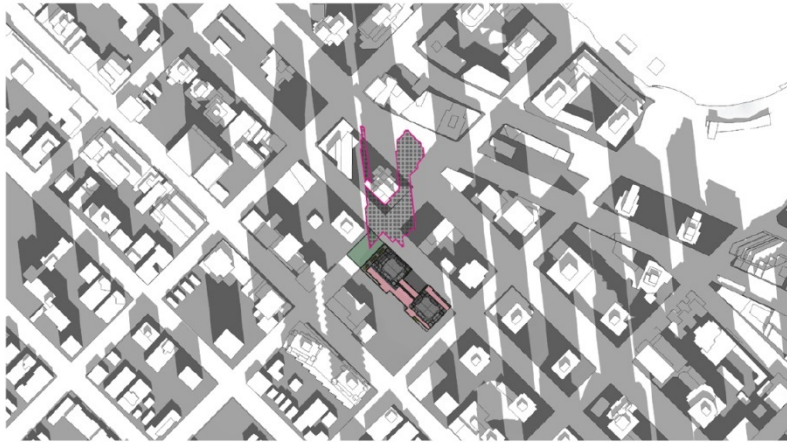


**Figure 4: Daycare Compliance Sunlight Access During Equinox – At Noon (Yellow Highlighted Area Receives Sunlight)**

Maximizing sunlight onto the outdoor child care space on top of the proposal's podium was a priority criterion in determining the location of this space.



**10:00 PDST - Spring Equinox**



**12:00 PDST - Spring Equinox**



**16:00 PDST - Spring Equinox**

 *Future park*  *Outdoor area*  *New shadow cast by 1468 Alberni St.*

**Figure 5: Shadow Study - Spring Equinox**

The proposed outdoor area of the childcare is located on top of the podium. It is comprised of a long area 180 ft. by 27 ft. deep located along the south edge of the west tower, and a larger area between the two towers that is 80 ft. by 60 ft. in depth. Analysis shows that the westerly portion of the outdoor play area will receive sunlight from 10am until 1pm. The central outdoor play area will receive sunlight from 11am through to 5pm on the Equinox.

### **Floorplate**

The Rezoning Policy for the West End sets a maximum tower floorplate with the intent to control building girth in order to retain public and private views and to allow sunlight to penetrate public areas. The maximum floor plate of the subject site established by the West End Community Plan is of 603.9 m<sup>2</sup> (6,500 sq. ft.).

The applicant has requested consideration for an increase in the maximum floor plate to accommodate the proposed heat recovery ventilator (HRV) system which differs from conventional systems in that it is designed to supply outside air to each residential suite and public corridors and return the air back to the HRV on the roof. This system eliminates penetrations in the façade which helps reduce thermal bridging and reduces air leakage. The applicant has provided illustrative analysis to support the request indicating that the proposed HRV system would require approximately an additional 150 sq. ft. per floor to accommodate HRV equipment, additional wall thickness, (HRV) air shaft space and duct work that a passive house building of this scale would require. Staff have reviewed the analysis and support the increase in floorplate.

Staff have considered the calculation of floorplate to be taken as an average over the tower levels exceeding 60 ft. in height (levels 9 through 48 of the east tower and levels 7 through 43 for the west tower). Staff feel an averaging approach is reasonable as the performance of tapering tower form increases sky exposure and is more responsive to nearby views. Through technical review, staff have calculated that the average floor plates of the proposal are 615 m<sup>2</sup> (6,623 sq. ft.) for the east tower and 617 m<sup>2</sup> (6,643 sq. ft.) for the west tower. These proposed floor plate dimensions are less than the sum of the policy expectation of the 603.9 m<sup>2</sup> (6,500 sq. ft.) and the modest increases for passive house ventilation system and wall thickness.

### **View Impacts**

The applicant has prepared a view impact analysis, illustrating the proposal's impact to private views from a sampling of units of nearby residential towers, specifically focused on views to the North Shore Mountains. The analysis shows that 86% to 100% of existing views to the mountains are maintained. Proposed towers on the south side of the 1400 block of Robson Street would experience the greatest impact with 29% of the northerly view from the west tower and 67% of the northerly view from the east tower maintained. These towers are approximately 260 ft. from the proposal and as such the proposal does not represent a massing impact or an impact to near views.

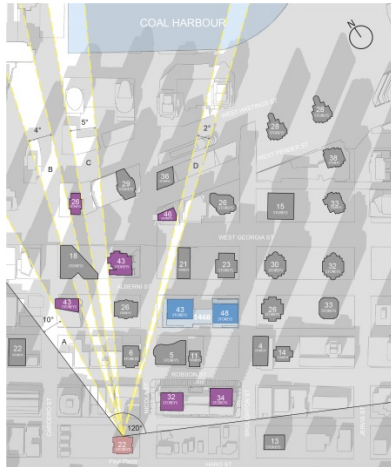


Figure 6: The Colonnade, 1455 Robson Street



Figure 7: Empire Landmark West Tower, 1400 Robson Street

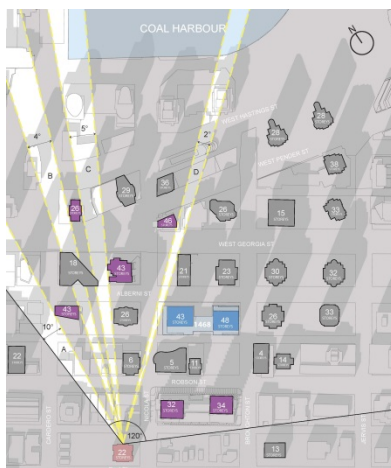


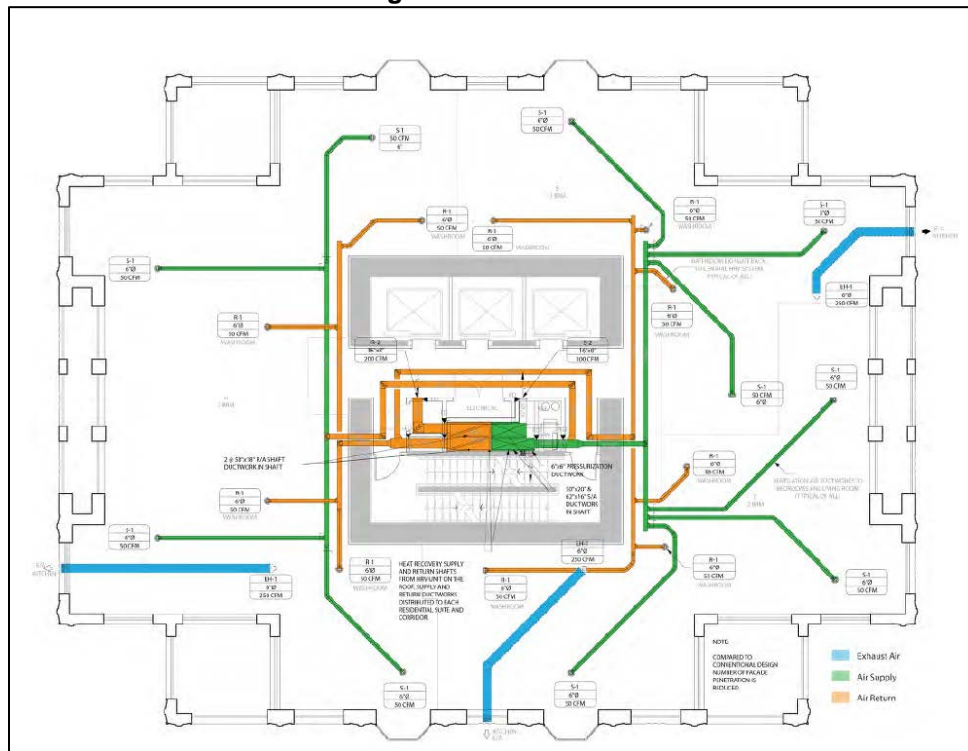
Figure 8: Paul Plaza, 1501 Haro Street

## 1444 Alberni Street and 740 Nicola Street FORM OF DEVELOPMENT DRAWINGS

### Project Diagram

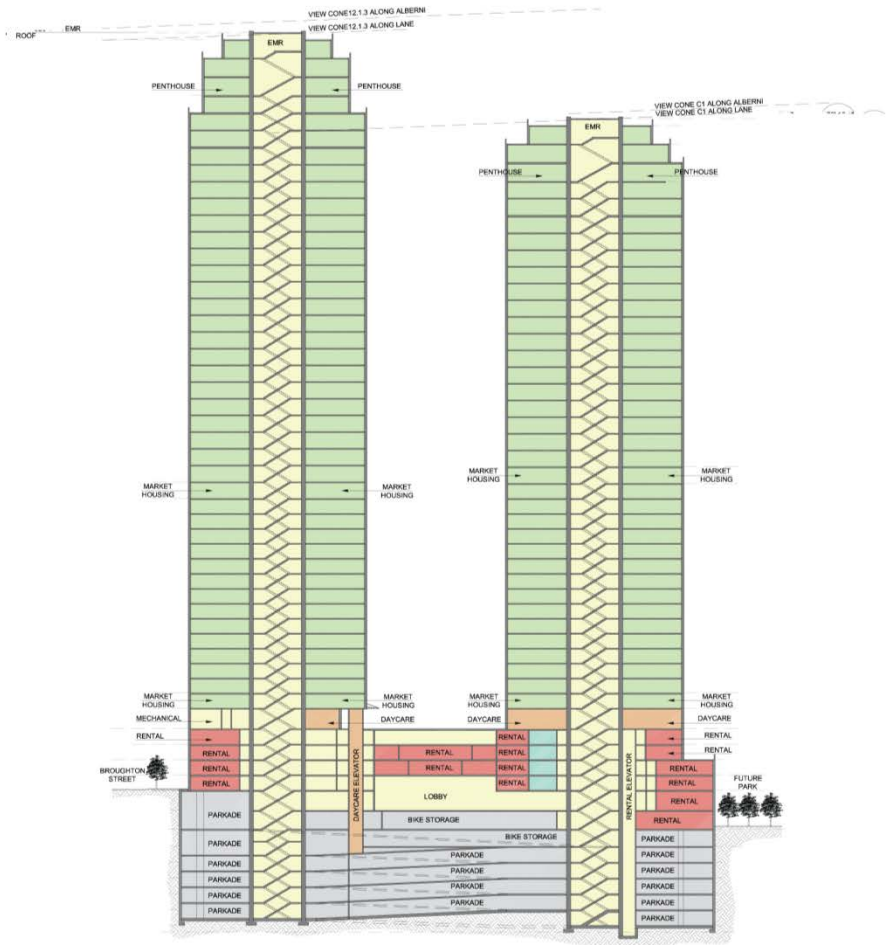


### Passive House Ventilation Diagram





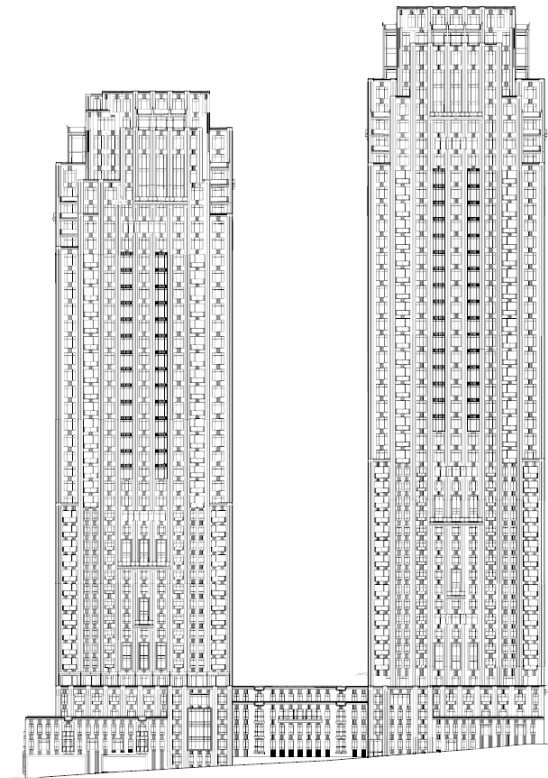
Section – Long Section



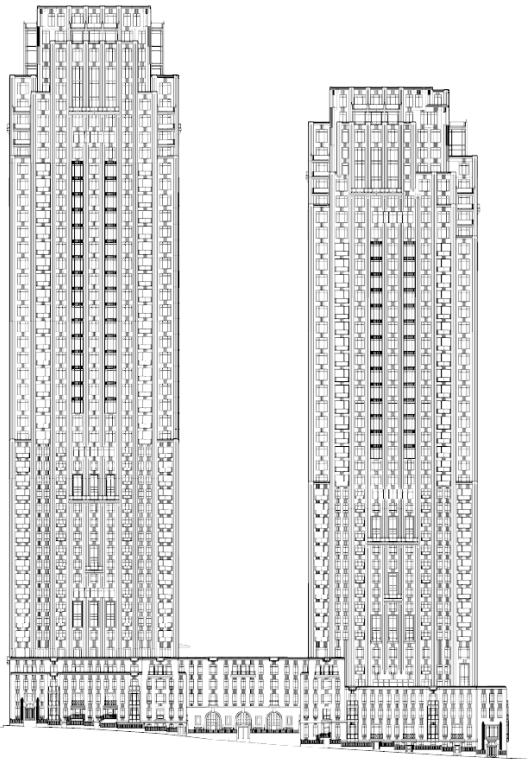
**COLOUR LEGEND:**

MARKET HOUSING	[Green Box]
RENTAL HOUSING	[Red Box]
DAYCARE	[Orange Box]
COMMON	[Yellow Box]
AMENITY	[Teal Box]
GARBAGE	[Brown Box]
PARKADE	[Grey Box]

South Elevation - Lane



North Elevation – Alberni Street





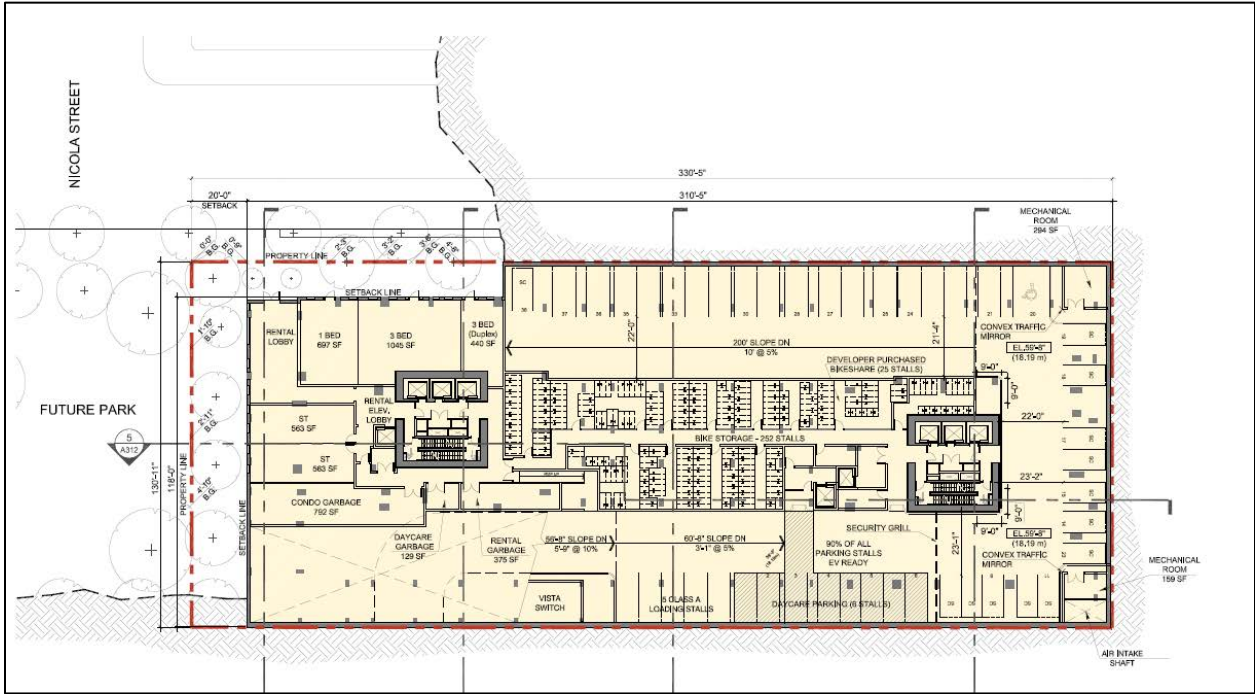
**East Elevation – Broughton Street**



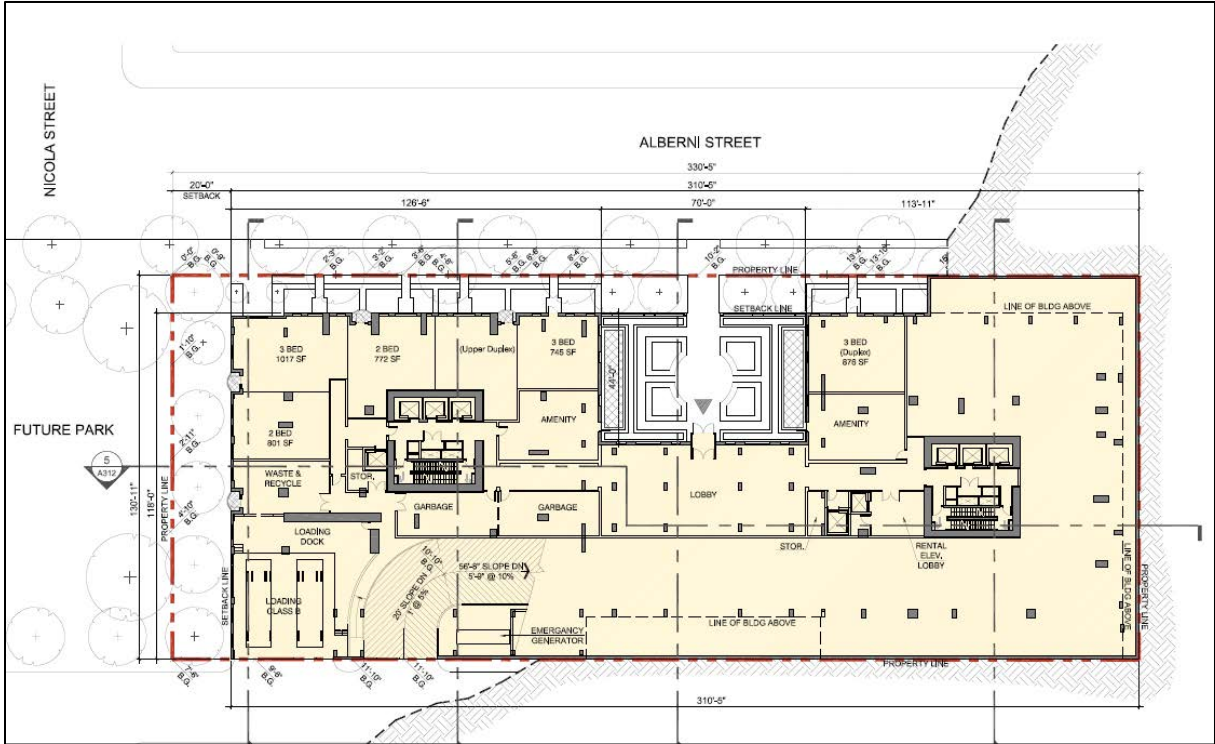
**West Elevation - Nicola Street and Future Park**



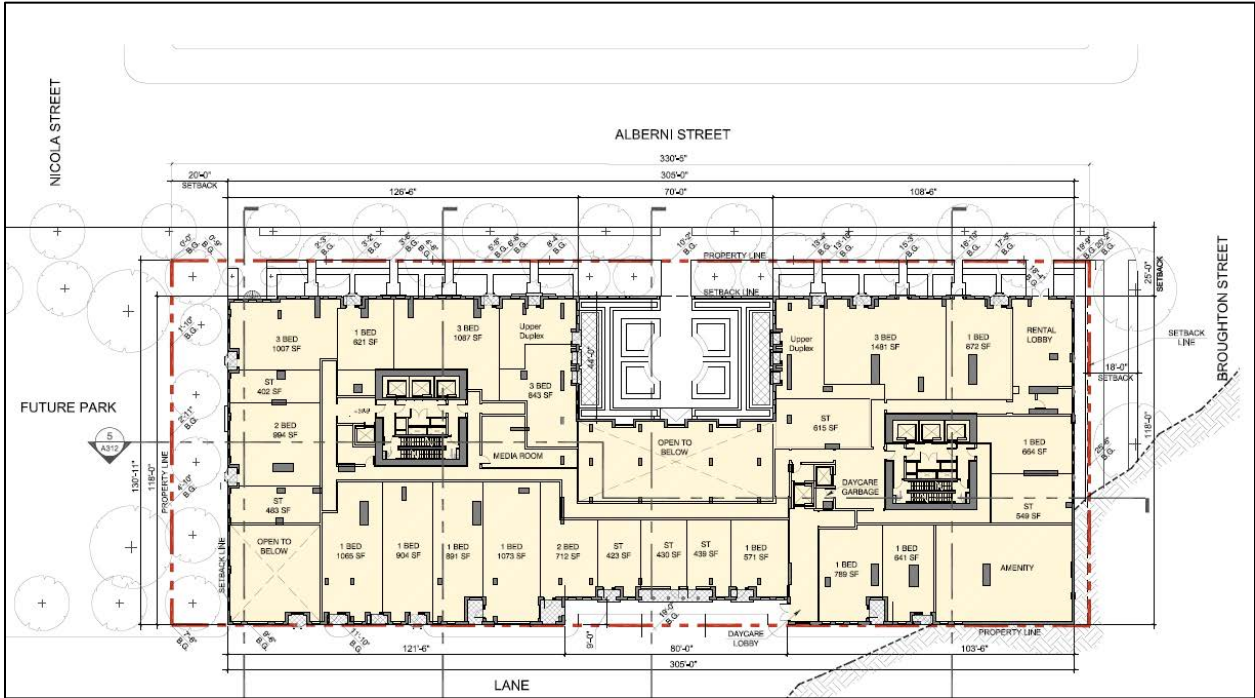
Ground Floor Plan



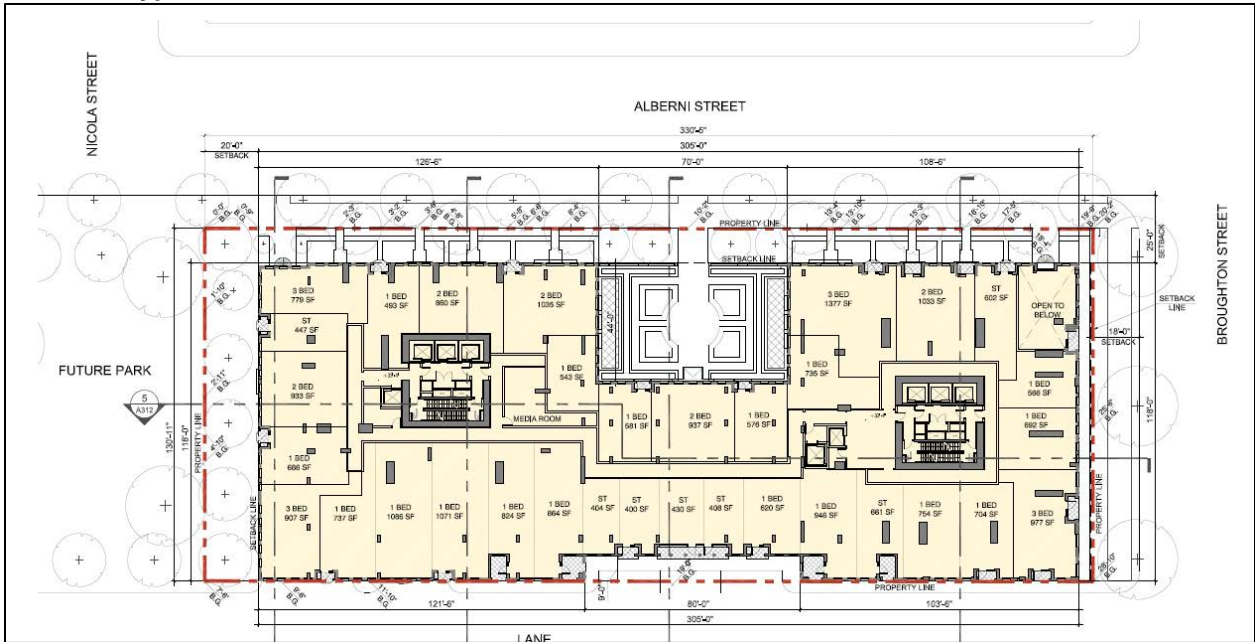
Level 2 (Main Entry) Floor Plan



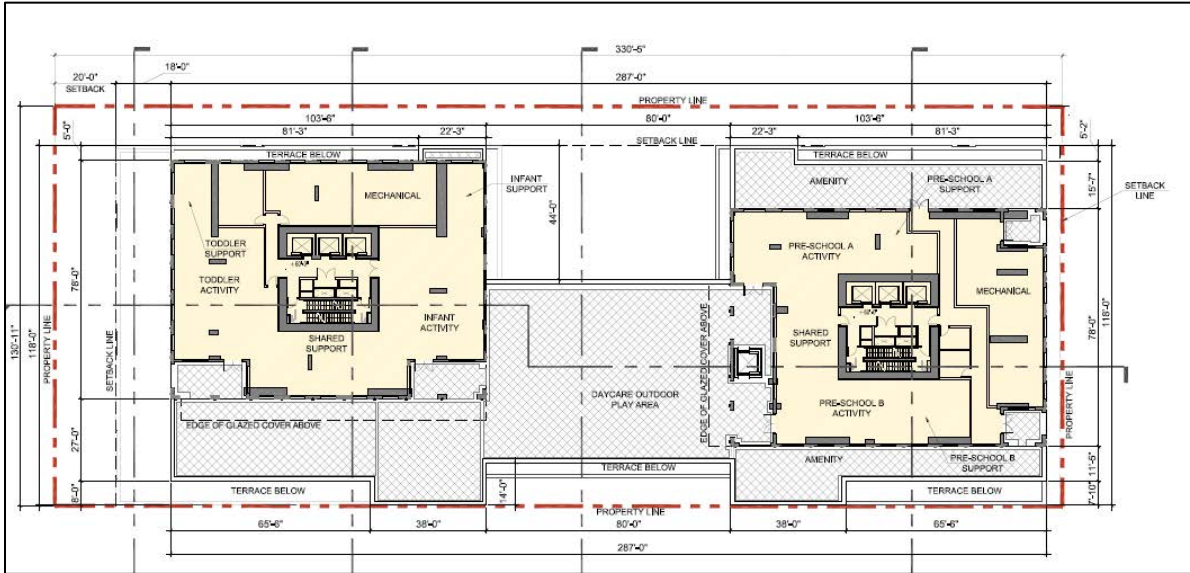
Level 3 (Daycare Entry) Floor Plan



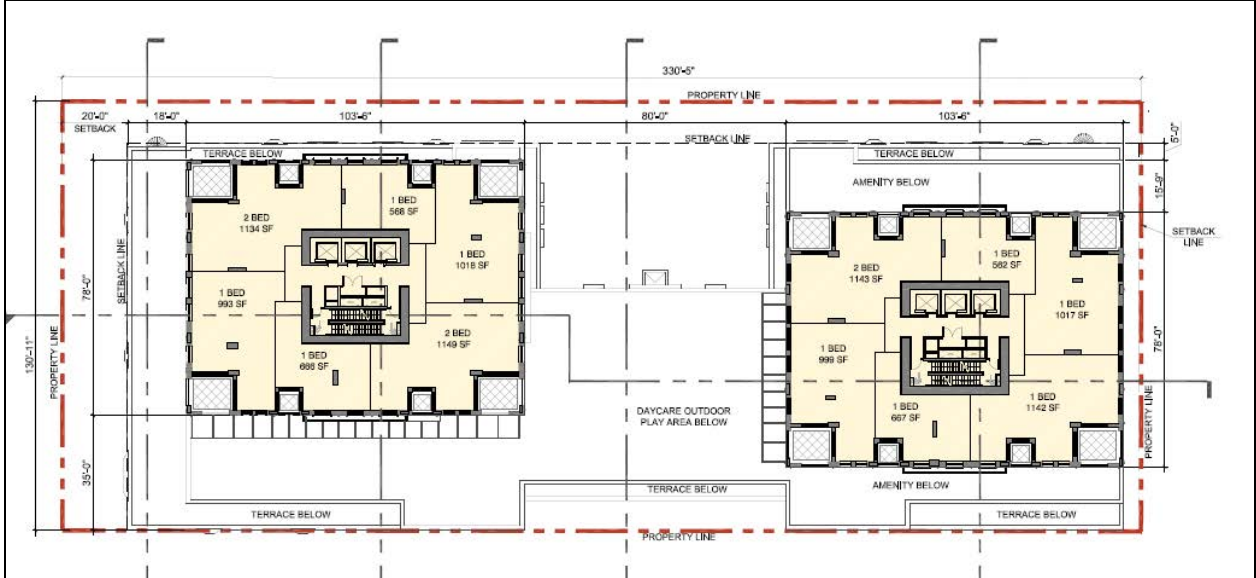
Level 4-6 Typical Floor Plan



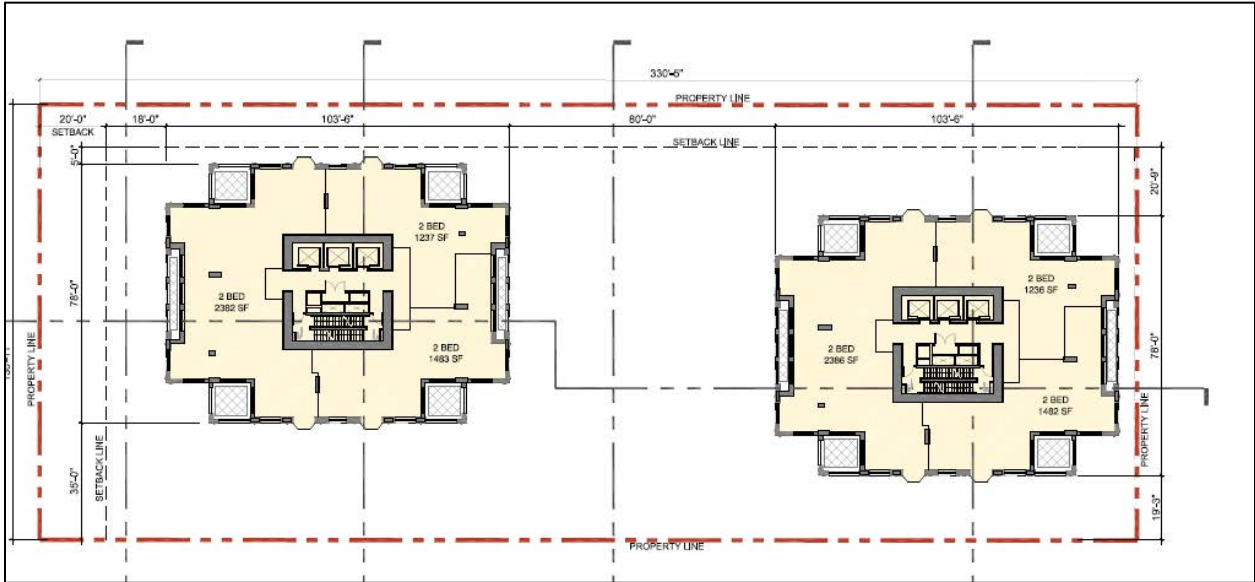
Level 7 (Daycare) Floor Plan



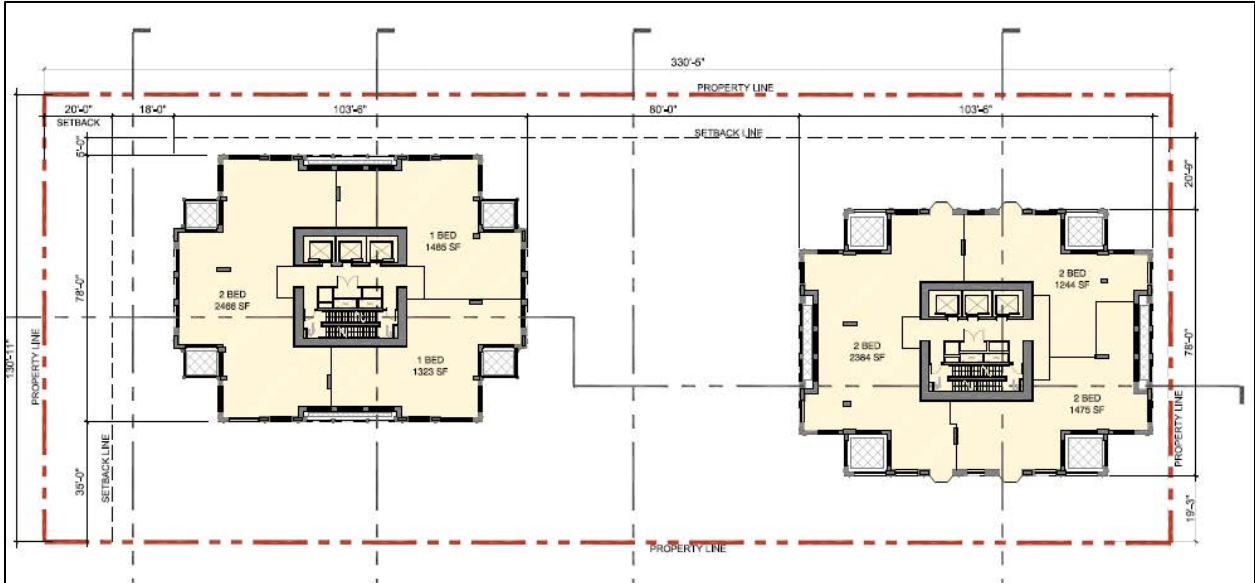
Level 8-21 Typical Floor Plan



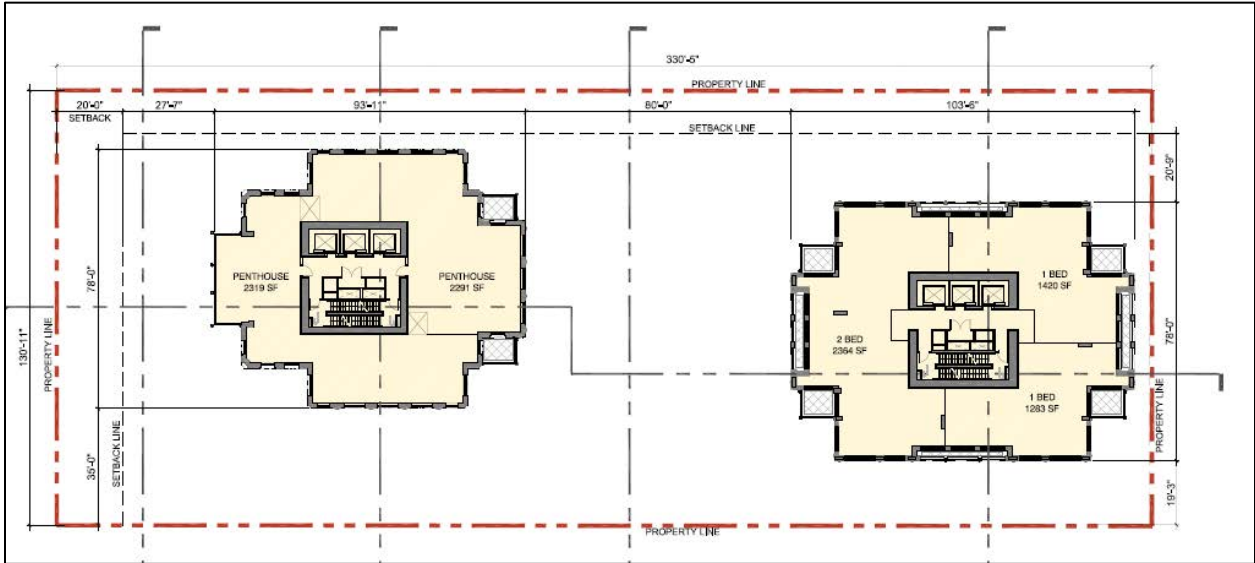
Levels 23-35 Typical Floor Plan



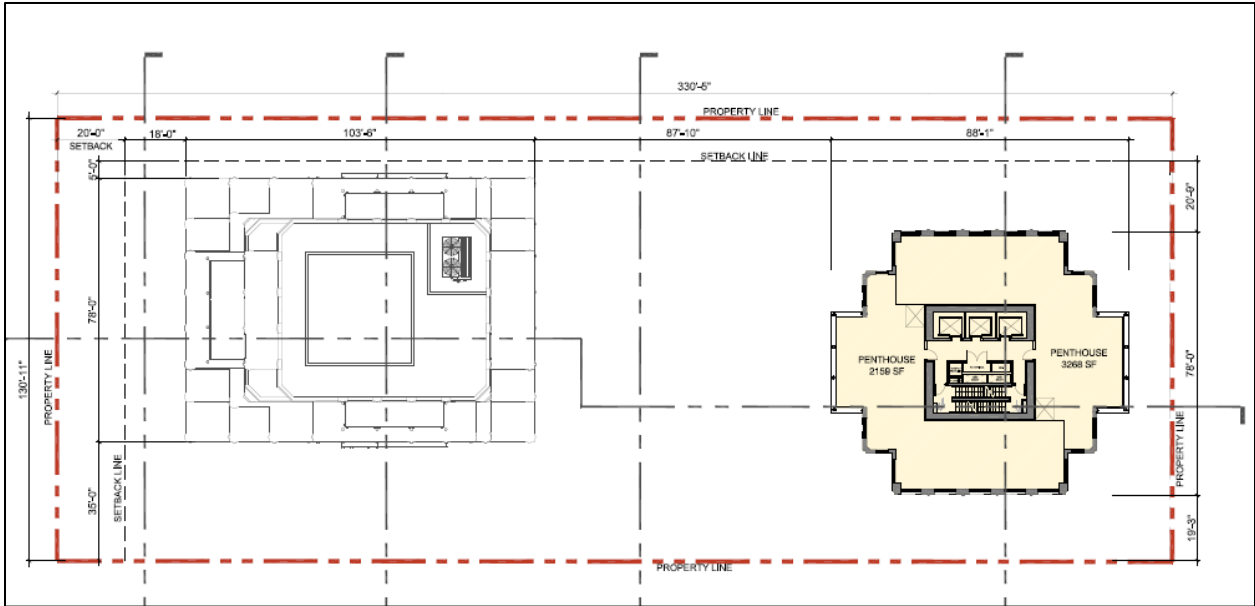
Levels 36-40 Typical Floor Plan



Level 41-43 Typical Floor Plan



Levels 44-48 Typical Floor Plan



### Shadow Studies

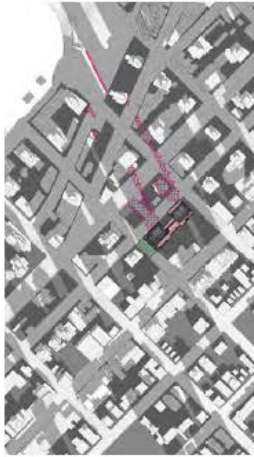
New shadow cast  
by 1488 Alberni



Outdoor area



Future park



16:00 PDST - Spring Equinox



16:00 PDST - Summer Solstice



16:00 PDST - Winter Solstice



12:00 PDST - Spring Equinox



12:00 PDST - Summer Solstice



12:00 PDST - Winter Solstice



10:00 PDST - Spring Equinox

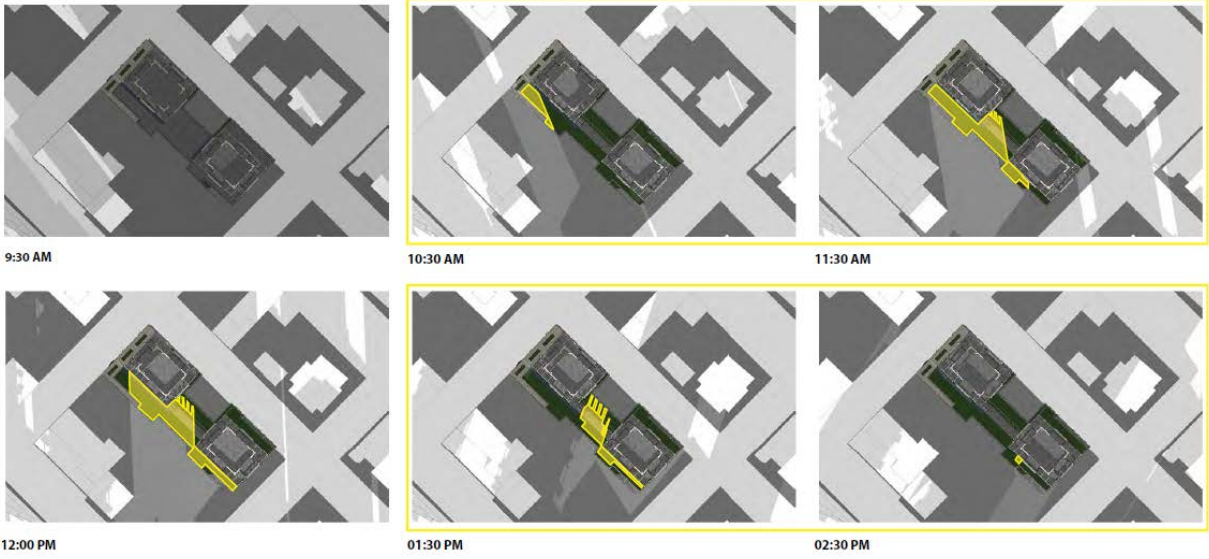


10:00 PDST - Summer Solstice

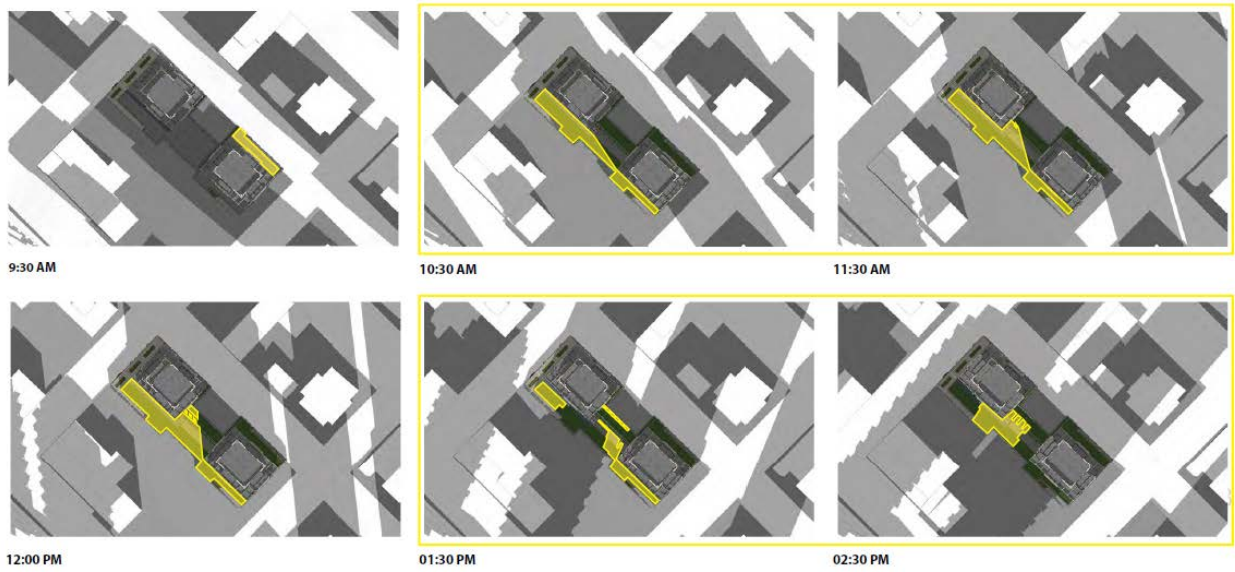


10:00 PDST - Winter Solstice

**Daycare Shadow Studies – Winter Solstice**



**Daycare Shadow Studies – Equinox**





Renderings









**1444 Alberni Street and 740 Nicola Street  
PUBLIC BENEFITS SUMMARY**

**Project Summary:**

A 48-storey residential tower and a 43-storey residential tower containing 314 market strata units and 129 replacement market rental units, targeting Passive House certification.

**Public Benefit Summary:**

In addition to a 56- space child-care facility and a dirt site transferred to the City in fee simple ownership for park, the project would also result in a cash CAC contribution of \$67,982,700, a public art contribution and a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	DD	CD-1
FSR (site area = 43,270 sq. ft.)	6.00	14.48
Buildable Floor Space (sq. ft.)	259,620 sq. ft.	626,660 sq. ft.
Land Use	Residential	Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide rate, effective September 30, 2017) (\$15.62/sq. ft. residential & \$13.91/sq. ft. commercial)	\$4,055,264	\$9,787,436
	Utility DCL		\$6,366,256
	Public Art (effective September 30, 2016: \$1.98/sf)	N/A	\$1,258,017
Other Public Benefits Offered	On-site 56-space childcare (\$10M net of \$2.95M City contribution)		\$7,050,000
	Childcare Facilities		
	Green Transportation/Public Realm		
	Housing (e.g. supportive, seniors)	N/A	\$61,184,430
	Parks and Public Spaces		
	Community and Civic Facilities		
	Heritage		\$6,798,270
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>\$4,055,264</b>	<b>\$92,444,409</b>

**Other Benefits** (non-quantified components):

A dirt site to the City for the future park at Nicola Street. 13 rental units with rents consistent with Moderate Income Rental Housing Program.

\* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification.

For the City-Wide DCL, revenues are allocated into the following public benefit categories: Replacement Housing (36%), Transportation (25%), Park (18%), Childcare (13%) and Utilities (8%). Revenue allocations differ for each of the Area Specific DCL District.

**1444 Alberni Street and 740 Nicola Street  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**PROPERTY INFORMATION**

Street Address	Property Identifier (PID)	Legal Description
1444 Alberni Street and 711 Broughton Street	007-561-938	LOT I (EXPLANATORY PLAN 10081) BLOCK 43 DISTRICT LOT 185 PLAN 92
740 Nicola Street	009-175-105	LOT 16 BLOCK 43 DISTRICT LOT 185 PLAN 92

**APPLICANT INFORMATION**

<b>Applicant/Architect</b>	Musson Cattell Mackey Partnership
<b>Developer/Property Owner</b>	Landa Global Properties and Asia Standard Americas Ltd./ Alberni Street Nominee Ltd.

**SITE STATISTICS**

<b>Site Area</b>	4,019.9 sq. m (43,270 sq. ft.) Site Dimensions: 100.70 m (330.39 ft.) x 39.92 m (130.97 ft.)
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**DEVELOPMENT STATISTICS**

	Permitted Under Existing Zoning	Proposed	Recommended (Other Than Proposed)																																										
<b>Zoning</b>	DD (Downtown) District	CD-1	--																																										
<b>Uses</b>	Primarily residential with compatible retail, office, service & institutional uses	Residential and institutional uses	--																																										
<b>Max. Density</b>	DD 6.00 FSR	14.95 FSR	14.48 FSR																																										
<b>Floor Area</b>	24,114sq. m (259,620 sq. ft.)	Total: 60,131 sq. m / 647,249 sq. ft. Market Housing: 38,573 sq. m / 415,199 sq. ft. Rental Housing: 8,662 sq. m / 93,239 sq. ft.	Total: 59,034 sq. m / 635,438 sq. ft. Market Housing: 46,547 sq. m / 501,023 sq. ft. Rental Housing: 11,672 sq. m / 125,637 sq. ft. Daycare: 815.5 sq. m / 8,778 sq. ft.																																										
<b>Maximum Height</b>	DD – Overall 91.4 m (300 ft.) View Cone 12.1.3: 134.7 m/442 ft.	East Tower: 134.7 m (442 ft.) / 48 storeys West Tower: 123.5 m (405 ft.) / 43 storeys (subject to verification that no part of the building shall protrude into any approved view cones)	East Tower: 135.2 m / 443.5 ft. / 48 storeys West Tower: 124.0 m 406.9 ft. / 43 storeys																																										
<b>Unit Mix</b>	--	<table border="0"> <thead> <tr> <th></th> <th>Rental</th> <th>Strata</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>34 (26%)</td> <td>0 (0%)</td> </tr> <tr> <td>One-br</td> <td>51 (40%)</td> <td>116 (38%)</td> </tr> <tr> <td>Two-br</td> <td>26 (20%)</td> <td>162 (52%)</td> </tr> <tr> <td>Three-br</td> <td>18 (14%)</td> <td>16 (5%)</td> </tr> <tr> <td>Four-br</td> <td>0 (0%)</td> <td>16 (5%)</td> </tr> <tr> <td><b>Total</b></td> <td><b>129 (100%)</b></td> <td><b>310 (100%)</b></td> </tr> </tbody> </table>		Rental	Strata	Studio	34 (26%)	0 (0%)	One-br	51 (40%)	116 (38%)	Two-br	26 (20%)	162 (52%)	Three-br	18 (14%)	16 (5%)	Four-br	0 (0%)	16 (5%)	<b>Total</b>	<b>129 (100%)</b>	<b>310 (100%)</b>	<table border="0"> <thead> <tr> <th></th> <th>Rental</th> <th>Strata</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>30 (23%)</td> <td>0 (0%)</td> </tr> <tr> <td>One-br</td> <td>53 (41%)</td> <td>116 (37%)</td> </tr> <tr> <td>Two-br</td> <td>29 (23%)</td> <td>162 (52%)</td> </tr> <tr> <td>Three-br</td> <td>17 (13%)</td> <td>16 (5%)</td> </tr> <tr> <td>Four-br</td> <td>0 (0%)</td> <td>20 (6%)</td> </tr> <tr> <td><b>Total</b></td> <td><b>129 (100%)</b></td> <td><b>314 (100%)</b></td> </tr> </tbody> </table>		Rental	Strata	Studio	30 (23%)	0 (0%)	One-br	53 (41%)	116 (37%)	Two-br	29 (23%)	162 (52%)	Three-br	17 (13%)	16 (5%)	Four-br	0 (0%)	20 (6%)	<b>Total</b>	<b>129 (100%)</b>	<b>314 (100%)</b>
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<b>Loading</b>	Per Parking By-law	Class B 2	Class A 5 Class B 7																																										

<b>Bicycle Spaces</b>	Per Parking By-law	<b>Required:</b>	<b>Proposed:</b>	Class A locker spaces must be provided and allocated appropriately across market and social housing
		Residential	Class A 562	
		Class A 554	Class B 18	
		Class B 6	Total: 580	
		Daycare 0 Total: 560		