



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: September 19, 2017
Contact: Kent Munro
Contact No.: 604.873.7135
RTS No.: 12192
VanRIMS No.: 08-2000-20
Meeting Date: October 17, 2017

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 521-527 West 8th Avenue

RECOMMENDATION

- A. THAT the application by Musson Cattell Mackey Partnership, on behalf of VANLUX West 8th Inc., to rezone 521-527 West 8th Avenue [*Lots 16 and 17, Except the north 10 feet now lane, Block 320, District Lot 526, Plan 590; PIDs: 004-316-703 and 004-309-707 respectively*] from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 3.00 to 6.51 and the building height to 33.3 m (109.3 ft.) to permit the development of an eight-storey office building with commercial retail use at grade, be referred to a public hearing, together with:
- (i) plans prepared by Musson Cattell Mackey Partnership, received December 9, 2016 and revised March 14, 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 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 the public hearing.

- B. THAT, if the application is referred to a public hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C, be referred to the same public hearing.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C, for consideration at the public hearing.

- C. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include the CD-1 By-law and to provide parking regulations generally as set out in Appendix C;

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

- D. THAT Recommendations A to C be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a 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 a site located at 521-527 West 8th Avenue from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of an eight-storey office building with commercial retail use at grade. The application seeks an increase in floor area and is supported by the *Metropolitan Core Jobs and Economy Land Use Plan*, which identifies opportunities for additional commercial capacity for the "Choice-of-Use" areas in the Broadway Corridor served by high-capacity rapid transit. Staff recommend that the application be referred to a public hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the public hearing, along with the conditions of approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies and guidelines for this site include:

- Metro Core Jobs and Economy Land Use Plan: Issues and Directions Report (2007)
- Central Area Plan: Goals and Land Use Policy (1991)
- Central Broadway C-3A Urban Design Guidelines (Fairview Slopes Sub-area) (1976, amended July 2004)
- C-3A District Schedule (last amended 2016)

- View Protection Guidelines (1989, last amended 2011)
- Green Buildings Policy for Rezonings (2010, last amended 2017)
- Community Amenity Contributions - Through Rezonings (1999, last amended 2016)

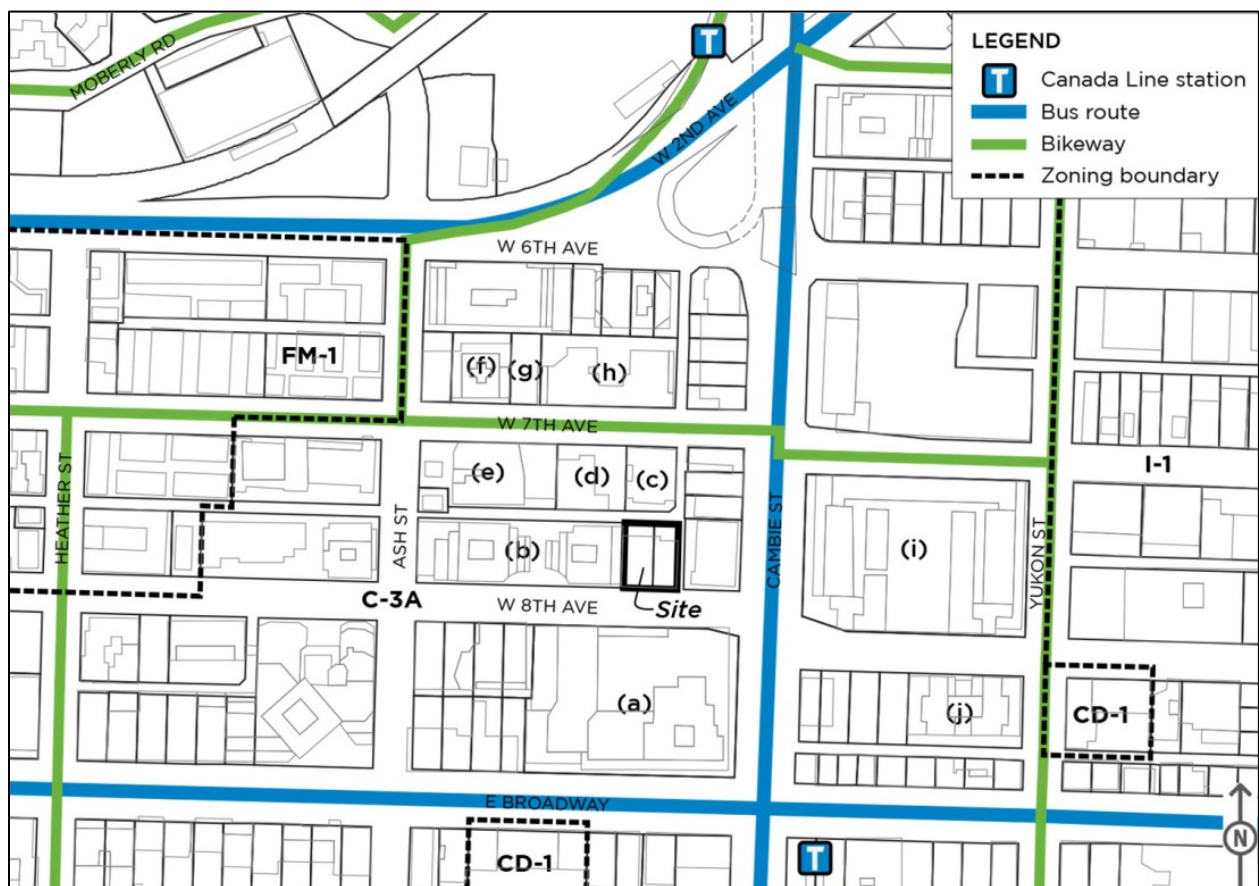
REPORT

Background/Context

1. Site and Context

The subject site is located on the north side of 8th Avenue between Ash Street and Cambie Street in the Fairview local area (see Figure 1). The site is comprised of two legal parcels, with a total site size of 919.6 sq. m (9,899 sq. ft.), a frontage of 27.4 m (90 ft.) along 8th Avenue and a depth of 33.5 m (110 ft.). The site is located within two blocks of the Broadway-City Hall and Olympic Village Canada Line stations, major bus routes and stops along Broadway, Cambie Street, 6th Avenue and 2nd Avenue, and bike routes along Heather Street, 7th Avenue and Yukon Street.

Figure 1: Site and Surrounding Context



Adjacent developments noted in Figure 1:

- (a) 2223 West Broadway (“Crossroads”) – 8-storey mixed-use building with office, retail, restaurants and residential uses
- (b) 555 West 8th Avenue – 6-storey office building
- (c) 520 West 7th Avenue (“Glynn Manor”) - 4-storey residential building with non-market housing
- (d) 538 West 7th Avenue – 10-storey residential building
- (e) 2310 Ash Street – 6-storey commercial building with laboratory, retail and office uses, and heritage house with commercial use
- (f) 587 West 7th Avenue – 8-storey residential building
- (g) 553 West 7th Avenue – 7-storey residential building
- (h) 511 West 7th Avenue – 4-storey mixed-use building with commercial at grade
- (i) 455 West 8th Avenue (“The Rise”) – 7-storey mixed-use building with artist live/work studios
- (j) 428 West 8th Avenue (“XL Lofts”) – 8-storey mixed-use building with artist live-work studios

The surrounding area is zoned C-3A and is developed with a mix of office, retail and residential uses. The site is currently developed with one-storey commercial buildings, and is adjacent to a six-storey office building to the west and a one-storey commercial building (BC Liquor Store) across the lane to the east. The south side of 8th Avenue comprises an eight-storey mixed-use development, known as “Crossroads”, which contains retail (Whole Foods main entrance is off 8th Avenue), restaurant, office and residential uses. Across the lane to the north and northwest are residential buildings, including a City-owned site with a four-storey non-market residential building.

2. Policy Context

Metro Core Jobs and Economy Land Use Plan – Approved in 2007, the *Metro Core Jobs and Economy Land Use Plan* provides policy directions to affirm and enhance the Metro Core’s role as the region’s “downtown” by ensuring there is adequate job space for future economic growth and vitality in the Metro Core. The plan identifies opportunities for additional commercial capacity for the “Choice-of-Use” areas in the Broadway Corridor served by high-capacity rapid transit.

Central Area Plan: Goals and Land Use Policy – In December 1991, Council approved the *Central Area Plan: Goals and Land Use Policy*, which defined overall goals and provided a set of in-depth policies for key land use issues for the future growth and development of the central area, which included a focus on improving the balance of office growth and transportation capacity. The subject site’s proximity to the Canada Line and the future Millennium Line Broadway Extension achieves the principle initiative to locate office near rapid transit.

C-3A District Schedule and Guidelines– The intent of the C-3A District Schedule and associated urban design guidelines is to provide for a wide range of goods and services, to maintain commercial activities, specialized services and some light manufacturing enterprises while preserving the character and general amenity of the area and its immediate surroundings, and to provide for dwelling uses designed compatibly with commercial uses. Although this application proposes an increase in density beyond that allowed in the existing

C-3A regulations, the form of development and proposal for office and commercial retail use is in line with the land use intent for the area.

View Protection Guidelines — In December 1989, Council approved the *View Protection Guidelines* containing 26 protected view corridors, and added three new views in 2011. The policy protects the view of the north shore mountains, the downtown skyline and False Creek from a number of public view points along the south shore of False Creek, arterial roadways, and from the Granville and Cambie bridges. This application is subject to View Cone 9.2.1 Cambie Street.

Strategic Analysis

1. Proposal

This application proposes an eight-storey office building with commercial retail use at grade (see Figure 2). In total, the application proposes 5,716 sq. m (61,530 sq. ft.) of office use, 190 sq. m (2,040 sq. ft.) of commercial retail use and 85 sq. m (910 sq. ft.) of storage (located in the parkade), over four levels of underground parking accessed from the rear lane, at an overall density of 6.51 FSR and a maximum building height of 33.3 m (109.3 ft.).

Figure 2: Northeast View from 8th Avenue (Left) and West View from Cambie Street (Right)



2. Land Use and Density

The proposed commercial uses are “outright approval uses” in the C-3A District and are supported by current policy to retain and encourage job space development in the “Choice-of-Use” areas along the Broadway corridor.

Staff support the increase in density from the C-3A maximum of 3.0 FSR, based on the intensification of job space in the Broadway: Choice-of-Use Areas. This increase in

commercial density is consistent with the intent of the *Central Area Plan*, and with policies to intensify job space in the Broadway corridor and near transit identified in the *Metro Core Jobs and Economy Land Use Plan: Issues and Directions* report.

3. Height and Form of Development (see application drawings in Appendix E)

The site is within the Broadway Corridor in the Fairview Slopes neighbourhood and is one block north of Broadway and the first block west of Cambie Street. The proposal is for an eight-storey office building with commercial retail use at grade and floorplates ranging from 6,900 sq. ft. to 9,025 sq. ft., at a height of 109.3 ft.

The maximum permitted height in the Broadway Corridor is 120 ft. The typical form of development is a 12-storey tower above a continuous commercial podium of two to three storeys. Under the *Central Broadway C-3A Urban Design Guidelines* for the Fairview Slopes neighbourhood, it is recommended that buildings step down in height from Broadway to follow the topography of Fairview Slopes and to preserve the prominence of City Hall on the skyline as viewed from downtown and vantage points along the False Creek seawall and bridges crossing False Creek. Staff have reviewed the proposed eight-storey building to ensure views to City Hall from Viewpoint D (foot of Drake Street) are maintained consistent with the *Central Broadway C-3A Urban Design Guidelines*.

A continuous three-storey commercial podium is provided with a retail unit and office lobby and entry at the ground floor. A wider sidewalk, continuous canopy and retail storefront unit will assist in providing pedestrian interest and comfort along 8th Avenue. The commercial podium matches the height of the podium at the adjacent building to the west, and will be consistent with future redevelopment of the corner site at Cambie Street and 8th Avenue under the C-3A zoning. At Levels 4 to 8 above the podium, the building form has a narrower frontage with a canted setback at the west side to provide space between the proposed building and the adjacent building to the west. Further canted setbacks are provided at the northeast corner and at the north façade above the fourth storey to relieve the apparent height and massing of the building as viewed from sites at the rear (north), which include a four-storey building directly across the lane. An 80 ft. separation is provided from the upper massing to the 10-storey residential tower across the lane to the northwest to mitigate massing, overlook and shadowing impact.

The proposed design is consistent with the expectations of the *Central Broadway C-3A Urban Design Guidelines*. The rezoning application was reviewed and supported by the Urban Design Panel on March 22, 2017 (see Appendix D). Staff recommend that the form of development be approved subject to conditions which seek additional design development at the development permit stage to improve environmental performance, refine glazing details and better activate the corner at the lane (see conditions in Appendix B).

4. Transportation and Parking

The site is situated within a five-minute walking radius of two Canada Line stations, major bus routes along Broadway, Cambie Street, 6th Avenue and 2nd Avenue, and designated bike routes at Heather Street, 7th Avenue and Yukon Street.

A dedication of the easterly 6 ft. of the site, as well as a 10 ft.x10 ft. corner cut at the northeast corner, has been provided for lane purposes. The application proposes four levels of underground parking accessed from the rear lane. A total of 76 parking spaces and 29 Class A

and six Class B bicycle spaces are provided. Parking, loading and bicycle spaces are to be provided in accordance with the Parking By-law. Staff support the provision of an additional Class A loading space and a reduction to two Class B loading spaces in lieu of the required three Class B loading spaces. An amendment to the Parking By-law to this effect is proposed in Appendix C. Engineering Services have reviewed the rezoning application and have no objections to the proposed rezoning provided that the applicant satisfies the rezoning conditions included in Appendix B.

5. Environmental Sustainability

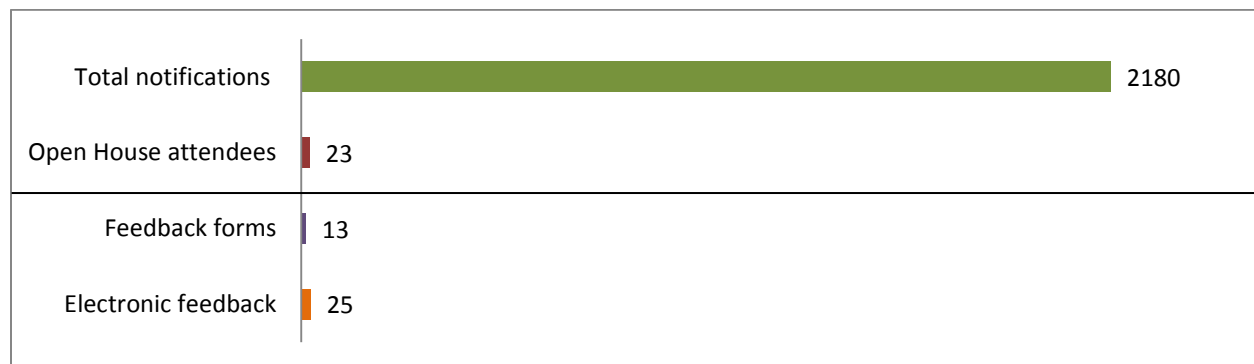
The *Green Buildings Policy for Rezoning*s (amended by Council on November 29, 2016) requires that rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy. The new requirements are mandatory for all rezoning applications received after May 1, 2017. Applications received prior to May 1, 2017 may choose to meet the updated version of the policy or the preceding version.

This application, received December 9, 2016, has opted to satisfy the preceding version of the *Green Buildings Policy for Rezoning*s, which requires that rezoning applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency, stormwater management and a 22 per cent reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the *Green Buildings Policy for Rezoning*s, indicating that the project could attain the required LEED® points, and therefore would be eligible for a LEED® gold rating.

PUBLIC INPUT

Public Notification – A rezoning information sign was installed on the site in January 2017. Approximately, 2,180 notifications were distributed within the neighbouring area on or about February 7, 2017. In addition, notification, application information and an online comment form were provided on the City’s Rezoning Applications webpage (vancouver.ca/rezapps). A community open house was held on February 21, 2017. Staff, the applicant team and a total of approximately 23 people attended the open house. In March 2017, the applicant had reduced the height of the proposal to respond to the Fairview Slopes design guidelines with respect to views to City Hall. A second notification was sent out in April 2017 to clarify the changes in the proposed application.

Figure 3: Public Notification and Responses



Public Response and Comments — Staff received 38 written responses for this rezoning application. There was some support received on this application citing the need for new office space, and strong support for the location (i.e. close to rapid transit) and building design. The majority of comments, however, were concerns related to existing traffic congestion along 8th Avenue, at the intersections of both Ash Street and Cambie Street, which includes delivery trucks to the surrounding retailers, vehicles entering and exiting parkades, taxis, and through traffic of both vehicles and pedestrians. As well, the rear lane was identified with similar challenges, which is further impacted by the reduced lane width at Ash Street due to a heritage house situated in the lane. Concerns were also expressed over increased traffic in the area resulting from the addition of office space and the management of traffic flow during the construction phase. Other comments included concerns over the loss of private views, shadowing, lack of community amenities for area residents, and a preference to prioritize residential redevelopment over office space.

The major concerns related to potential construction impacts, noted issues such as traffic obstructions, noise, air quality, access to surrounding buildings, and specifically operational impacts to the adjacent laboratory facility. The applicant team has indicated that construction management has been reviewed and plans are in place to mitigate potential disruptions. Particular attention will be paid to the crane type and placement on the site to allow for full traffic flow on 8th Avenue. Mitigation of air pollutants and noise are standard practices during the construction phase, as well as, ensuring all adjacent property owners and tenants will be notified and consulted throughout the process.

Regarding liveability issues, the City strives to position new buildings so as to have the least impact on neighbouring sites while supporting new development. Under the existing C-3A zoning, the site could develop to a similar height being achieved under this rezoning application and therefore, impact private views. The proposed development provides a standard 80 ft. separation from the upper storeys to the residential tower across the lane to the northwest to mitigate massing, overlook and shadowing impact.

PUBLIC BENEFITS

In response to City policies concerning changes in land use and density, this application addresses public benefits as follows:

Public Benefits - Required by By-law or Policy

Development Cost Levies (DCLs) — Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. This site is subject to the City-wide DCL rate, which as of September 30, 2017, is \$149.73 per sq. m (\$13.91 per sq. ft.) for new commercial or residential floor space (other than qualifying for-profit affordable rental housing). Based on the proposed floor area of 5,991 sq. m (64,480 sq. ft.), a DCL of approximately \$896,920 is anticipated.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment which takes place 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

12 months from the date of the DCL By-law rate amendment, provided that it has been submitted prior to the adoption of annual DCL By-law rate adjustments. 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. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art Program – The *Public Art Policy for Rezoned Developments* requires that a rezoning involving a floor area of 9,290 sq. m (100,000 sq. ft.) or greater allocate a portion of their construction budgets to public art as a condition of rezoning. As the proposed floor area is below the minimum threshold, no public art contribution will arise from this application.

Public Benefits – Offered by the Applicant

Community Amenity Contributions (CACs) – Within the Context of the City's *Financing Growth Policy*, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of 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.

Real Estate Services staff have reviewed the applicant's development proforma and have concluded that a CAC is not warranted in this case. The proposed rezoning does not result in any increase in land value, primarily because the existing zoning permits residential uses. No further contribution towards public benefits is anticipated as part of this application. See Appendix F for a summary of the public benefits for this application.

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, there are no CACs or public art contributions associated with this rezoning. The site is within the City-wide DCL district. Should Council approve the rezoning application, the project is anticipated to generate approximately \$896,920 in DCLs.

CONCLUSION

Staff have reviewed the application to rezone the site located at 521-527 West 8th Avenue from C-3A to CD-1 to permit development of a building at 6.51 FSR, and conclude that the application is consistent with the *Metro Core Jobs and Economy Land Use Plan*. If approved, this application would make a contribution to the achievement of job space and employment growth in the city. The proposed form of development represents an appropriate urban design response to the site and context, and is supportable. The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a public hearing, together with a draft CD-1 By-law generally as set out in Appendix A and that, subject to the public hearing, the application including the form of development as shown in the plans in Appendix E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

521-527 West 8th Avenue
DRAFT 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, to 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 Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Building will issue development permits are:
 - (a) Cultural and Recreational Uses, limited to Arcade, Artist Studio, Arts and Culture Indoor Event, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, and Theatre;
 - (b) Institutional Uses, limited to Child Day Care Facility, School - University or College, and Social Service Centre;
 - (c) Office Uses;
 - (d) Retail Uses, limited to Grocery or Drug Store, Liquor Store, Retail Store, Secondhand Store, and Public Bike Share;
 - (e) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laboratory, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Photofinishing or Photography Laboratory, Print Shop, Production or Rehearsal Studio, Repair Shop - Class A, Repair Shop - Class B, Restaurant, School - Arts or Self-Improvement, School - Business, School - Vocational or Trade, and Wedding Chapel;

- (f) Utility and Communication Uses, limited to Public Utility and Radiocommunication Station; and
- (g) Accessory Uses customarily ancillary to the uses listed in section 2.2.

Conditions of Use

- 3. All commercial uses and accessory uses listed in this By-law shall be carried on wholly within a completely enclosed building except for:
 - (a) Neighbourhood Public House;
 - (b) Public Bike Share;
 - (c) Restaurant; and
 - (d) display of flowers, plants, fruits and vegetables.

Floor Area and Density

- 4.1 Computation of floor space ratio must assume that the site consists of 919.6 m², being the site area at the time of application for the rezoning evidenced by this By-law, prior to any dedications.
- 4.2 The floor space ratio for all uses must not exceed 6.51.
- 4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
 - (a) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls; and
 - (b) 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 that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length.
- 4.5 The use of floor area excluded under section 4.4 must not include any use other than that which justified the exclusion.

Building Height

- 5. Building height, measured from base surface, must not exceed 33.3 m.

521-527 West 8th Avenue
PROPOSED 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 THE 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 stamped "Received City of Vancouver, March 14, 2017", subject to the following conditions, provided that the General Manager of Planning, Urban Design and Sustainability 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 General Manager of Planning, Urban Design and Sustainability, who shall have particular regard to the following:

Urban Design

- 1. Provision of design development to refine the exterior finishes to add visual interest consistent with the rezoning application, while maintaining high quality and durability.

Note to applicant: The intent is to maintain the proposed quality in all aspects, including appearance, durability, and performance, with consideration given to incorporating further details to add visual interest and texture to the façade, such as fritting or imagery to the glass, or passive design elements, noting that the latter will also improve the building's environmental performance.

- 2. Provision of improved pedestrian interest through a more active use at the ground floor at the corner of 8th Avenue and the lane.

Note to applicant: Relocate the stair and elevator to the underground parkade away from the exterior façade, so that a more engaging and pedestrian-friendly use may be provided.

- 3. Provision of continuous weather protection along the 8th Avenue frontage.

Note to applicant: The intent is to ensure coverage for pedestrians in Vancouver's winter climate and to make this street 'rain friendly' as noted in the *Transportation 2040 Plan*. The canopy should extend horizontally from the ground floor wall for a distance that is at least 70% of the canopy's height above the sidewalk. For example, if the canopy is located 10 ft. above the sidewalk, then it should extend 7 ft. horizontally.

Landscape

4. Design development to the slab and structural design to provide adequate soil volumes and depths for planting.

Note to applicant: To ensure the long-term viability of planting in non-continuous growing medium, soil depths must meet or exceed BCLNA planting standards.

5. Provision of additional details to ensure the viability of the green wall system on the west elevation.
6. Design development to locate site utilities and vents on private property and integrated discreetly into the building, avoiding landscaped and common areas.
7. Design development to reduce potable water consumption in the irrigation systems by using drought-tolerant plant species, efficient irrigation rainwater technology and rain water harvesting methods (to the greatest extent practicable).
8. Provision of new street trees adjacent to the development site, where applicable, to be confirmed prior to the issuance of the building permit, at the discretion of the General Manager of Engineering Services.

Note to applicant: Contact Eileen Curran, Streets Engineering (604-871-6131) to confirm tree planting locations and Park Board (604-257-8587) for tree species selection and planting requirements. Provide a notation on the plan: "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion."

9. At time of development permit application, the following:
 - (i) Provision of a detailed landscape plan illustrating soft and hard landscape treatment;

Note to applicant: The landscape plan should include a planting plan listing common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the landscape plan and keyed to the plant list. Illustrate and clarify all outdoor surface/paving materials, site furniture, bicycle racks, lighting, trash receptacles, hose bibs, signs, retaining wall treatment, parking vents, at-grade utilities, and public realm (building edge to the curb, street trees, lamp posts, fire hydrants, sidewalk treatment).

- (ii) Provision of large-scale sections [typical] through landscaped areas,

including the ground-oriented interface, the slab-planter relationship, street trees, any common areas and upper storey planters;

Note to applicant: The sections should include the planter materials, tree canopy, tree stem, outline of the root ball, voiding, built up membrane and dimensions.

- (iii) Provision of spot elevations to all outdoor areas (including top/bottom walls), including off-site context spot elevations in proximity (public sidewalks, inner boulevards and lanes);
- (iv) Provision of adequate soil volumes and depths for planting on slabs and in planters;

Note to applicant: Refer to Landscape Review condition 4. To ensure the long-term viability of planting in non-continuous growing medium, soil depths must meet or exceed BCLNA planting standards.

- (v) Provision of universal design principles in the outdoor spaces; and

Note to applicant: Special consideration should be given to the ground plane, including paving materials, grade changes, benches near entrances on site and at reasonable intervals for public use along shared circulation routes.

- (vi) Provision of a partial irrigation plan to demonstrate efficient irrigation system for all outdoor planters.

Note to applicant: Specification notes and irrigation symbols should be added to the drawing.

Sustainability

10. Confirmation that the application is on track to meeting the Green Buildings Policy for Rezonings including a minimum of LEED® Gold rating, with 1 point for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to applicant: Provide an updated LEED® checklist and sustainable design strategy at time of Development Permit application outlining how the proposed points will be achieved, a letter of confirmation from an accredited professional confirming that the building has been designed to meet these goals, and a receipt including registration number from the CaGBC. The checklist and strategy should be incorporated into the drawing set. Application for certification of the project will also be required under the policy.

Engineering

11. The owner or representative is advised to contact Engineering 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 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.
12. 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. 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.
13. 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.
14. Delete what appears to be curbing from the corner cut off lane dedication area (lower ground floor plan).
15. Clarify garbage and recycling space location. If "RCY" is intended as the garbage and recycling room please indicate bins and totters intended for the space (please reference the COV garbage and recycling supplement).
16. A canopy application is required. Canopies must be fully demountable and drained to the buildings internal drainage system. Canopies are defined as a rigid roof-like structure supported entirely from a building and where the canopy deck is constructed of wired or laminated safety glass or metal not less than 0.56 mm in thickness. (VBBL section 1A.9.8).
17. Provision of a landscape plan that reflects the off-site improvements sought by this application.
18. Provision of additional design grades at all entries clearly indicating City building grades are met at the property lines.
19. Provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans.
20. Design development to improve access to bicycle parking.

Note to applicant: As there is no parking ramp for bicycle access, an appropriately sized elevator with double doors, providing direct access to outside is required. Clearly note the access route on plans.

21. Provision of an improved plan showing the access route from the loading spaces to the CRU and elevator core.

Note to applicant: The route must be 'stairs free' and confirm the use of an elevator, if required.

22. Provision of an improved plan showing six (6) Class B bicycle spaces on private property.

Note to applicant: Locate the bike rack in close proximity to the lobby entrance with 'stairs free' access. Ensure that bicycles locked to the rack do not encroach over the property line.

23. Provision of an improved drawing A2.01 to show the complete layout of stalls 12, 13 and the parking ramp.

24. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:

- (i) Provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, additional design elevations within the parking area, and at all entrances.

Note to applicant: Provide separate P1 and P2 drawings with design elevations.

- (ii) Dimension all columns (length, width, and column setback) that are encroaching into parking stalls, all parking and loading stall widths, stall offsets from walls, and number and label all stalls.

- (iii) Relocate disability stalls at gridline B/2, closer to the elevator core.

Note to applicant: The required minimum number of disability stalls can be bonused as two parking spaces as per section 4.1.15 of the PBL.

- (iv) Design development to improve access to parking.

Note to applicant: Relocate the column adjacent to stall 20 on P1 to be clear of the maneuvering aisle and provide additional stall width for stall 20. This condition exists on multiple levels.

- (v) Provision of minimum vertical clearance for the main ramp, security gates, and loading bays.

Note to applicant: A section drawing is required showing elevations, and vertical clearances. The minimum vertical clearance should be noted on plans. 2.3m of vertical clearance is required for access and maneuvering to all disability spaces. 3.8m of vertical clearance is required for Class B loading spaces and maneuvering.

- (vi) Provision of measures to improve visibility and address conflicts between vehicles at the 90 degree turn on the ramp at gridline 1/B. A parabolic mirror is recommended.
 - (vii) Modification of the Class B loading bay design to provide double loading throats as the west end of the lane narrows to 3 m.
25. Parking, loading and bicycle spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law, except:
- (i) A minimum of 2 Class B and 2 Class A loading spaces must be provided.

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, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services, and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Consolidation of Lots 16 and 17, Both Except the North 10 Feet, Now Lane, Block 320, DL 526, Plan 590 to create a single parcel and subdivision of that site to result in the dedication of the easterly 6 ft. of the site and a further 10 ft. x10 ft. corner-cut truncation in the northeast corner of the site for lane purposes.
2. Provision of a building setback and a surface Statutory Right-of-Way (SRW) on W 8th Ave to achieve a 4.5 m (15 ft.) sidewalk from the back of the existing City curb to the building face. A legal survey of the existing dimension from the back of the City curb is required to determine the final setback/SRW dimension. The SRW will be free of any encumbrance such as structure, stairs, door swing, landscape and bicycle parking at grade but the encroaching building portions shown below grade and at the 3rd storey and above will be accommodated within the SRW agreement.
3. 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 approximately 125 m of the existing 600 mm stormwater main along W 8th Ave and Cambie to the Metro Vancouver English Bay Interceptor. The proposed size is a 900 mm, but the applicant is to submit design calculations and drawings to the City for final review.
- (iii) Provision of a stormwater and rainwater management plan that meets the objectives of the Citywide Integrated Rainwater Management Plan and comply with the Sewer and Watercourse By-law. The plan shall achieve the following:
 - (a) retain or infiltrate the 6-month storm event volume (24 mm) onsite;
 - (b) treat the 2-year event (48 mm) onsite; and
 - (c) maintain the pre-development 2014 IDF-10-year storm event rate. The post-development estimate shall use the 2100 IDF curve to account for climate change.

Note to applicant: Legal arrangements may be required to ensure ongoing operations of certain stormwater storage systems.

- (iv) Provision of a natural watercourse agreement. Records indicate there are natural watercourses that may pass through the site. Watercourses may not be blocked but can be rerouted within the site to reduce the impact on the sites development. A legal arrangement will be required.
- (v) Provision of a CIP light broom-finish concrete sidewalk with sawcut joints on W 8th Ave adjacent the site in keeping with area standards.
- (vi) Provision of a concrete lane crossing and associated curb returns and ramps on both sides of the lane entry at the lane west of Cambie St on the north side of W 8th Ave to current standards.
- (vii) Upgrading of the traffic signal at the intersection of Cambie St and W 8th Ave from an audible signal to an accessible pedestrian signal.
- (viii) Provision of new street lighting to current standards should it be a required. A lighting study is necessary to determine the extent of upgrading or new lighting that may be necessary.
- (ix) 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 to applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

- (x) Provision of lane paving for the dedication areas including adjustment of existing pavement where necessary to ensure typical lane design standards are met.
 - (xi) Provision of street trees adjacent the site where space permits.
4. 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 BC 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.

Environmental Contamination

5. If applicable:
- (i) Submit a site profile to Environmental Services (Environmental Protection);
 - (ii) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (iii) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or

improvements on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have 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 registered charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject 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.

521-527 West 8th Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

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

SIGN BY-LAW NO. 11879

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

"521-527 West 8th Avenue [CD-1 (#)] [By-law #] C-3A"

PARKING BY-LAW NO. 6059

In Schedule C, add:

Address	By-law No.	CD-1 No.	Parking Requirements
521-527 West 8th Avenue			Parking, loading and bicycle spaces to be in accordance with by-law requirements, except that there must be at least two Class A and two Class B loading spaces.

521-527 West 8th Avenue
URBAN DESIGN ANALYSIS

URBAN DESIGN PANEL

The Urban Design Panel reviewed the application on March 22, 2017 and supported it.

EVALUATION: SUPPORT WITH RECOMMENDATIONS

Introduction: Michelle Yip, Rezoning Planner, introduced the project as a rezoning application located on 8th Avenue, one parcel west of Cambie Street, in the Fairview local area. The surrounding developments include a six-storey office building to the west, Crossroads at seven storeys to the south, one to one-and-a-half-storey commercial retail units (CRUs) along Cambie Street to the east, and a four-storey and an 11-storey residential building across the lane to the north and northwest.

This site is currently zoned C-3A, which permits a maximum density of 3.3 FSR. The rezoning proposal is being considered under the Metro Core Jobs and Economy Land Use Plan, which allows for consideration for increasing commercial density within the 'Broadway: Choice-of-Use Areas' to strengthen and enhance the commercial capacity, especially in areas served by rapid transit.

The proposal is for an eight-storey office building with floorplates ranging from 6,900 sq. ft. to 9,025 sq. ft., at a height of 97 ft. and FSR of 6.51.

Marie Linehan, Development Planner, continued by noting that this site is currently zoned C-3A and is located in the Fairview Slopes Sub-Area of Central Broadway. The permitted maximum density under the C-3A zoning is 3.3 FSR, noting that additional density can be considered through rezoning under the Metro Core Policy.

The outright height in C-3A is 30 ft. and heights up to 120 ft. can be considered under the C-3A zoning, which we see in tower development along the Broadway Corridor. However, for this area, there is a further height restriction under the C-3A Guidelines. It is expected that buildings along Fairview Slopes step down in height to preserve views to City Hall, and the prominence of City Hall on the skyline as viewed from downtown, specifically from vantage points along the False Creek seawall and the bridges crossing False Creek. Staff have reviewed that criteria and the maximum height that can be considered at this site is eight storeys, as is proposed.

In terms of the building form, it is expected that a continuous street wall be provided of approximately 30 ft. in height. In this case the street wall height is 36 ft. to align with the podium of the adjacent building to the west. The upper massing above the street wall is expected to have a narrower frontage relative to the street wall base to allow for sufficient spacing between buildings, daylighting and views. Uses and treatment of the elevation of ground floor should provide pedestrian interest, and continuous weather protection should be provided.

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

1. Comment on the overall form of development, with particular regard to:
 - a. Building massing
 - b. Density
2. Preliminary advice on proposed architectural expression and materials for the DP application.

Applicant's Introductory Comments: The applicant team started by noting that this is a relatively small site that will have small to medium tenancies.

The mass responds to view constraints, and the lane has been widened at the request of the City Engineering Department. At the north there is a setback context line which acknowledges the northern building and allows for solar penetration. Massing is also used to provide weather protection around the building.

The envelope responds to the vertical surfaces, while the cutaways respond to the different solar orientations with a more sheer response. There is also 50% glazing.

Parking is below the bylaw, and the lane is given over to access for bike or car share.

There are paving patterns at the ground plane to create a welcoming and shallow space. There is also an extensive green roof at the 3rd floor and plans to collect storm water. The roof lends itself to a vertical green wall extending down to the third floor.

At grade there is infrastructure for electric vehicle charging and carpooling, as well as shower facilities for bicyclists. In general a lot of attention was paid to sustainability.

The applicant team then took questions from the panel.

Panel Consensus: Having reviewed the project it was moved by Mr. Cheng and seconded by Ms. Avini Besharat, and was the decision of the Urban Design Panel:

THAT the Panel SUPPORT the project with the following recommendations to be reviewed by City staff:

- Enhance the environmental performance of the building by including passive aspects;
- Develop the fritting on the glazing to enhance the building architecture expression;
- Design development to better activate the corner.

Related Commentary: The panel noted that the west part of the building will constantly be in the shadow of the building to the west. As well, given the small balcony at Level 3 it would be appreciated if there was more balcony space somewhere.

The applicants should revisit the canopy expression to create something more attractive. They should also add more amenity space; perhaps at the roof. The panel supports the addition of an elevator with access to the roof in order to achieve this.

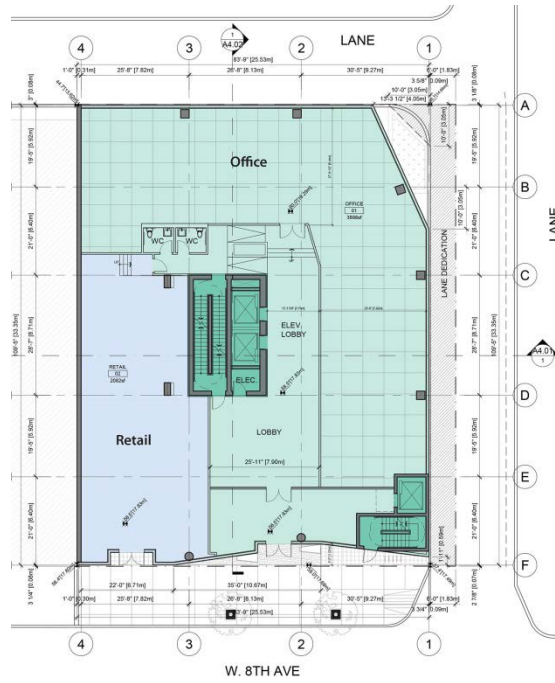
It is nice how the building is carved from a cube, but consideration should be given to making the frit photographic to make the building more contemporary through patterning. Do something with the frit to take the building to another level.

Going forward, more attention should be paid to the mechanical details and the sustainability performance. Consider taking the environmental performance up a notch.

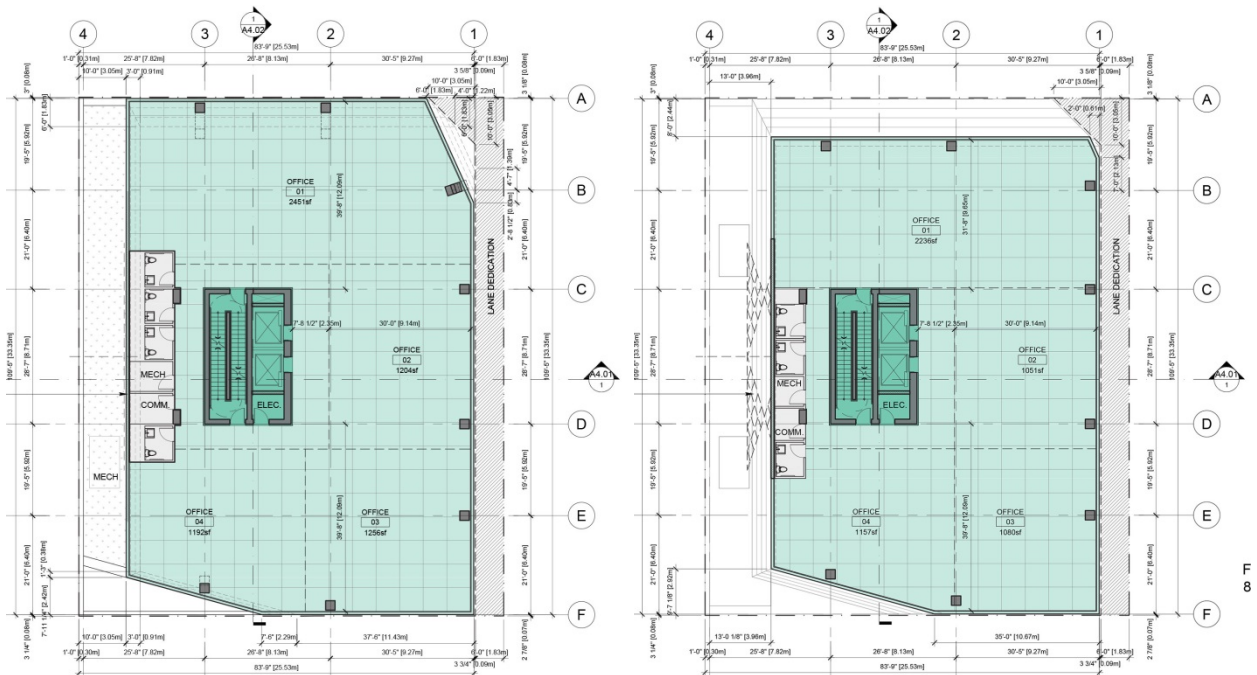
Applicant's Response: The applicant team thanked the panel and noted that they have spent a lot of time discussing rooftop access, so it is good to have that acknowledged.

521-527 West 8th Avenue
FORM OF DEVELOPMENT

Ground Floor

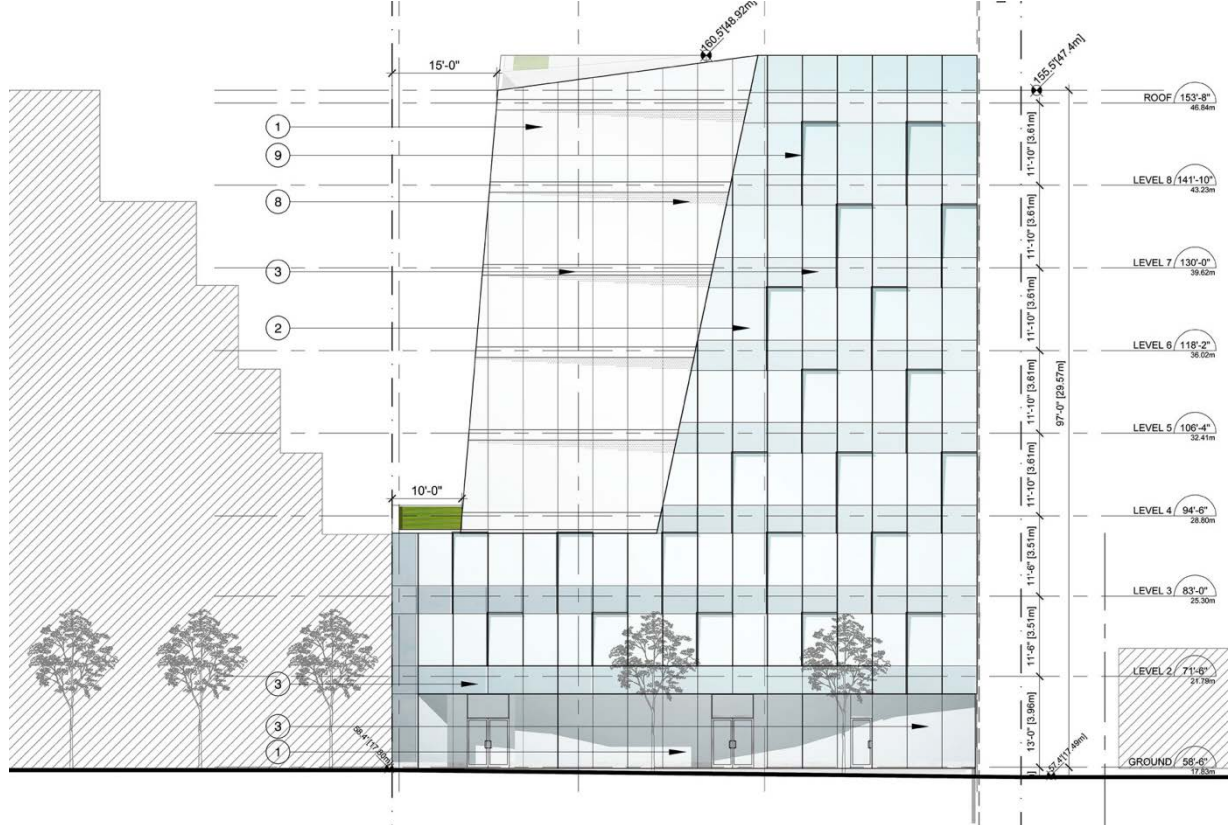


Floors 4 to 7 (Left) and Floor 8 (Right)

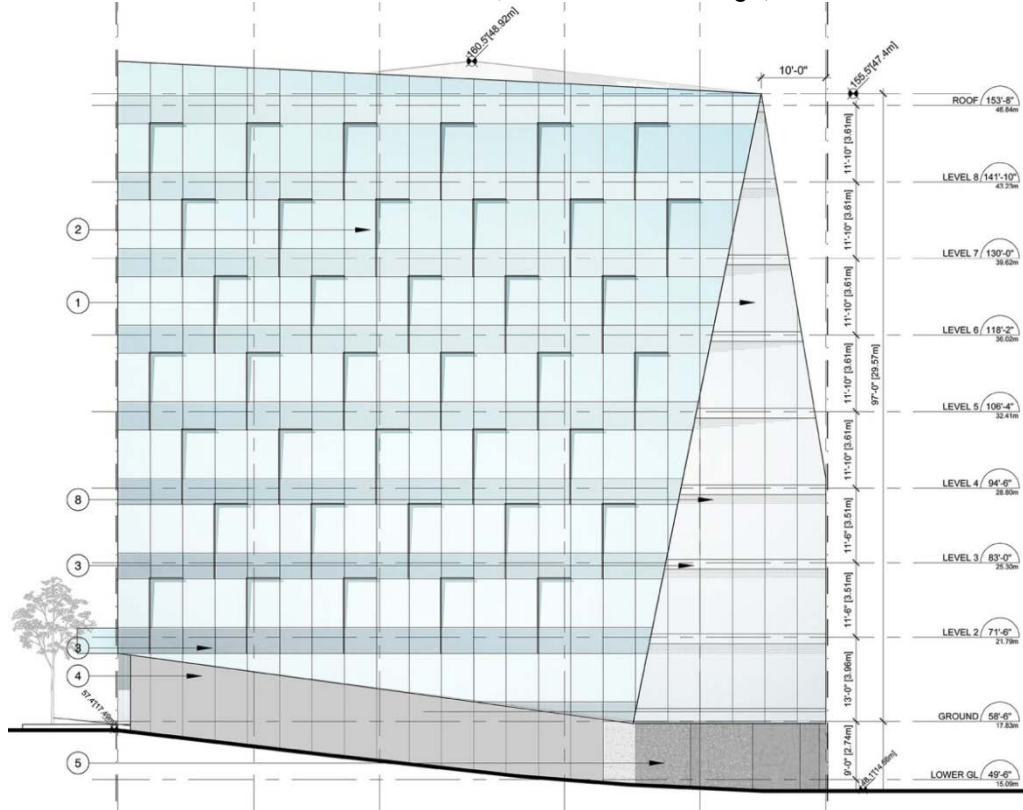


F 8

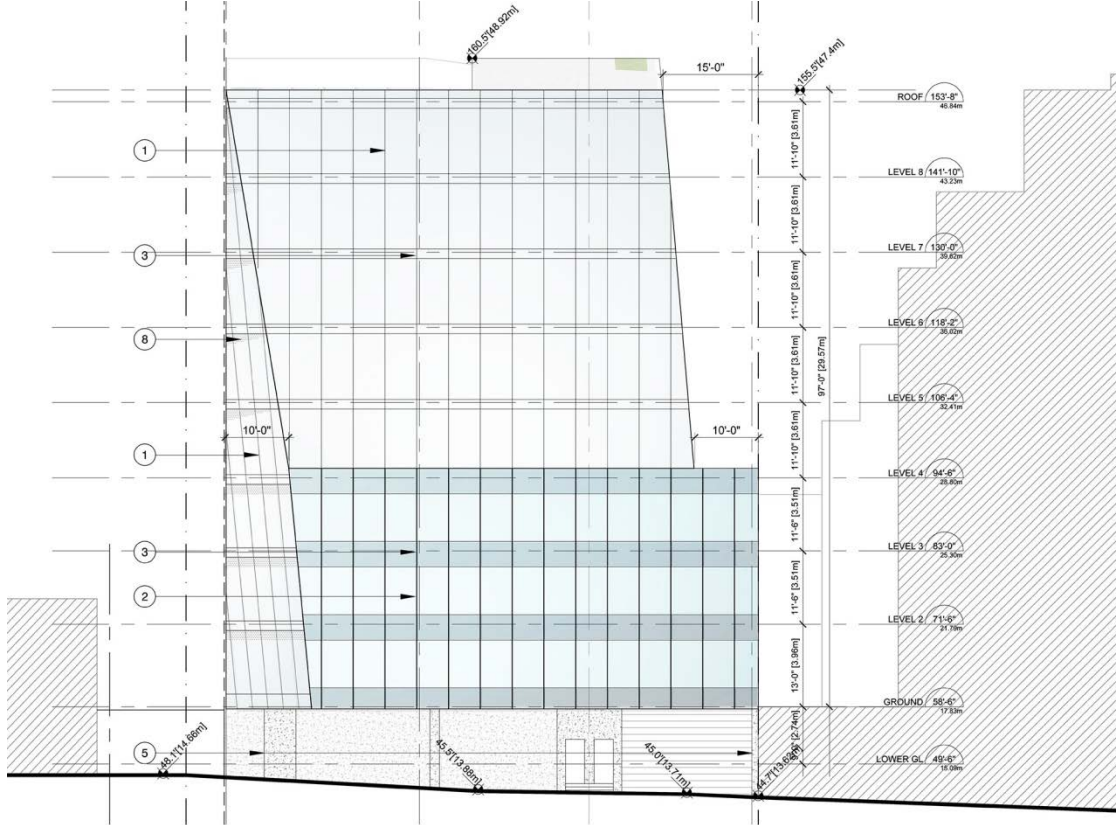
Elevation – South (8th Avenue Frontage)



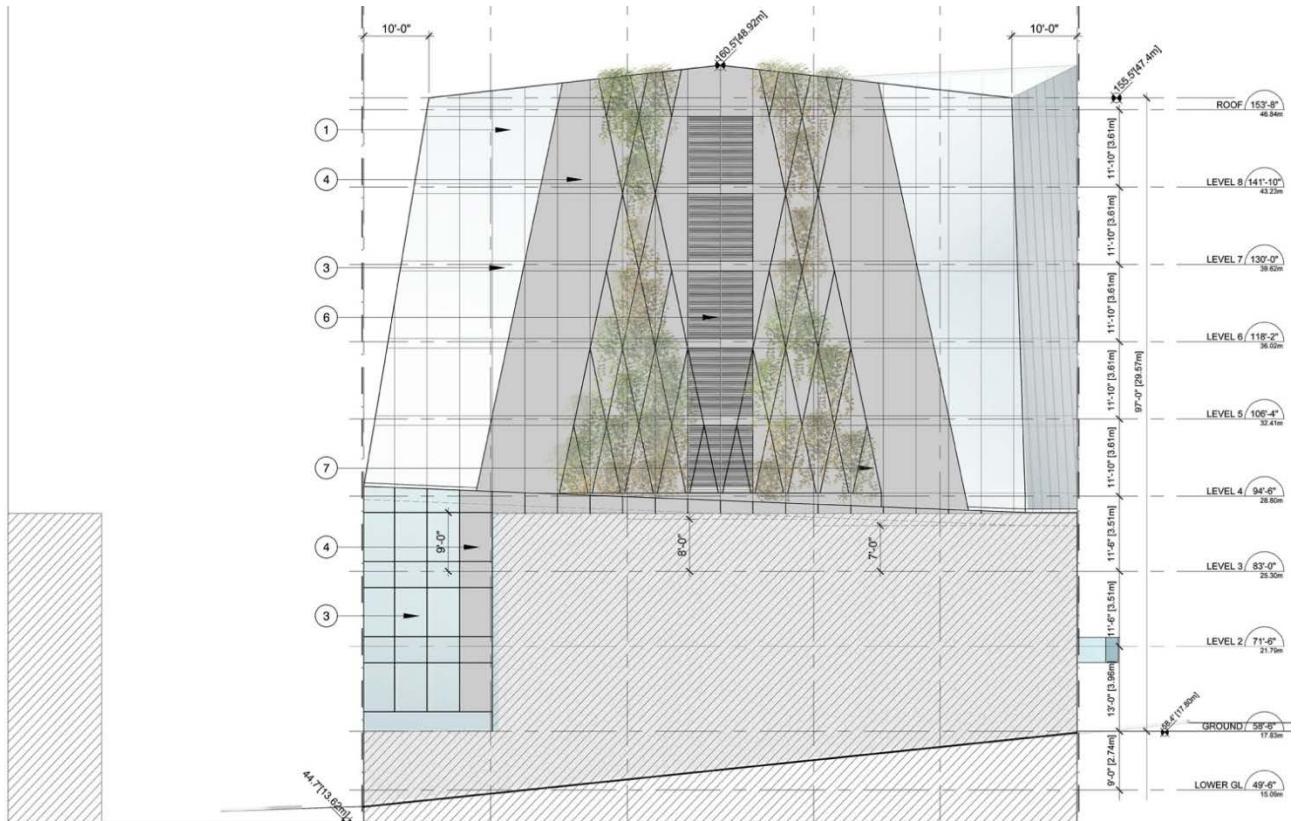
Elevation – East (Side Lane Frontage)



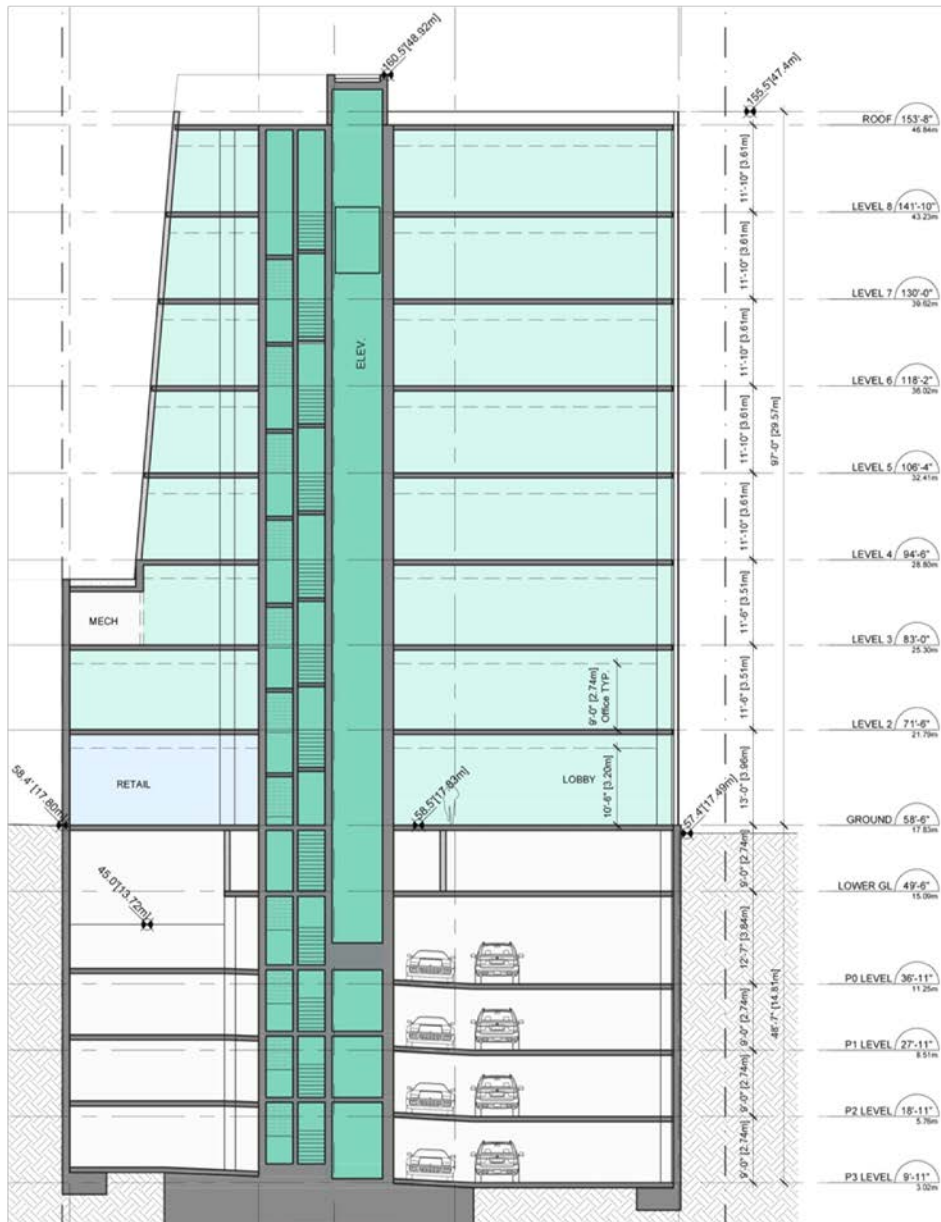
Elevation – North (Rear Lane Frontage)



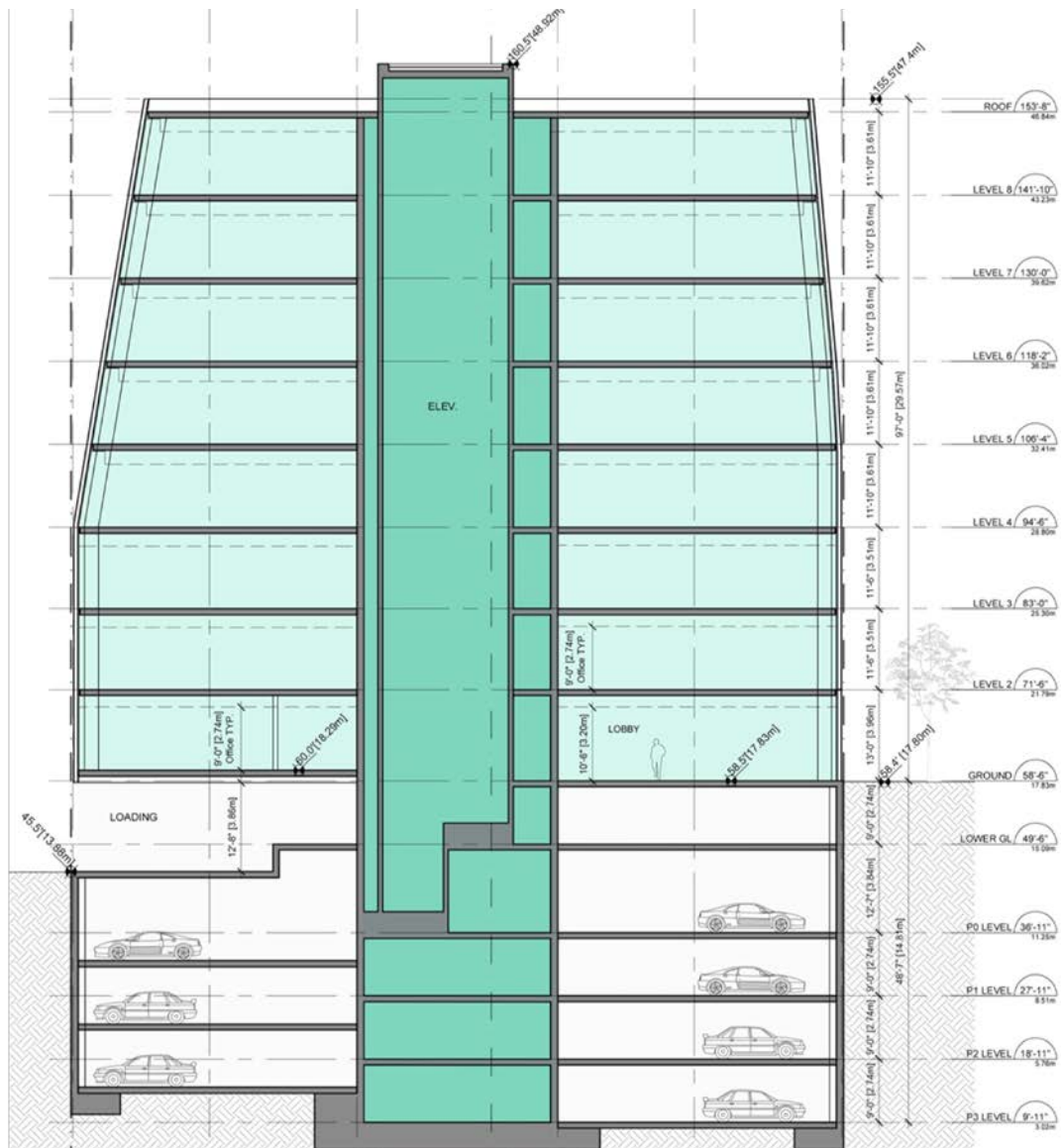
Elevation – West



Section-Elevation (West-East)



Section-Elevation (North-South)



521-527 West 8th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

Eight-storey office building with commercial retail use at grade.

Public Benefit Summary:

The proposal would provide 64,480 sq. ft. of commercial job space.

	Current Zoning	Proposed Zoning
Zoning District	C-3A	CD-1
FSR (site area = 919.6 m ² (9,899 sq. ft.))	3.00	6.51
Floor Area (sq. ft.)	29,697	64,480
Land Use	Commercial/Residential	Commercial

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	413,085	896,920
	Public Art		n/a
	20% Social Housing		n/a
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		413,085	896,920

Other Benefits (non-quantified components):

* 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%), Parks (18%), Childcare (13%), and Utilities (8%).

521-527 West 8th Avenue
APPLICANT AND PROPERTY INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
521/523 West 8th Avenue	004-316-703	Lot 16, Except the north 10 feet now lane, Block 320, District Lot 526, Plan 590
525/527 West 8th Avenue	004-309-707	Lot 17, Except the north 10 feet now lane, Block 320, District Lot 526, Plan 590

Applicant Information

Applicant/Architect	Musson Cattell Mackey Partnership
Developer/Owner	VANLUX West 8th Inc.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Site Area	919.6 m ² (9,899 sq. ft.)	919.6 m ² (9,899 sq. ft.)
Zoning	C-3A	CD-1
Land Use	Commercial / Residential	Commercial
Floor Space Ratio	3.00 (+ 10% heritage density transfer)	6.51
Floor Area	2,759 m ² (29,697 sq. ft.)	5,991 m ² (64,480 sq. ft.)
Maximum Height	36.6 m (120 ft.) Guideline recommended	33.3 m (109.3 ft.)
Parking, Loading and Bicycle Spaces	As per Parking By-law	As per Parking By-law, except that there must be two Class A and two Class B loading spaces provided