

RR-2(b)



POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: June 5, 2018
Contact: Kevin McNaney
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VanRIMS No.: 08-2000-20
Meeting Date: June 19, 2018

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 750-772 Pacific Boulevard (Plaza of Nations) —
Northeast False Creek Sub-area 6B

RECOMMENDATION

- A. THAT the application by James KM Cheng Architects Inc., on behalf of Canadian Metropolitan Properties Corp. (the "Applicant"), to amend the CD-1 (349) (Comprehensive District) By-Law at 750-772 Pacific Boulevard [*Lot 155 False Creek Plan 21425 and District Lot 6352 Group 1 New Westminster District; PIDs 008-538-298 and 010-313-931 respectively*], to permit a mixed-use development with commercial, residential, community and civic uses, be referred to a public hearing, together with:
- (i) plans prepared by James KM Cheng Architects, received on December 1, 2017, with additional reference drawings received on April 4, 2018;
 - (ii) draft CD-1 provisions, generally as presented in Appendix A;
 - (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; and
 - (iv) draft Design Guidelines, generally as presented in Appendix D.

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 False Creek North Official Development Plan, 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 amending by-law, generally as set out in Appendix C, for consideration at the public hearing.

- C. 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 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.
- D. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule G, generally as set out in Appendix C;
- FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.
- E. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include this CD-1 and to provide parking regulations generally as set out in Appendix C;
- FURTHER THAT the Director of Legal Services be instructed to bring forward necessary amendments to the Parking By-law at the time of enactment of the CD-1 By-law.
- F. THAT Recommendations A to E be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the Applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to amend the CD-1 (349) (Comprehensive District) By-Law for 750-772 Pacific Boulevard to permit a mixed-use development with commercial, residential, community and civic uses and public open spaces. This application proposes a maximum floor area of 181,625 sq. m (1,955,000 sq. ft.) and a maximum building height of 89.9 m (295 ft.). The site is located in the False Creek North Official Development Plan area and the application is considered under the Northeast False Creek Plan recently adopted by Council on February 13, 2018.

Staff have assessed the application and conclude that it meets the intent of the Northeast False Creek Plan. Staff recommend that the application be referred to public hearing, with

recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to public hearing, along with conditions in Appendix B and the draft Design Guidelines in Appendix D.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Northeast False Creek Plan (2018)
- False Creek North Official Development Plan (1990)
- Report to Council on the Removal of the Georgia and Dunsmuir Viaducts (2015)
- Northeast False Creek Conceptual Plan (2015)
- Northeast False Creek: Directions for the Future (2009)
- Housing Vancouver Strategy (2017)
- Metro Core Jobs and Economy Land Use Plan (2009)
- Transportation 2040 (2012)
- View Protection Guidelines (1989, last amended 2011)
- Green Buildings Policy for Rezoning (2010, last amended 2017)
- Community Amenity Contributions Through Rezoning (1999, last amended 2017)
- Rezoning Policy for Sustainable Large Developments (2010, last amended 2014)
- Public Art Policy for Rezoned Developments (2014)
- Vancouver Neighbourhood Energy Strategy (2012)
- Family Room: Housing Mix Policy for Rezoning (2016)
- High-Density Housing for Families with Children Guidelines (1992)

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager recommends approval of this application. It represents an exciting new city-building opportunity and is the first step in delivering critical infrastructure and amenities as part of the Northeast False Creek Plan and Public Benefits Strategy.

REPORT

Background/Context

1. Site and Context

This 4.16 hectare (10.28 acre) site is located at the current Plaza of Nations complex site, on the southeast side of Pacific Boulevard, between Smithe Street and Griffiths Way, known as Sub-area 6B in the Northeast False Creek Plan (the “Rezoning Site”). The site is currently developed with two three-storey commercial buildings over one level of underground parking, another commercial building (the former Edgewater Casino building), and a surface parking lot. North of the site is BC Place Stadium (Area 10) and the hotel/entertainment/casino complex known as Parq Vancouver (Sub-area 10A). To the west are three residential buildings and a public park, collectively known as Coopers Landing. To the northeast is the Rogers Arena complex (Sub-area 7A) that was rezoned in 2012 to allow for three towers in addition to the existing arena; two towers have now been completed. To the east are vacant lands, under separate ownership, known as Sub-area 6C in the Northeast False Creek Plan (NEFC Plan). (See Figures 1, 2 and 3).

Figure 1 — Site and Context

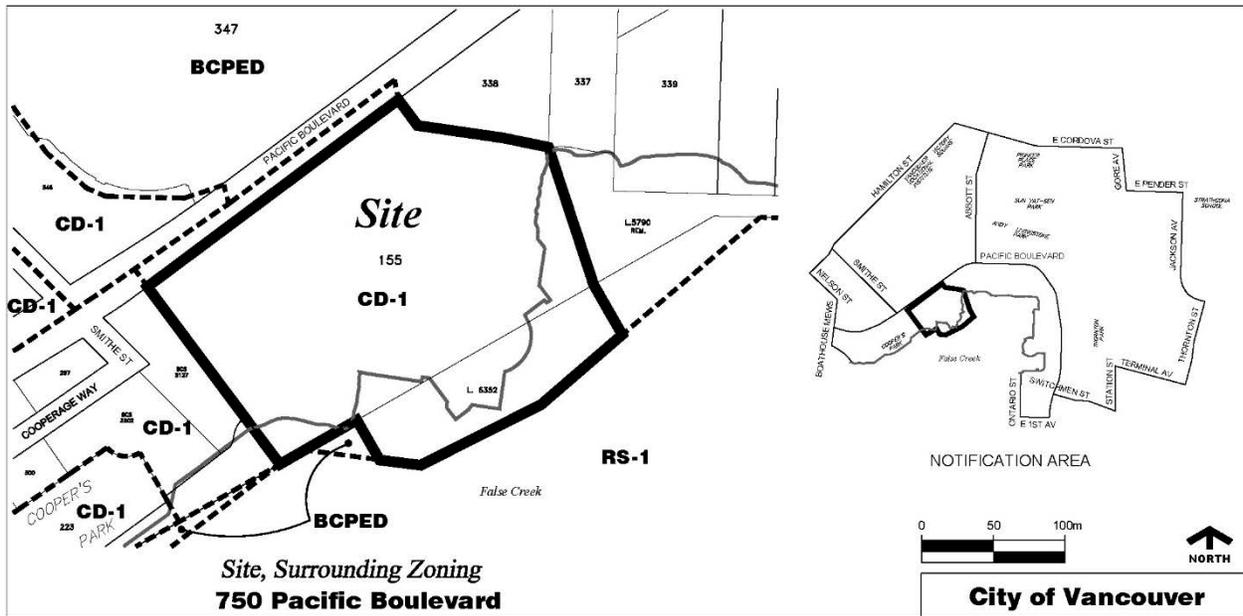
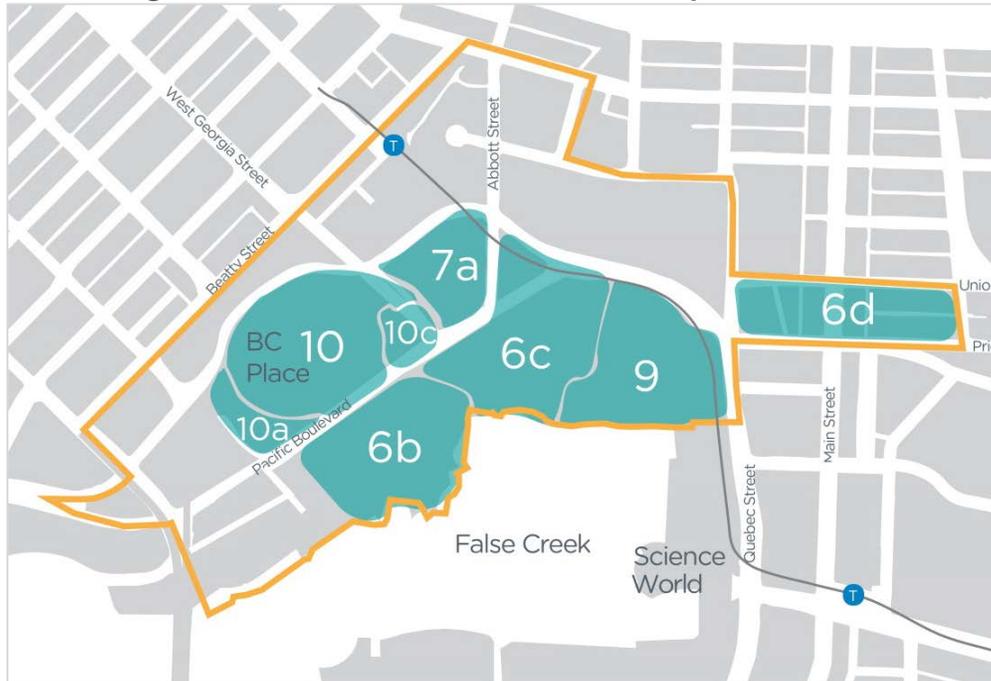


Figure 2 — Northeast False Creek Development Parcels



2. Policy Context

In February 2018 Council approved the NEFC Plan as a guiding policy framework for the development of a vibrant, inclusive and sustainable, residential and commercial waterfront as part of the new Events and Entertainment District. The NEFC Plan includes specific policy for the development of Sub-area 6B with direction on urban design, land use, character, sustainability, public amenities, access and movement.

This application sets the general form, height, density and land use permitted for this site through a CD-1 by-law (Appendix A) and draft Design Guidelines (Appendix D). Final design will be reviewed through the development permit application process, including preliminary development permit(s) and seek approval at the Development Permit Board.

Strategic Analysis

1. Proposal

The application proposes a mixed-use development comprised of three blocks of buildings; with two blocks set on either side of a community central plaza and one along the seawall, Rezoning Site sub-areas A, B and C, respectively (see Figures 3 and 4). Commercial uses are proposed at grade and some upper floors. Community and civic facilities are proposed in the eastern building block (sub-area B) to include a civic centre (consisting of a community centre, ice rink and childcare facilities) and a music presentation centre. Residential uses, including 20% of floor area as social housing, are proposed for upper floors. Access to the site will be from a new local street that connects to Pacific Boulevard on the eastern and western sides of the site (see Figure 3).

A rezoning application for 750-772 Pacific Boulevard was originally submitted on June 22, 2012 with a different form of development that was subsequently withdrawn by the Applicant. In 2016 the NEFC Area Planning Process began which included creating direction for development sites. Council also directed that development proposals for the sites in Northeast False Creek (NEFC) to be considered by staff concurrently with policy development. The development proposals were shared with the public alongside drafts of the NEFC Plan; commentary received from the public, the Council-appointed NEFC Stewardship Group, the Urban Design Panel, and various Council-appointed advisory committees, along with staff advice, informed revisions to the proposals.

2. Integration with the Proposed New NEFC Street Network

As outlined in the Council-approved NEFC Plan, removal of the Georgia and Dunsmuir Viaducts and replacement with a new two-way network of at-grade streets (“NEFC Infrastructure Project”) is essential for ensuring the safe, efficient and reliable movement of people, goods and emergency service vehicles to, from and through NEFC.

The existing street and utility network cannot accommodate the anticipated maximum rezoned density for the Rezoning Site, until a portion of the road and utility upgrades described in the approved NEFC Plan are implemented. A key principle of staff review of the rezoning application or any subsequent development applications on Sub-area 6B will be to apply conditions such that the development can only proceed when the necessary upgraded critical infrastructure to support the development is secured.

Figure 3 — Site Plan

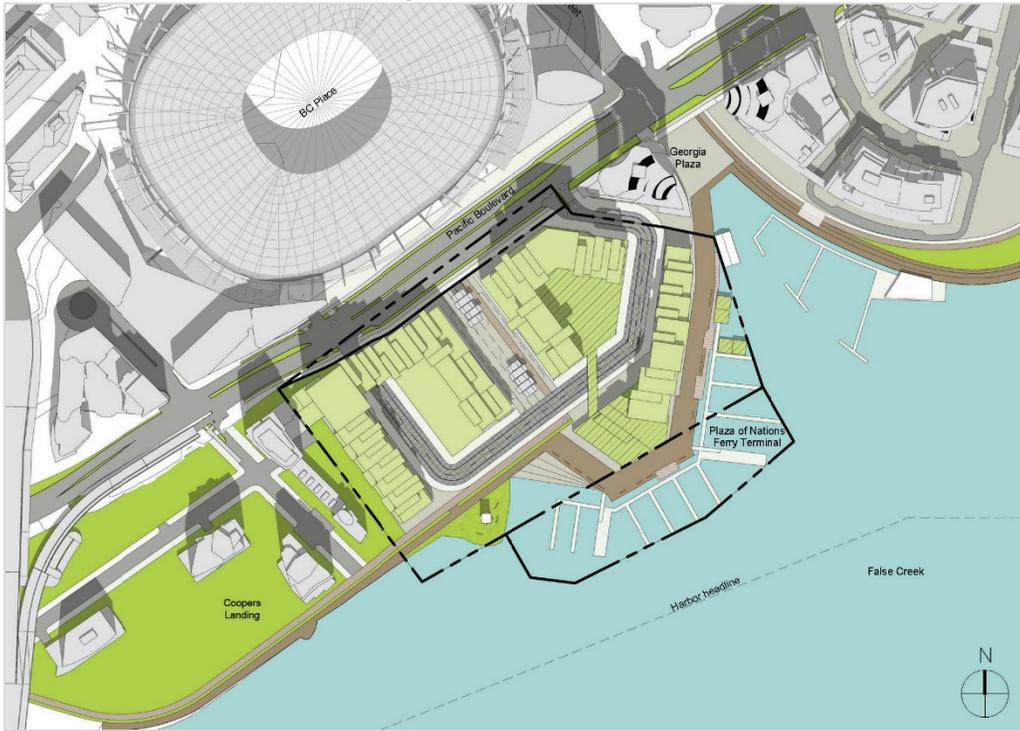
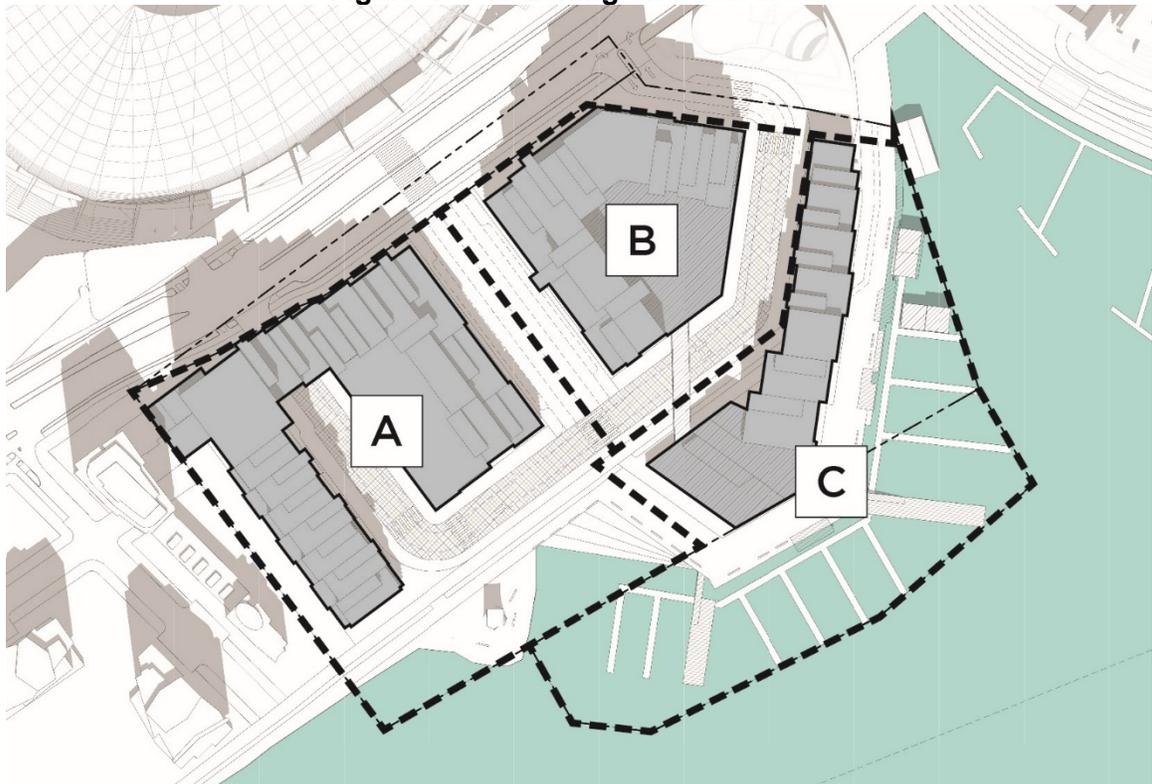


Figure 4 — Rezoning Site Sub-areas



Staff will be proposing an implementation and funding strategy for the NEFC Infrastructure Project for Council consideration in June 2018. Subject to Council approval in June 2018 and such further required Council approvals for the funding and implementation of the NEFC Infrastructure Project, the proposed new street network will provide more direct connections and remove circuitous travel patterns characteristic of the one-way street network present today. It will also support the approximate 10,000 to 12,000 new residents and 6,000 to 8,000 new jobs envisioned by the NEFC Plan. The proposed new street network will also enable the development potential of the land parcels in NEFC, which will facilitate delivery of the public benefits identified in the NEFC Plan.

The build out of the proposed new street network, if approved by Council, will impact a number of development sites in NEFC, including Sub-area 6B. Establishing Pacific Boulevard as a 'Great Street' is one of the major urban design principles of the NEFC Plan. 'Great Streets' are accessible and inclusive to all, and encourage interaction and participation. The design of Pacific Boulevard will provide for through-movement of goods and vehicles centrally within the street, with significant side boulevards defined by legacy scale street trees providing for slower movement and gathering opportunities for pedestrians and cyclists.

A portion of the Rezoning Site will be dedicated as street to accommodate the new, widened and two-way Pacific Boulevard consistent with the NEFC Plan. The new Pacific Boulevard will provide protected cycling facilities and widened sidewalks that will allow safe and easy travel for pedestrians. A boulevard strip between the cycle path and the pedestrian path will provide a place for seating, furnishings, and pedestrian-scale lighting as well as providing clear separation of transportation modes. Additional building setbacks beyond the pedestrian sidewalk will create places for patios, displays, seating areas and other amenities to spill out to the street, contributing to a vibrant public life that are an integral part of the Events and Entertainment District. The side boulevard will also be an important component of the green infrastructure strategy for NEFC. Through this application, the necessary street dedication, rights-of-way, and sidewalk improvements will be secured to create the new Pacific Boulevard.

As part of advancing the implementation strategy, the City anticipates constructing a portion of the NEFC Infrastructure Project, specifically, reconstruction of Pacific Boulevard from Cambie Street to Pat Quinn Way for two-way operation and the associated reconstruction of all underground and above ground utilities, in co-ordination with development of Sub-area 6B.

The NEFC Infrastructure Project also requires that a number of third-party agreements need to be secured and approved by Council in order to enable the construction of the new street and utility networks. This will need to be carefully phased and timed with the development of any new density in NEFC. If at the time of development of the Rezoning Site, the City has not completed such portions of the NEFC Infrastructure Project that service the new density of the Rezoning Site, interim road and utility improvements may be necessary, as required by the City Engineer, at the Applicant's sole cost and expense. This will ensure that in any interim condition, as new developments are constructed, the street and utility networks continue to operate safely and effectively.

As a condition of rezoning enactment, the Applicant will be required to submit updated utility and traffic studies which show how any new demands on the City's utility network and street network will be accommodated. The Applicant will thereafter be required, as a condition of rezoning enactment, to agree to complete, at its sole cost and expense, any necessary infrastructure upgrades identified or resolve phasing of the development to align with the City's phasing for construction of the full new street network, if approved by Council.

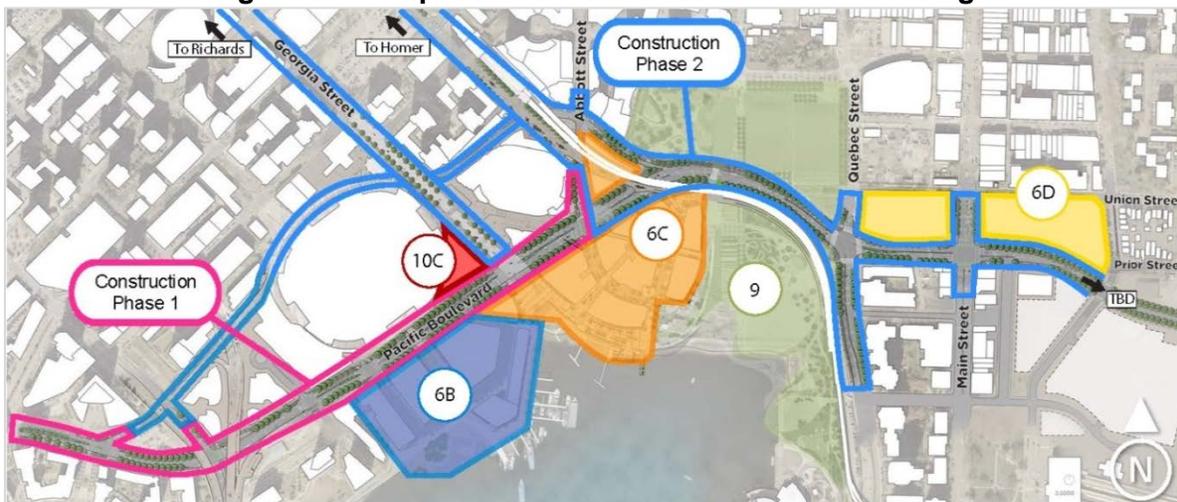
The Rezoning Site will be accessed from Pacific Boulevard at two points, connecting to a looped local street. The western side of the internal street will align with an existing access point at Parq Vancouver and the eastern side will be at the eastern boundary of the Sub-area 6B by way of a dedication of land for road. On-site transportation and parking is addressed in section 7 of this report (See Figures 3 and 5).

Figure 5 — Proposed New Street Network in Northeast False Creek



An illustration of the infrastructure works required for the development of the maximum proposed density of Sub-area 6B, as a portion of the overall NEFC Infrastructure Project envisioned in the NEFC Plan, is indicated as “Construction Phase 1” in Figure 6. “Construction Phase 2” identifies the remaining NEFC infrastructure works for the proposed new replacement street network that would be completed when other NEFC sub-areas are developed.

Figure 6 — Proposed New Street Construction Phasing



3. Land Use, Density and Height

The NEFC Plan looks to establish a vibrant and celebratory events and entertainment destination for locals and visitors that includes a mix of job space and mixed housing opportunities. This waterfront site provides unique waterfront experiences, connections from the seawall and waterfront to BC Place, and includes community facilities and amenities, public places and spaces, shops and restaurants, all contributing to a vibrant public realm and public life.

The NEFC Plan allows for a maximum of 157,935 sq. m (1.7 M sq. ft.) of residential and non-residential uses on the site. Public amenities, including a civic centre (consisting of a community centre, ice rink and childcare facilities) and a music presentation centre are additional to this floor area. Additional density may be considered, subject to urban design performance, delivery of public amenities, and alignment with the NEFC Plan urban design principles. The policy seeks a minimum of 32,516 sq. m (350,000 sq. ft.) of job space to support the Events and Entertainment District.

The rezoning application drawings dated December 1, 2017 propose 32,516 sq. m (350,000 sq. ft.) of commercial and 153,754 sq. m (1,655,000 sq. ft.) gross floor area of residential uses, including 20% of floor area as social housing. In addition, civic uses (comprised of a community centre, ice rink, childcare, and music presentation centre) are proposed, which in addition to commercial uses are considered as contributing to meeting the goals of the Metro Core Jobs and Economy Land Use Plan. A hotel is proposed as part of the commercial space which would be further supportive of the Events and Entertainment District. The application proposes approximately 9,219 sq. m (99,234 sq. ft.) of civic uses as noted above. It also proposes approximately 10,850 sq. m (116,790 sq. ft.) of public open spaces including a central plaza and waterfront plaza that can accommodate events, seawall, waterfront green space, and approximately 4,250 sq. m (45,750 sq. ft.) publicly accessible roof-top terraces on the east and waterfront blocks (Rezoning Site sub-areas B and C in Figure 4). Additional publicly accessible areas include setback spaces for patios and activities spilling out from ground floor uses.

Subsequent to the December 2017 rezoning application materials, the proponent reduced the proposed residential density by 4,645 sq. m (50,000 sq. ft.) to 149,109 sq. m (1,605,000 sq. ft.) to accommodate the desired public realm setbacks and relationships along the seawall and the proposed local streets. Another key change at this time was to reallocate floor space to have the civic centre and music presentation centre on three levels, rather than the five levels originally proposed, and to configure these public amenities to have the complete third level and access around the rooftop open space of the east building block, making this open space fully dedicated to public uses.

These changes were part of the materials presented at the rezoning application public open house held on March 15, 2018, and to the Urban Design Panel on April 4, 2018. In response to comments from both the Urban Design Panel and the public, staff are recommending changes to the massing and design of the west edge of the west building block (sub-area A), outlined in Condition (b)1 and addressed in the draft Design Guidelines (see also Public Input section and Appendix E).

All stated floor areas are gross floor space and specifically, the proposed residential density includes all enclosed areas such as bulk storage, enclosed balconies and residential amenity areas. The proposed CD-1 By-law provides for a total floor area for residential and commercial uses of 181,625 sq. m (approx. 1,955,000 sq. ft.) and outlines required minimum floor areas for these elements where appropriate. Floor areas for civic uses are also specified.

Four view cones apply across the Rezoning Site, as defined in the View Protection Guidelines: E2.1: Cambie Bridge to Mount Seymour; 3.2.3: Queen Elizabeth to the Downtown skyline and North Shore mountains; 9.1: Cambie Street to North Shore mountains; and 9.2.2: Cambie Street to North Shore mountains. All buildings proposed fall under the maximum permissible heights under the view cones, to a maximum of 89.9 m (295 ft.), with a base surface of 4.8 m (15.7 ft.)

This rezoning application under the NEFC Plan is for the preliminary form of development, setting maximum floor area and heights while providing for flexibility and innovation through design guidelines tailored to the development site. Draft Design Guidelines for this site are attached to this report as Appendix D. The final form of development will be established through the development permit process with reference to the Design Guidelines and the conditions outlined in Appendix B. It is recommended that the development permit application(s) for this site, and others under the NEFC Plan, be reviewed by the Development Permit Board, initially through the preliminary development permit processes, due to the complexity and discretionary approvals.

The development of the proposed maximum density on the Rezoning Site is subject to the build out of any required street and utility infrastructure, as determined by the City Engineer, at the Applicant's sole cost and expense, that are required to service the development and ensure safe, efficient and reliable movement of people, goods or emergency service vehicles both to and through NEFC.

4. Form of Development and Public Realm

Since the renovation of the roof of BC Place Stadium and the introduction of the spires and light ring, the stadium has become a valued icon of the Vancouver skyline. As such, one of the key urban design principles for NEFC is to shape, locate and design future development to retain views to the stadium where possible. This has been a primary generator of the design concept for the Rezoning Site. The terracing design frames the stadium, visually connecting it to the water, and to the seawall and public spaces at Olympic Village and Science World and on the east and south sides of False Creek. The central plaza aligns with the central axis of BC Place, physically connecting the stadium to the waterfront. In support of the overall massing concept and retention of views to the stadium, the looped local street is configured to pass through a portal in the west building block (sub-area A).

A sequence of public places and spaces along the waterfront and connecting to False Creek will help support the public life of NEFC. The central plaza will be designed with a central tree-lined space that offers support and infrastructure to host a variety of events appropriate to the Events and Entertainment District of the NEFC Plan.

The central plaza will connect across the new local street to a waterfront plaza. In keeping with the NEFC urban design principles, the waterfront plaza is at the juncture of a transition from a more urban waterfront promenade extending outward from the future Georgia Plaza at the foot of Georgia Street on the adjacent site at Sub-area 6C, to a more naturalized waterfront environment in the proposed retained and enhanced Legacy Forest from Expo 86. The waterfront plaza will also be designed to host events, with potential for setting a floating stage in the water, and viewing from the seating steps that extend down from the seawall to the water. The west end of the waterfront building will terrace up from the waterfront plaza with public access to rooftop terraces on the waterfront and bridging over the local street to the public rooftop terrace on the eastern block (sub-area B) that serves the community centre and childcare facility.

Figure 7 — Perspective View from Olympic Village



The waterfront plaza and the waterfront promenade/seawall will be a focal point of restaurants and other publicly accessible uses and amenities within a fully pedestrian environment along the waterfront. The seawall edge will be designed with a variety of decks, seating and dining terraces; and will offer a variety of ways to enjoy the water's edge including at on-water restaurants. The decked edge will be designed to allow daylight penetration to the intertidal zone that enhances habitat and biodiversity while providing a place above for people to enjoy. The Seaside Greenway will carry along the water's edge from the west edge of the site and stay on a direct linear path alignment behind the promontory of the waterfront building, plaza and promenade, and connecting through the waterfront building to the proposed Georgia Inlet and Wharf. This configuration enables the waterfront promontory area to be fully pedestrian, and will meet several NEFC urban design principles particularly 'A Unique Place and a New Building Typology for Vancouver', 'An Urban Waterfront for Pedestrians', and 'Public Life and Public Places'.

Pacific Boulevard is envisioned as a complete and 'Great Street' with legacy-scale street trees defining safe, comfortable, and generous pedestrian and cycling areas. The ground and lower level uses will be designed to contribute to Pacific Boulevard with active uses and additional setbacks proposed for outdoor areas for restaurants, cafes and displays and other elements for pedestrian comfort and enjoyment.

One of the fundamental urban design principles for NEFC is to create 'A Unique Place and a New Building Typology for Vancouver' that goes beyond the tower and podium. The creation of living spaces that offer a sense of ground, green and garden on upper building levels is among the directions for the new typology and has been an important part of conceptual plans for the development of the Rezoning Site. In addition to framing and celebrating the stadium, the 'habitable topography' of the building terrace forms provides a framework for enhanced biodiversity, extending natural environments up from the water's edge. The lower level publicly-accessible rooftop terraces on the waterfront building and civic centre rooftop further offer a unique place and perspective for the public to overlook and experience False Creek.

The proposed underground parking will be contiguous across the site. The centralized parking will assist with way-finding for visitors to the Events and Entertainment District. Two main parkade entries are planned along with a centralized loading area to serve the site and minimize crossing and access impacts on the public realm. This centralized servicing strategy will also facilitate the division of blocks into a variety of scales of buildings that can be designed by different architects. It is important to note that the parking garage must be designed to allow sufficient depth and conditions to enable large-scale trees to thrive in the streets and plazas of

the public realm above. Staff support for the contiguous parking strategy for the site is dependent on delivery of a quality public realm that is not limited by the parking beneath.

To help fulfil the vision of NEFC as a place to visit, celebrate, live, work and enjoy, there are several supporting strategies that will be required prior to issuance of development permits including: Retail Curation Strategy, Plaza Stewardship Strategy, a Signage and Way-finding Strategy, Lighting Strategy, Maintenance Strategy for Trees and Plantings, and an Acoustical Design Strategy.

In addition to the draft Design Guidelines which provide direction for the further evolution of the preliminary form of development, proposed rezoning conditions highlight some key areas of focus in design development. Condition (b)1 requires design development to the massing of the west building of sub-area A to create a more dynamic form and terracing pattern, to reduce the massing at upper levels, and to improve the relationship to the neighbouring building at Coopers Landing. This condition responds to concerns from neighbouring residents regarding the form of development proposed along this edge, as well as recommendations from the Urban Design Panel. Achieving the intent of this condition will involve redistribution of residential density. Noting that the development is tightly tailored to achieve the NEFC urban design principles, some reduction in overall density may be required. Condition (b)2 aims to improve the afternoon sun access on Georgia Wharf by modifying and shaping the leading edge of the east block.

Condition (b)4 outlines a preliminary development permit process to ensure that blocks and frontages are composed in a way that facilitates participation of multiple architects to contribute to the uniqueness of NEFC. This approach follows through on the NEFC urban design principles, and the advice of the Stewardship Group and Urban Design Panel. The draft Design Guidelines for the site begin to articulate how this might be accomplished. The waterfront building is a special opportunity for this given its visibility on the waterfront and the scale and form of the elements that comprise the preliminary form of development.

Conditions (b)5 and (b)6 relate to ensuring the integration of trees and landscape supportive elements on the green terraces of the buildings and in areas of the public realm that are central to the overall concept. Further information is provided in the draft Design Guidelines.

Conditions (b)8 through (b)12 relate to the design of the waterfront and the relationship of development and uses in creating the active urban waterfront envisioned. They include directions to consider opening out the lower level of the waterfront building enhancing connections to the central plaza and in support of the waterfront plaza for gatherings and events. Other conditions relate to ensuring a welcoming and engaging public experience along the waterfront and up onto the public roof-top terraces of the Rezoning Site sub-areas B and C.

Condition (b)13 requires ongoing work with staff on the design and alignment of the Seaside Greenway to ensure a safe and enjoyable experience for both pedestrians and cyclists.

Urban Design Panel — The Urban Design Panel reviewed the draft NEFC Plan, and preliminary proposals for the NEFC development sites in a full session workshop on June 14, 2017 and again on December 13, 2017. The panel supported the vision of NEFC as a unique, lively and more public place than other areas of False Creek, through creating a new Georgia Inlet and Wharf by expanding the public shoreline, and the aspirations for new building typologies beyond the tower and podium. With respect to the Rezoning Site, the Urban Design Panel commended the different form and typology proposed, and thought that the site and form carried the proposed density well. It was thought that phased development and segmenting into distinct pieces of varied scales could be very exciting. Architectural variety was thought to be very important, and that the waterfront building was seen as a particular opportunity for this.

On April 4, 2018, the Urban Design Panel reviewed the rezoning application proposal for 750-772 Pacific Boulevard and made a motion of support for the proposal with the following minor recommendations to be reviewed by staff:

- Further design development to the western edge of the western block, to further break up the massing and articulate the building;
- Further work on Design Guidelines, especially with regards to the public realm; and
- Further design development to increase access to the water edge.

The Panel supported the overall massing and the terracing roof forms, and the departure from the typical tower and podium typology in Vancouver. The Panel was excited to support something new to Vancouver, particularly on the waterfront. The Panel thought that design guidelines would be essential and would need to be well-defined to guide the development, without being too prescriptive. The Panel was supportive of routing bikes off of the waterfront to create fully pedestrianized areas. It was noted that public access to the water is very important, and needs to be balanced with restaurants, marinas, and other uses.

In response to Urban Design Panel recommendations, Condition (b)1 addresses the design development of the west building of the west block. Since the Panel session the draft Design Guidelines have been substantially expanded and further developed, and staff are confident that they strike a balance between flexibility and certainty recommended by the Panel. With regards to the recommendation to increase access to the water edge, Conditions (b)8 through (b)12 relate to various aspects of the waterfront, and of development and uses in relation to and in support of an active and unique waterfront experience in Vancouver.

5. Event Noise Mitigation and Thermal Comfort

The NEFC Plan also requires that new residential buildings meet higher standards of acoustic performance to maximize livability and mitigate the impacts from local events and entertainment noise. Recent developments at Rogers Arena (Sub-area 7A) include a significant number of residential units; these units were designed to mitigate noise from events while ensuring thermal comfort for residents. New residential towers will be required through the development permit process to propose appropriate building designs that address noise impacts.

Existing building designs around the stadiums have been designed and demonstrated to achieve an acceptable level of noise reduction within residential units. These buildings will also be designed for livability with the noise and vibrancy of the stadiums in the Events and Entertainment District. Flexibility and innovative building design are encouraged to mitigate noise in residential units. Distinct from other areas of the city, the Events and Entertainment District is a uniquely challenging area for residential livability with both sound and festival lighting from events, particularly along Pacific Boulevard directly across from BC Place Stadium. To help support the Events and Entertainment District as a city- and region-wide events destination, the draft CD-1 By-law has been written to enable the Director of Planning and the Development Permit Board to conditionally allow some in-board bedrooms for units with three or more bedrooms that would provide a quieter place within the dwelling unit. The in-board rooms would be required to have 'borrowed' daylight through interior windows and larger than typical doorway so that the room is relatively open to the rest of the dwelling unit. In all cases, the units would need to meet the High-Density Housing for Families with Children Guidelines.

The draft CD-1 By-law (Appendix A) and accompanying draft Design Guidelines (Appendix D) specify decibel levels to be met, as well as requiring a strategy to meet acoustic requirements. In addition, the Noise By-law will also be amended to include this site in the Event Zone. The

units will need to ensure adequate ventilation and cooling to enable windows to remain closed during noisy event times. Condition (b)18 in Appendix B requires an outline of strategies in the building design to achieve the noise levels required under the acoustics section of the proposed CD-1 By-law (see also Appendix A).

6. Housing

The NEFC Plan anticipates a mix of housing opportunities that are affordable, accessible and inclusive. The following principles were developed to help shape the conversation with key stakeholders and community partners and guide the overall housing strategy for NEFC:

- Maximize the delivery of affordable housing in a cost-effective way while capitalizing on the opportunity to increase the overall percentage of affordable housing within the False Creek North Official Development Plan (FCN ODP) area.
- Include a range of housing options along the housing continuum and seek innovative approaches to achieving a diverse level of affordability.
- Target 50% of social housing units for families (2 or more bedrooms), excluding housing developments designated for seniors or artists.
- Seek complete turn-key social housing units where possible.
- Rezoning applications intending to achieve new residential density above what is set out in the FCN ODP must target at least 20% of the new residential floor area as social housing within the ODP area.

Social Housing

Achievement towards City-wide Social Housing Targets — This application, if approved, would add a minimum of 380 units to the City’s inventory of social housing, which would contribute towards the stated 10-year social and supportive housing targets set out in the 2017 Housing Vancouver Strategy.

Figure 8 — Progress Towards 10-Year Housing Vancouver Targets for Non-Market Housing as of March 31, 2018

Housing Type	10-YEAR TARGETS	CURRENT PROJECTS
		Units Approved Towards Targets
Social, Supportive, and Co-op Housing Units	12,000	1,933*

Note: tracking progress towards 10-year Housing Vancouver targets began in 2017

*Unit numbers exclude the 380 units in this proposal, pending Council’s approval of this application

As anticipated in the NEFC Plan and as required under the Rezoning Policy for Sustainable Large Developments, the application proposes 29,822 sq. m (321,000 sq. ft.) of floor area for social housing, with a minimum of 380 units to be delivered in sub-areas A and B as noted in Figure 4. There will be a variety of unit types, with a minimum of 50% of units being two or more bedrooms and designed for families with children. The housing units will be designed and constructed in line with the City’s Housing Design and Technical Guidelines, including a requirement for a minimum of 5% to be wheelchair accessible.

All of the social housing will be secured with a construction and transfer agreement of an air space parcel to be transferred to the City and secured with a mortgage on terms to the satisfaction to the City. The City intends to select a non-profit partner(s) through a competitive

process to manage and operate the social housing units on site in a financially sustainable way, signing a long-term lease with the chosen operator.

Affordability — The social housing is intended to include a range of rents from the shelter component of Income Assistance to a maximum of Low End of Market (LEM) rents. At a minimum, 30% of the units are to rent to households with incomes at or below BC Housing's Housing Income Limits (HILs), at rental rates of no more than 30% of income. These units would target singles and families with incomes in the range of \$41,500–\$68,000 per year. The inclusion of Low End of Market units would target singles with annual incomes of up to a maximum of \$71,200 and families with annual incomes of up to a maximum of \$104,440; incomes that are in line with BC Housing's low and moderate income limits for 2018. Staff intend to work with other government and non-profit partners to achieve the deepest possible levels of affordability to best align with the Housing Vancouver Strategy targets.

Family Housing Requirements — The application proposes a maximum of 119,287 sq. m (1.284 M sq. ft.) of market residential floor area with a variety of unit types and a minimum of 35% of units being two or more bedrooms suitable for families with children. The specific unit types will be determined through the development permit process. A minimum of 50% of the Social Housing units will be designed for families with children. The Applicant will be required to design the family units in line with the High Density Housing for Families with Children Guidelines. The Guidelines are currently under review in an aim to address current development patterns, housing affordability challenges and to improve the overall diversity, flexibility and livability of family units. The family housing in each phase of the development will be required to respond to the latest version of the Guidelines applicable at the time of the development permit application. Additionally, through NEFC Plan policy and emerging housing policy, the opportunity for interior third-bedrooms is included in the CD-1 By-law.

7. Transportation and Parking

Loading and vehicle parking for the site are proposed within a contiguous underground parking garage accessed from and under an internal local street accessed off of Pacific Boulevard. The local street will function and be regulated as a City street, with public access and maintenance secured through a statutory right-of-way agreement. Dedications for the seawall and for road purposes along Pacific Boulevard and the eastern boundary of the Rezoning Site are also to be secured as conditions of enactment of this rezoning.

A variety of conditions to improve access and movement through the site for all travel modes are included in the conditions of approval (Appendix B) to be addressed at the rezoning and development permit stages, as indicated. Key considerations include the safe and efficient movement of people walking and cycling through the site, efficient goods movement to the site, as well as ensuring accessibility for people driving.

Conditions include the provision of additional bicycle parking, electric vehicle charging stations, new traffic signals, seawall improvements, minimization of parking on-site, and provision of a green mobility plan with specific Transportation Demand Management (TDM) commitments. Minimizing underground parking has the added benefit of reducing the volume of contaminated materials requiring removal from the site, which in turn minimizes environmental impact and required provincial funding for remediation.

Engineering Services has reviewed the rezoning application and have no objections to the proposed rezoning provided that the Applicant satisfies the rezoning conditions included in Appendix B, provides parking spaces in accordance with the Parking By-law and effectively integrates the development into the surrounding road network at the time of construction.

8. Environmental Sustainability

City staff will seek a commitment to a high level of overall sustainability as outlined in the NEFC Plan. It is expected that the Applicant will demonstrate leadership in sustainable development, to build on the legacy of Southeast False Creek and to work towards the City's multifaceted sustainability goals.

Referring to policies such as the Green Buildings Policy for Rezoning, Greenest City Action Plan, Integrated Rainwater Management Plan and Transportation 2040, the Applicant will be required to demonstrate how the development significantly reduces or eliminates reliance on fossil fuels and works towards zero carbon emissions. The Applicant will also be required, prior to issuance of the development permit, to enter into legal agreements to secure delivery of a Post Occupancy Study (POS) and energy emissions reporting to the satisfaction of the Director of Sustainability.

The transportation plan will be required to address the goal of a two-thirds mode-split in favour of walking, cycling and transit over private car use is a requirement. The transportation plan will also build in support for future widespread electric vehicle (EV) ownership, including capacity to easily retrofit for additional charging connections.

The Applicant will make maximum use of tree canopy and vegetation at ground, balcony and rooftop levels and riparian areas to combat urban heat island effect, as well as providing quality habitat for pollinators, birds other fauna and micro-organisms. Rainwater that falls within the parcel will be required to be treated as an asset, to be cleaned and used on site before a minimal quantity is conveyed through City infrastructure. Potable water use will be reduced and will be conserved as a precious resource; greywater recycling should be utilized for irrigation and toilet flushing wherever possible.

The waterfront will include a continuous Flood Management Zone (FMZ) designed and built to meet the City's sea level rise predictions for 2100 and beyond. The FMZ will be engineered to be resilient to future stressors but also incorporate high quality habitat above and below the tidelines. Using precedents from around the world the renewed waterfront will be flexible and designed to fit the many users of this important public space from which Vancouver is so well-known. It will wrap around the False Creek basin like a ribbon to set a new city-wide standard for resilient design and engineering.

Strategies for food systems and zero waste should be integrated into the building infrastructure and programming as per the NEFC Plan. A resiliency plan to reduce the impact of future stressors such as drought, excessive heat, earthquakes and flooding will also be needed.

9. Low Carbon Energy

Energy used by buildings generates 55% of Vancouver's total greenhouse gas emissions. With a target to achieve a 120,000 tonnes/year CO₂ reduction by 2020, the Vancouver Neighbourhood Energy Strategy focuses on high-density areas of the city. In February 2018 Council approved plans for expansion of the existing City-owned low carbon Neighbourhood Energy Utility (NEU) that included the provision of service to NEFC.

In support of the environmental sustainability goals set out in the NEFC Plan, the Energy Utility System By-law requires all new developments within the designated service area to connect to the City-owned low carbon NEU. As such, conditions of approval require NEU compatibility and immediate connection to a City-owned low carbon NEU, if available.

10. Proposed Amendments to the False Creek North Official Development Plan

The False Creek North Official Development Plan (FCN ODP) currently allows for existing buildings to remain and to be used for commercial purposes, along with future improvements that include a hotel. The NEFC Plan provides further policy direction for this site, including land use, height, density and form of development. The amendments to the FCN ODP required to allow for the proposed rezoning of Sub-area 6B are described in detail in Appendix C and are summarized as follows:

- Amendments to allow residential and commercial uses on Sub-area 6B
- Update to reflect NEFC Plan policies and to highlight the site as part of the Events and Entertainment District, including for noise mitigation.
- Include proposed street network as a new Figure #9d
- Updated figures as required.

PUBLIC INPUT

NEFC Planning Process — The NEFC Area Planning Process was a multi-phased process led by Planning, Urban Design and Sustainability in conjunction with Engineering Services and the Vancouver Board of Parks and Recreation. The engagement process for the NEFC Plan was designed in four phases. Phase 1: Ideas, Interests, and Opportunities was designed to gather big ideas for the future of NEFC, with a focus on people and public spaces. Phase 2: Emerging Directions was designed to use the big ideas generated in Phase 1 to develop emerging policy directions for the area. Phase 3: Draft Area Plan took the feedback and key themes from Phase 2 and used them to develop policy for the Draft Area Plan document. Feedback gathered in this phase was used to refine the Area Plan for Phase 4: Refined Area Plan. Members of the public were consulted on the rezoning of 750-772 Pacific Boulevard during Phases 2, 3 and 4, and again as part of the rezoning process following adoption of the Plan.

The conceptual approach underlying the proposed preliminary form of development for the Plaza of Nations site evolved through a working group session with the Council-appointed NEFC Stewardship Group in March 2017. The Stewardship Group is made up of members of the public representing a variety of interests and in depth knowledge of the area. The Applicant team created a series of five options highlighting different approaches to the form of development and structuring of the site. Overall, the Stewardship Group thought the ‘Terraces’ approach offered the most promise, citing views, forms evocative of mountains and nature, habitat potential, and uniqueness, with further work to address opportunities for multiple architects and expressions, permeability, public access to upper levels, and an emphasis on creating a unique urban waterfront for pedestrians where people could sit and enjoy a drink.

Figure 9 — Northeast False Creek Planning Timeline



Public Notification — Approximately 20,000 postcards were distributed within the neighbouring area, and to business licence and property owners outside of the area, prior to each of the three community open houses in June 2017, November 2017 and March 2018 (See Figure 1 and the Public Consultation Summary in Appendix E). In addition, people were notified via newspaper ads (in English and Traditional Chinese), listserv emails and social media posts and ads, and posters were distributed at 73 SRO hotels. Notification and application information and an online comment form were provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps). Staff and the Applicant team were available to answer questions, and a total of approximately 5,655 people attended the three open houses.

Public Response — During public engagement for the NEFC Plan, a total of 138 emails, online comment forms, and sticky note comments regarding development on Sub-area 6B were submitted by individuals. Talk Vancouver surveys conducted in June/July 2017 and November/December 2017 also sought feedback regarding the Sub-area 6B policies, and a total of 1,261 responses were received. A Public Consultation Summary is included in Appendix E.

Approximately 3,500 people attended the open house and block party held on June 10, 2017 on Carrall Street between Keefer Street and Expo Boulevard (600 block of Carrall Street) to review the materials for the NEFC Plan overall, and the specific proposals for the development sites including Sub-area 6B. At this time, individuals expressed concerns for the bulk and massing of the buildings, especially with regard to the lost views to BC Place, although there was general support for the terracing design. Comments called for more public green space on the waterfront, more children's play spaces, and supported the highly-active public realm. Comments expressed concern for housing affordability, particularly with regard to families.

Approximately 2,000 people attended the Pop-up Storefront held on November 18 and 20-22, 2017 at the City's public engagement space, CityLab, at 511 West Broadway and the subsequent roadshow on November 23, 2018 at Chinatown Plaza at 180 Keefer Street to review the materials for the NEFC Plan overall, and the specific proposals for the development sites including Sub-area 6B. Support for the urban design policies of Sub-area 6B in this final phase of NEFC Plan consultation was strong with 75% of Talk Vancouver Survey respondents from the survey conducted in November/December 2017 strongly agreeing or agreeing with the policies. This equates to roughly a 50% increase in public support from the Talk Vancouver survey conducted in June/July 2017, which saw 55% of respondents strongly agreeing or agreeing with the policies.

Approximately 160 people attended the Applicant-hosted rezoning open house held on site on March 15, 2018. With respect to the form of development, there was concern expressed about the relationship to the Coopers Landing buildings, including the proximity and scale of the westernmost building, and the loss of views. In response, the Applicant performed further view analyses and massing studies to further refine this western edge. It should be noted that the proposed building meets the minimum 80 ft. (24.4 m) separation criteria for towers. Condition (b)1 requires design development to the massing of the west building of the west block to create a more dynamic form and terracing pattern, to reduce the massing at upper levels, and to improve the relationship to the neighbouring building at Coopers Landing, along with a reduction in the overall floor area. The draft Design Guidelines illustrate several approaches that may be considered during the development permit process. Overall, the general form of development was supported, and several people expressed excitement for the new, terracing building typology and the vibrant public realm.

Other concerns expressed were that vehicles would be allowed to access the site to the statutory right-of-way under the building on the adjacent Coopers Landing building, as the illustrative plans indicated a connecting road surface to the property edge. This has now been clarified in the draft Design Guidelines and updated illustrative plans, any connections through to the adjacent development would be for pedestrians and cyclists only.

Some respondents commented that the waterfront should be greener and additional park space should be provided on the site, while citing the poor conditions of the dog park at the Coopers Landing development. Throughout the extensive NEFC public engagement, there was strong support to provide a unique waterfront experience with places for people to linger, eat, drink and enjoy, including restaurants, cafes, pavilions and shelters that create opportunities to engage the water at all times of year and in all types of weather. Additionally, the urban character of the central plaza and the waterfront plaza will be designed to provide infrastructure for events and entertainment as part of this important city- and regional-serving district.

There was a general concern regarding affordability of the development as a whole. While many people were in support of social housing in this development, with some calling for more housing in general (both market and non-market), others were concerned about the inclusion of social housing in the proposal. Staff note that it has been a longstanding objective that the FCN ODP area include a mix of housing opportunities that are affordable, accessible and inclusive, with the NEFC Plan and the Rezoning Policy for Sustainable Large Sites requiring 20% of residential floor area to be delivered as social housing. As well, a local buyers first commitment by the Applicant for market housing units is included as part of the public benefits.

PUBLIC BENEFITS

The Applicant offers specific public benefits consistent with City policies which address changes in land use and density, described below:

Public Benefits — Required by By-law or Policy

Development Cost Levies (DCLs) — Sites within the FCN ODP are exempt from DCLs as per the DCL By-Law No. 9755. Public amenities and infrastructure are to be secured and negotiated as part of the approval of each CD-1 application under the FCN ODP, therefore there are no DCLs payable on the development of this Rezoning Site.

Public Art — The Public Art Policy and Procedures for Rezoned Developments requires rezoning applications having a floor area of 9,290 sq. m (100,000 sq. ft.) or greater to commission public art or provide cash in lieu. The Public Art Budget is finalized at the development permit stage and the rate is subject to Council approval of periodic adjustments to address inflation. A NEFC Public Art Master Plan is currently being developed; all applications will be required to conform to this plan when creating their art plans for public art commissions.

Developers may fulfil 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.

Public Benefits — Offered by the Land Owner

Community Amenity Contribution — Within the context of the City’s Financing Growth Policy and the NEFC Public Benefits Strategy, 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 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. The CAC proposed for this application is in accordance with the Public Benefits Strategy of the NEFC Plan.

The Applicant has offered a total CAC package of \$325,494,000 consisting of in-kind and cash contributions as detailed below.

In-kind CAC Contributions

City-owned Social Housing (valued at \$128,400,000, based on \$400 per sq. ft.) — The City will receive in-kind turnkey delivery of at least 20% of the proposed residential floor area of the Rezoning Site for social housing (no less than 321,000 sq. ft. of the residential floor area, for a minimum of 380 units) to be built and delivered by the Applicant in sub-areas B of the development (approximately half of the social housing floor area) by no later than Q4 2026, and in sub-area A of the development (the balance of the social housing floor area) by no later than Q4 2028. The social housing units will be transferred to the City in fee simple in one or two air space or remainder parcels.

Upon completion, the City will select a non-profit housing partner(s) through a competitive process to lease and operate the social housing units, typically for 60 years, including ongoing capital maintenance and repair. The City will work with its non-profit housing partner(s) on an operating model and tenant mix that optimizes long-term viability of the NEFC Plan objectives. Consistent with Council policy, the social housing is expected to be self-sustaining and not require further operating subsidies, property tax exemptions, and/or financial guarantees from the City. The City intends to work with senior governments and non-profit partners to achieve deeper levels of affordability.

Childcare Facility (valued at \$10,000,000) — The City will receive in-kind turnkey delivery of a 69-space childcare facility consisting of a minimum of 765 sq. m (8,235 sq. ft.) indoor floor area plus a minimum of 745 sq. m (8,019 sq. ft.) of outdoor space to comply with the Childcare Design Guidelines and Childcare Technical Guidelines. The childcare facility ownership will be in the form of an airspace parcel owned by the City and be delivered by no later than Q4 2026; and staff will seek Council approval to appoint a non-profit operator(s) in a subsequent report.

Community Centre (valued at \$41,710,500) — The City will receive in-kind turnkey delivery of a community centre consisting of 40,000 sq. ft., co-located with the childcare facility and ice rink by no later than Q4 2026. The community centre ownership will be in the form of an airspace parcel owned by the City.

Ice Rink (valued at \$25,000,000) — The City will receive in-kind turnkey delivery of an ice rink of 21,000 sq. ft. and 10,000 sq. ft. of related community use space, all co-located with the

Community Centre by no later than Q4 2026. The ice rink will be mainly for public use and will also function as the Vancouver Canucks practice facility from 6 am – 12 pm, five days a week. The ice rink ownership will be in the form of an airspace parcel owned by the City.

Public Plaza (valued at \$20,000,000) — The City will receive in-kind delivery of a public plaza located at the centre of the site of approximately 2,800 sq. m (30,139 sq. ft.) by at the latest Q4 2028. The City and Applicant will enter into a separate license agreement as a condition of rezoning enactment allowing the Applicant to manage, maintain, operate and program the space (in consultation with the City, under a public space stewardship model per the NEFC Plan) at no cost to the City. The public plaza ownership will be in the form of an airspace parcel owned by the City.

The above in-kind CAC contributions will be secured with a mortgage on terms to the satisfaction of the City as a condition of enactment as provided for in Appendix B.

The Community Centre, Ice Rink and Public Plaza values have been included in the above noted numbers as "cash allowances" with an upset limit; if actual costs (verified by an independent quantity surveyor (QS) report hired by the City) are below such limits for each respective item, the net savings from that item will be for the City's benefit, and paid to the City upon substantial completion and reconciliation of costs by aforementioned QS report for that item.

Cash CAC Contributions

As part of this application, the Applicant has offered a cash CAC of \$100,383,500. Under the NEFC Public Benefits Strategy and the NEFC Financial Strategy, subject to Council's consideration and approval, the cash CAC will be prioritized to support the phased delivery of the NEFC Infrastructure Project (excluding any utility upgrades required due to development) in the NEFC Plan associated with Sub-area 6B. The replacement of the viaducts with a new transportation network is fundamental to the buildout of NEFC in accordance with the NEFC Plan.

Phased Approach to Cash CAC Payment — The Community Amenity Contributions – Through Rezoning's 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's policy.

If approved by Council, the cash CAC of \$100,383,500 is payable under the following conditions:

- \$20,000,000 to be paid in cash prior to the enactment of the rezoning by-law; and
- A letter of credit will be used to secure the balance of the cash CAC and will be drawn down on the following dates if not paid by the Applicant:
 - \$20,000,000 at issuance of the first development permit for the Rezoning Site; and
 - For the balance of \$60,383,500, amounts will be drawn down based on percentage of development floor area (in relation to the floor area for the full Rezoning Site) approved by each building permits.

Additionally, the entire remaining balance of the cash CAC will be payable by the Applicant and the City will draw down the entire remaining balance five years after the enactment of the rezoning by-law.

A condition to secure the deferral payment is included in Appendix B.

Real Estate Services has reviewed the Applicant's development pro forma for this rezoning application and have concluded that the total public benefits package (including in-kind and cash CACs) offered by the property owner is appropriate, and recommend that the offer be accepted.

Other Public Benefits

Seawall — The Applicant is required to construct a seawall dedicated to the City which will extend the public walkway along False Creek. As directed by Council, as part of the NEFC Plan, cyclists and pedestrians will be separated along the seawall in NEFC. As such, a separate seaside cycling route from the dedicated seawall will be routed through the site and secured by a statutory right-of-way.

Music Presentation Centre — The Applicant will develop a music presentation centre of a minimum 20,000 sq. ft., adjacent to the civic centre, in a location that has ground floor presence and high traffic visibility, and meeting the City's specifications and program requirements, including requirements for acoustic excellence. Although the music presentation centre will be owned by the Applicant, the Applicant will enter into a long-term lease agreement with the City (or its delegates) for the right to access and use at no cost, including, at minimum, the exclusive use of: office/administration space, a venue for 225 attendees (flexible up to 325 people), an informal venue for 150 attendees standing (or 100 attendees sitting), and other service spaces to support the use of the venue. Should the parties fail to reach a satisfactory arrangement for the joint use of this centre (per above), the City shall have a right to purchase this space for \$10,000,000, and the cash balance of the CAC will be adjusted accordingly.

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 the launch of the marketing campaign during which buyers will be required to sign a statutory declaration attesting that they presently live or work in Metro Vancouver, and that they intend to occupy the unit they are purchasing. Refer to Condition (c)35 in Appendix B for detailed terms of this commitment. This commitment is consistent with the policy directions and actions sought in the recently approved Housing Vancouver Strategy and its Three Year Action Plan. The City will work with the development industry and partners in senior levels of government to strengthen future local buyer provisions.

See Appendix G for a summary of the public benefits that would be achieved should this application be approved.

Financial Implications

As noted in the section on Public Benefits, the Applicant has offered an overall CAC package of \$325,494,000, which includes the following:

In-kind CAC:

- Construction and delivery of a minimum 321,000 sq. ft. (minimum of 380 units) of turn-key purpose-built social housing (valued at \$128,400,000, at \$400 per sq. ft.);
- Construction and delivery of a turn-key purpose-built 69-space childcare facility (valued at \$10,000,000);
- Construction and delivery of a turn-key purpose-built community centre (valued at \$41,710,500);
- Construction and delivery of a turn-key purpose-built ice rink, including associated community centre space (valued at \$25,000,000); and
- Construction and delivery of a turn-key purpose-built public plaza (valued at \$20,000,000)

Cash CAC:

- \$100,383,500 to support the phased delivery of the NEFC Infrastructure Project and critical infrastructure works in the NEFC Plan associated with Sub-area 6B.

This site is not subject to City-wide DCLs as outlined above.

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

Upon completion, staff will seek Council approval to appoint non-profit operators for the social housing and childcare in a subsequent report.

Social Housing — Consistent with Council policy, all non-market housing projects are expected to be self-sustaining and not require further operating subsidies, property tax exemptions, and/or financial guarantees from the City. The City will work with its non-profit housing partner(s) on an operating model and tenant mix that optimizes long-term viability of the projects. The City also intends to work with senior governments to achieve deeper levels of affordability.

Childcare — Consistent with other City-owned childcare facilities, following a competitive process, staff would seek Council approval to appoint a non-profit childcare operator. A typical model would entail an operator being responsible for operating costs including administration and programming costs and for facility operations. It is expected that these operating costs will be covered by parent fees, fundraising and senior government grants. The City would typically be responsible for major repairs, lifecycle replacement of major systems and structural components of the childcare facility. Funding for which would be considered as part of capital planning and budget processes.

Community Centre — Upon taking ownership of the community centre, which would be operated by the Park Board, the City will be responsible for the ongoing operating costs for the new facility, including administrative and programming costs estimated at approximately \$0.9 million per year (based on comparable facilities and not accounting for program revenue and/or cost recoveries), facility operating costs estimated at \$0.7 million per year, and facility capital maintenance such as major repairs, lifecycle replacement of major systems and structural components of the facility.

Operating and maintenance costs including capital maintenance costs associated with the central plaza, music presentation centre and ice rink will be provided by the Applicant at no cost to the City, subject to the terms of the related license and lease agreements.

The operating budget implications for the new facilities will be further refined and considered as part of the annual budget process. Any future capital maintenance costs will be considered and prioritized as part of the capital plan and budget processes.

If the rezoning application is approved, the Applicant will be required to provide new public art on site, or make a cash contribution in accordance with the Public Art Policy and Procedures for Rezoned Developments and the NEFC Public Art Master Plan. The public art budget will be determined at time of development permit issuance.

CONCLUSION

As part of the development of the NEFC Plan, staff considered this rezoning application with an enhanced consultation process to guide development of this proposal for 750-772 Pacific Boulevard. The proposed rezoning is for a mixed-use project with commercial uses, residential uses (including social housing), a civic centre (consisting of a community centre, ice rink and childcare facilities) and a music presentation centre, together with extensive public spaces. The proposed rezoning would enable a diversity of new housing, amenities and services thereby enlivening the Events and Entertainment District. General public support of the proposal was expressed through the engagement process.

The assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and its context, and that the application is consistent with the NEFC Plan.

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 draft Design Guidelines shown in Appendix D. Further it is recommended that, subject to the public hearing, the application including the preliminary form of development as shown in the plans in Appendix F, be approved in principle, subject to the Applicant fulfilling the conditions of approval in Appendix B. The General Manager of Planning, Urban Design and Sustainability also recommends that consequential amendments to the False Creek North Official Development Plan, generally as outlined in Appendix C, be referred to the same public hearing.

* * * * *

**750–772 Pacific Boulevard
DRAFT CD-1(349) BY-LAW AMENDMENTS**

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

Zoning District Plan Amendment

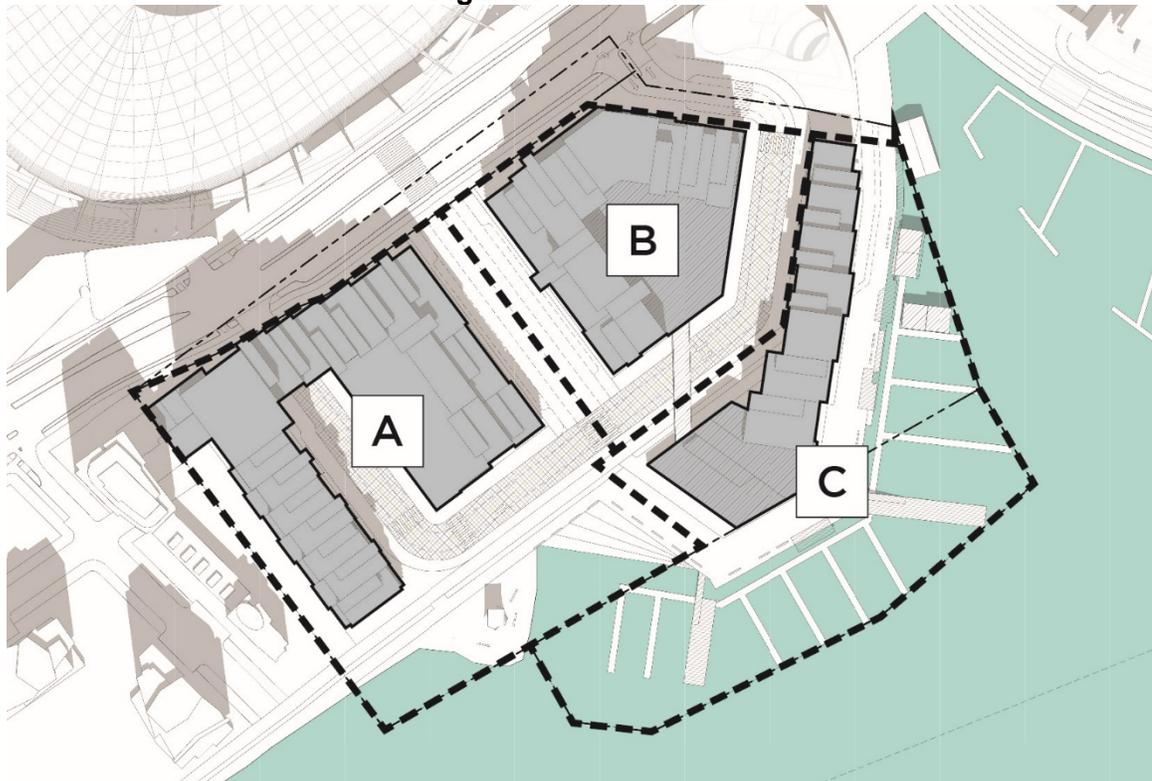
1. This By-law amends the indicated provisions of By-law No. 7592.
2. Repeal sections 2 through 9 and substitutes the following:

“

Sub-areas

2. The site is to consist of three sub-areas generally as illustrated in Figure 1, solely for the purpose of establishing maximum permitted floor area, for residential and commercial uses, and for maximum permitted building height, for each sub-area.

Figure 1 — Sub-areas



Uses

- 3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (349).

- 3.2 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 (349), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
- (a) Cultural and Recreational Uses, limited to Arcade, Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Marina, Museum or Archives, Park or Playground, Rink, and Theatre;
 - (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law and Temporary Modular Housing;
 - (c) Institutional Uses, limited to Child Day Care Facility, Public Authority Use and Social Service Centre;
 - (d) Manufacturing Uses, limited to Jewellery Manufacturing and Printing or Publishing;
 - (e) Office Uses;
 - (f) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Grocery Store with Liquor Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store and Small-scale Pharmacy;
 - (g) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Hotel, Laboratory, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, 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;
 - (h) Transportation and Storage, limited to Marine Terminal or Berth;
 - (i) Utility and Communications Uses, limited to Public Utility and Radiocommunications Station; and
 - (j) Accessory Uses customarily ancillary to the uses listed in this section 3.

Conditions of Use

- 4.1 All commercial uses permitted in this By-law shall be carried on wholly within a completely enclosed building except for the following:
- (a) Farmers' Market;

- (b) Neighbourhood Public House;
- (c) Public Bike Share;
- (d) Restaurant;
- (e) Marina;
- (f) Marine Terminal or Berth;
- (g) outdoor performances associated with a permitted use; and
- (h) display of flowers, plants, fruits and vegetables in conjunction with a permitted use.

4.2 The design and layout of at least 35% of the dwelling units, that are not used for social 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;
- (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

4.3 The design and layout of at least 50% of the dwelling units used for social 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

5.1 The total floor area for residential and commercial uses must not exceed 181,625 m².

- 5.2 The floor area for residential uses in each sub-area must not exceed the floor areas in Figure 2.

Figure 2 — Maximum Floor Area for Residential Uses

Sub-area of Figure 1	Maximum Permitted Residential Floor Area (m ²)
A	77,429
B	54,025
C	17655

- 5.3 The floor area for commercial uses in each sub-area must be a minimum floor area as set out in Figure 3.

Figure 3 — Minimum Floor Area for Commercial Uses

Sub-area of Figure 1	Minimum Commercial Floor Area (m ²)
A	16,126
B	2,710
C	13,680

- 5.4 The total excluded floor area for civic uses shall not exceed:
- (a) 4,645 m² for Community Centre use;
 - (b) 1,951 m² for Ice Rink use;
 - (c) 765 m² for a Child Day Care Facility use, except that the Director of Planning may allow for additional floor area as required to meet licensing requirements and the Childcare Design and Technical Guidelines for this facility; and
 - (d) 1,858 m² for Cultural and Recreational Uses other than Community Centre use and Ice Rink use.
- 5.5 Residential Floor Area must include:
- (a) enclosed residential balconies;
 - (b) a minimum of 1,350 m² of amenity areas, recreational facilities and meeting rooms accessory to a residential use; and
 - (c) 3.7 m² of residential storage space for each dwelling unit.
- 5.6 Computation of floor area must include:
- (a) 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; and

- (b) below grade circulation space, such as elevator lobbies and stairs.

5.7 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 the total area of all such exclusions must not exceed 12% of the permitted floor area;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls; and
- (c) 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 the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.

5.8 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:

- (a) horizontal structured areas extending from the building face for trees, plants, and other vegetation, if the Director of Planning first considers the Design Guidelines of this CD-1 By-law, except that the total area of all such structured area exclusions in each sub-area must not exceed 4% of the total allowable residential floor area for that sub-area.

5.9 The use of floor area excluded under sections 5.7 and 5.8 must not include any purpose other than that which justified the exclusion.

Building Height

6.1 Buildings, measured from a base surface of 4.8 m, must not exceed the maximum permitted height in each sub-area of, as set out in Figure 4; and no portion of the building shall protrude into the view cones approved by Council, as set out in the City of Vancouver View Protection Guidelines.

Figure 4 — Maximum Permitted Building Height

Sub-area of Figure 1	Maximum Permitted Building Height
A	85.3 m
B	89.9 m
C	48.8 m

Horizontal Angle of Daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 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.
- 7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement for one habitable room in dwelling units with three or more bedrooms, if the Director of Planning or Development Permit Board first considers the Design Guidelines of this CD-1 By-law and the High-Density Housing for Families with Children Guidelines, and where the design of the habitable room has:
- (a) borrowed daylight access through an interior clerestory, and/or other window, fixed or opening, with a minimum area of 1.0 m²; and
 - (b) a minimum doorway opening width of 1.2 m.
- 7.5 An obstruction referred to in section 7.2 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 (349).
- 7.6 A habitable room referred to in section 7.1 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 m².

Acoustics

8.1 A development permit application for dwelling uses must include an acoustical report prepared by a licensed 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.

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

”

* * * * *

**750–772 Pacific Boulevard
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 public hearing.

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed preliminary form of development be approved by Council in principle, generally as prepared by James KM Cheng Architects Inc. on behalf of Canadian Metropolitan Properties, and stamped “Received Planning Department, December 1, 2017” and reference drawings received on April 4, 2018, provided that the General Manager of Planning, Urban Design and Sustainability may allow alterations to this preliminary 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

Form of development and density

- 1. Design development to the massing of the west building of the west block to create a more dynamic form and terracing pattern, to reduce the massing at upper levels, and to improve the relationship to the neighbouring building at Coopers Landing.

Note to Applicant: The ‘habitable topography’ concept of the terraced forms in most areas of the proposed development achieves a dynamic and organic composition through varied patterns of stepping heights and projecting forms. The western edge as currently proposed however, is rigidly patterned with uniform steps and extensive massing at upper levels. Various strategies including creating major breaks in building form, reducing massing at upper levels, and introducing varied setbacks and stepping patterns should be employed, as well as shifting eastward at upper levels aligning with portions of the Parq Vancouver building that obscure this portion of the view to the stadium spires. Achieving the intent of this condition will involve redistributing approximately 3,700 sq. m (40,000 sq. ft.) of residential density. Noting that the form of development is tightly tailored to achieve the principles of the NEFC Plan, reduction in overall density may be required.

2. Design development to shape and pull back the upper levels of the northeast corner of the east block to improve sunlight access to Georgia Wharf at 4:00 pm at the Equinox.

Note to Applicant: Pulling back and shaping the leading edge of the end of this building would open up further sunlight access to Georgia Wharf at this time.

3. Design development to reflect in-process changes subsequent to the application dated December 1, 2017, that includes a reduction in the gross residential floor area to 149,109 sq. m (1,605,000 sq. ft.) and the accommodation of the civic centre on a maximum of three levels with full public access to the rooftop open space,.
4. Design development to bring each Rezoning Site sub-area forward as a preliminary development permit application to ensure coordination and optimized relationships between the varied buildings that will comprise each block.

Note to Applicant: Composing blocks and frontages in a way that facilitates participation of multiple architects to contribute to the uniqueness of Northeast False Creek (NEFC) is part of the NEFC Urban Design Principles. The draft Design Guidelines for the site begin to articulate how this might be accomplished. The waterfront building (Rezoning Site sub-area C) is a particular opportunity for this given its visibility on the waterfront and the scale and form of the elements that comprise the preliminary form of development.

5. Design development to further reflect the concept of bringing greenery, gardens and other vegetation up the buildings in the overall form of development, the landscape design, and the sustainability strategies for the site.

Note to Applicant: The building designs must continue to evolve with plans, sections, details, and strategies that support the extent and diversity of trees and layered plantings, habitat, natural corridors, and rainwater management elements integral to the concept. See also Landscape Conditions (b)20 through (b)23 and (b)25 and Engineering Conditions (b)96 and (b)97 and (c)21.

6. Design development to ensure that the underground structure is designed to support significant, regularly spaced trees of scale and type appropriate to the quality public realm and streetscape envisioned.

Note to Applicant: Support for the underground parking extending under the streets and many areas of the public realm is dependent on the ability to deliver a quality streetscape with trees of appropriate type and scale, planted “in-ground” conditions where they may thrive and are not compromised by virtue of placement over parking structure. See also Landscape Condition (b)21 and (b)25.

7. Retain the unique architectural design and resulting floor layout for the proposed development.

Note to Applicant: The unique architectural design was a key factor in the pro forma analysis and resolution of the community benefits offering. Should there be alterations to the elements of the building design affect the premium cost items or increases the sellable area, then the City may require the Applicant to pay an additional cash CAC, based on the revised pro forma, prior to building permit issuance. See also Condition (c)57.

Waterfront relationship

8. Design development to the waterfront plaza area to enhance the flexibility to host performances engaging the water, steps, plaza, and adjacent lower levels of the waterfront building.

Note to Applicant: The Retail Curation Strategy required at development permit application should aim to provide supportive ground-floor uses in the waterfront building and align with the Public Space Stewardship Strategy to support the overall goals of the NEFC Plan for the Events and Entertainment District. The waterfront building should be designed with the ability to open out and connect interior spaces to the adjacent waterfront area. The lower level terraces of the building should also be designed with potential for enjoying events in the waterfront plaza area.

9. Design development to open out the lower level of the waterfront building to enable pedestrian level views and connections to the waterfront from the central plaza.

Note to Applicant: Consider pulling back the ground level of the building while retaining cantilevered or supported levels above to enable the waterfront building to achieve this while continuing to relate to the waterfront steps and carrying the extension of terracing up from the water level.

10. Design development to provide inviting and public connections to upper level public spaces and rooftop terraces from the waterfront.

Note to Applicant: Highly visible and inviting access should be provided from grade at the waterfront and at the community centre, with bridging across the local street between the rooftop terraces of the waterfront building and the community centre. A combination of sculptural stairs/stepping terraces integrated into the building design and clear and accessible elevator access should be provided. See also Planning Condition (c)32.

11. Design development to ensure that on-water structures are located, scaled and designed to enhance the experience of the waterfront.

Note to Applicant: The desire for a unique, more active and engaging waterfront as part of the Events and Entertainment District is a guiding principle of the NEFC Plan. While restaurants and other uses are encouraged on the water and

at the water's edge, it is important that these elements are appropriately scaled, located, and designed to ensure that on balance the public visual connection and enjoyment of the water from the seawall is maintained and enhanced. It is important that the water at the foot of Georgia Street in the newly created inlet is not filled up and obscured with structures. In particular, consideration should be given to relocating the on-water building on the alignment of the east/west seawall connection through the waterfront building to open up views to the water along this important pedestrian and cycling connection.

12. Design development to provide two publicly accessible waterfront docks or piers that extend into the waterfront at the turning points of the proposed seawall. Secure public access to these waterfront docks or piers with a statutory right-of-way (See also Engineering Condition (c)15 and (c)17).
13. Design development in consultation and coordination with City staff to locate and design the Seaside Greenway to be a dedicated, safe and intuitive cycling facility off of the seawall along the Georgia Wharf where possible.

Note to Applicant: In approving the NEFC Plan, Council directed that the wharf area be designed to prioritize pedestrians, accommodating a dedicated, safe and intuitive cycling facility off of the seawall where possible. The current proposal succeeds in this objective along the southern portion of the waterfront building, but further work is required with City staff to determine the most suitable route and design for the connection to the northeast, and in relation to the future Georgia Plaza.

Strategies and Studies required prior to issuance of the first development permit

14. Provide a conceptual Signage and Wayfinding Strategy that outlines design intent for the area.

Note to Applicant: The proximity of the site to the stadia and the Seawall, and the role of the site as part of the NEFC Events and Entertainment District warrants particular consideration of the approach to signage and wayfinding.

15. Provide a Lighting Strategy that outlines design intent for the area.

Note to Applicant: The proximity of the site to the Stadia and the Seawall, and the role of the site as part of the NEFC Events and Entertainment District presents an opportunity to create an approach to lighting that supports and builds on the role of the area.

16. Provide a Retail Curation Strategy that establishes a framework for how the proposed retail and commercial services (such as restaurants, cafes, bars, etc.) contribute to meeting the intent of the NEFC Plan, including:
 - size and scale of new CRU mix;
 - how the new businesses will contribute to an active street and public space edge condition;
 - a mix of daytime and nighttime uses;

- opportunities for local hiring and procurement for inner-city residents and businesses; and
- opportunities to align objectives of the Retail Curation Strategy and the Public Space Stewardship Strategy as a means of increasing the success, safety and enjoyment of new public spaces and supporting local business opportunities.

17. Provide a Maintenance Strategy for Trees, Vegetation, Plantings on upper level terraces and roof decks.

Note to Applicant: The strategy should include general conditions relating to the physical provisions for trees and plantings, means of access for maintenance both physically and legally (i.e. strata provisions, covenants, etc.). See also Landscape Condition (b)21 and (b)30 and Sustainability Condition (b)45.

18. Provide an Acoustical Design Strategy prepared by professionals in acoustic and mechanical engineering outlining approaches in the building design to achieve the requirements under the acoustics section of the proposed CD-1 By-law and draft Design Guidelines with the development permit applications, meeting the following performance criteria:

- (a) Noise isolation design strategies and passive and/or mechanical cooling;
- (b) Mitigate event noise to achieve noise levels between 40 dBC and 50 dBC within the units during event periods; and
- (c) Ensure summertime internal thermal comfort levels in line with ASHRAE 55 v.2010 (with windows closed).

Note to Applicant: Building orientation and construction must mitigate as much as possible events in major facilities and outdoor spaces which will produce high levels of noise, particularly base noise (dBC), on a regular basis, and for significant periods of time.

19. Provision of a Public Space Stewardship Plan that identifies how the Applicant will implement, or partner to implement, the following of each new public space for the life of the space, to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, the General Manager of Arts, Culture and Community Services and the General Manager of Engineering Services:

- (a) Ongoing management;
- (b) Maintenance;
- (c) Operations;

- (d) Safety/enforcement; and
- (e) Access/loading.

Note to Applicant: Infrastructure should be provided to facilitate event programming, including electricity, water, storage, access to public washrooms, including arrangements to secure public access.

Landscape Design

- 20. Design development to the sustainable site strategy and landscape plan (for private property) to include the following:
 - (a) A robust, layered and diverse tree canopy planting plan at the ground, rooftop, urban agriculture areas, as well as public and private terraces levels;
 - (b) Extensive green roof coverage, wherever possible; and
 - (c) Explore opportunities for green walls, in appropriate locations, rather than blank expanses of exterior wall.
- 21. Design development to the overall structural design to ensure adequate soil volumes and planting depths for plants and trees, intensive green roof terraces and balcony garden levels is achieved.

Note to Applicant: To ensure the long term viability of planting on slab and exposed upper roof conditions, soil depths must meet or exceed BCLNA planting standards. The project should be exemplary in this regard. At the ground level, avoid raised planter walls that can impede pedestrian flow and fragment space. This can be achieved by:

- (a) Angling the slab at the junction of the outer wall and ceiling of the underground parkade;
- (b) Lowering the slab below plaza level to create contiguous tree planting trenches such that the tree base is level with the surrounding walking surfaces. The soil volume targets should be considered at a minimum of 12 m³ (cylindrical planters) or 16 m³ (rectangular planters), with 1 m depth and 2 m radially (measured from the trunk). Private and semi-private terraces should offer planter sizes and soil volumes that can support long term tree health and canopy cover;
- (c) Soil cells, structural or enhanced native soils and contiguous planting troughs should be explored;
- (d) Fully integrated planters should be provided, rather than add-on movable planters;
- (e) Avoid the necessity to mound soils to obtain minimum soil depths; and

- (f) Further details of a successful strategy will be required at the development permit stage including, but not limited to such issues as operational manuals and undertakings. See Urban Design Condition (b)17.

- 22. Design development to reduce or eliminate potable water use in the irrigation systems by using drought tolerant species, rainwater harvesting methods and efficient irrigation technology for all planted areas. See Engineering Conditions (b)97, (c)20 (c)21 regarding rainwater management.

Note to Applicant: Potable water may be considered for urban agriculture areas and patios. Individual hose bibs should be provided for all patios of 100 sq. ft. or greater in size, to encourage patio gardening.

- 23. 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).

- 24. Provision of spot elevations to all outdoor areas (including top/ bottom walls), including offsite context spot elevations in proximity (public sidewalks, inner boulevards and lanes).

- 25. Provision of large scale sections [typical] through landscaped areas, including the ground oriented interface, the slab-patio-planter relationship, street trees, the lane interface, common areas and upper level 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.

- 26. Provision of a vegetative surface area calculation overlay plan.

Note to Applicant: The plan should differentiate between extensive and intensive green roof types and provide a percentage ratio of soft and hard surface cover proposed.

- 27. Provision of a separate Tree Management Plan.

Note to Applicant: Provide a large scale tree plan that is separate from the landscape plan sets. The plan should clearly illustrate all trees to be removed and retained, including dimensioned tree protection barriers for all trees, including street trees, and important construction management directives drawn out of the arborist report(s), where applicable.

28. Provision of a detailed Legacy Forest area management and successional plan, to include tree retention, new plantings, short and long term (5-10 year) planting/restoration measures and best management practises for proposed work within the forest stand.
29. Provision of a revised, detailed arborist report, to include a strategy to retain portions of the Legacy Forest and augmented with forest succession recommendations.

Note to Applicant: The arborist report and rezoning proposal must be congruent. The design of the Legacy Forest should be further informed by an expanded arborist report and recommendations, with special attention to soil improvement, mitigation of compaction, testing, grade retention, rainwater management and other disturbances proposed in critical root zones. Further coordination to occur at the development permit stage.

30. Provision of a habitat plan, written rationale and a maintenance specification, that includes site plantings, selection rationale, anticipated environmental services, and appropriate maintenance details.

Note to Applicant: See Sustainability Condition (b)45.

31. Identification on the architectural and landscape drawings of built and landscape features intended to create a bird friendly design for the protection, enhancement and creation of bird habitat and to reduce potential “bird strike” in the development.

Note to Applicant: Refer to the Bird Friendly Design Guidelines for examples of built and landscape features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at <http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf> <http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

32. Locate site utilities and vents onto private property and integrated discreetly into the building, avoiding landscaped and common areas.

Sustainability

33. 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.

34. Design development to ensure that no habitable spaces or critical infrastructure is located below a flood construction level of 4.8 m GVRD datum (also known as CGVD28 datum) as prescribed in Floodplain Standards and Requirements in the Vancouver Building By-law, or the approved NEFC Plan or as per policy at the time development application, whichever is higher.

Note to Applicant: The Building By-law recommends that large sites adopt a flood construction level higher than the 4.6 m where possible to enhance community resilience. Section 2.2.8.5 of the By-law grants the Chief Building Officer the authority to increase the flood construction level. As Sub-area 6B is part of a large site, the flood construction level is set at 4.8 m or higher, according to the policy at the time of development application.

35. Indicate on all relevant drawings the elevation of the “Flood Management Zone” at 4.8 m GVRD datum along “The Ribbon” and a future design strategy for an additional metre beyond the predicted sea levels for 2100.

Note to Applicant: Flood protection works should follow best practices for urban settings, “Green Shores” approach where feasible, seismic resilience and integrate appropriate flood protection standards. The guidelines and requirements outlined by the BC Inspector of Dikes can be considered current best design practices.

36. Comply with all applicable Fisheries and Oceans Canada, the Ministry of Forests, Lands, Natural Resource Operations & Rural Development and the City of Vancouver requirements for marine riparian and intertidal habitat restoration, in-water work and soil remediation.

Note to Applicant: Ensure all permits and applications for work in or about a watercourse is reviewed and approved, as appropriate, by Fisheries and Oceans Canada (DFO) and the Ministry of Forests, Lands, Natural Resource Operations and Rural Development regarding protection of fish habitat, wildlife and habitat compensation.

37. Design development to ensure the flood protection works will meet the structural and geotechnical requirements of the City to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Geotechnical and coastal structural designs must meet the technical guidelines to the satisfaction of General Manager of Engineering Services and the Chief Building Official.

38. Design development to maximize habitat in the Flood Management Zone with diverse, native and drought tolerant plant choices above and below the tide lines. Select trees and plants to support pollinators, birds, other fauna and beneficial micro-organisms. Provide a description of site plantings that includes selection

rationale, anticipated environmental services, and appropriate maintenance. See also Landscape Condition (b)30.

Note to Applicant: Select plants that tolerate salty to brackish intertidal conditions. Select materials (e.g. rocks, snags, woody debris) and material sizes that support marine life. Seek details from the Park Board Biodiversity Strategy 2016 and a Qualified Environmental Professional.

39. Illustrate the minimum 15 m setback in all applicable drawings as per “Flood Plain Standards and Requirements” in False Creek in section 2.2.8.4 b), Appendix A.

Note to Applicant: Identify the “Natural Boundary” in setbacks and include mean high and low water level in all applicable cross sections.

40. Design the public streetscape to include two (2) standard City of Vancouver frost-free (depth at site permitting) water fountains and accompanying water service and sanitary service connection on the north or east or west frontage (water fountain, including water and sanitary service connection, to be provided by the City).

Note to Applicant: Frost-free service requires 6 ft. depth.

41. Design development to mitigate local urban heat island effect. Indicate in drawings, with emphasis on the south and west frontage, where shade and cooling structures and/or design for the public and private realms will be placed or utilized.

42. Establish educational and technical support services to building managers, strata, residents and businesses to help achieve sustainability success.

Note to Applicant: Consider using a “Greencierge” to help align to relevant City policies like Greenest City, Zero Waste 2040 and Transportation 2040. Refer to NEFC Plan, section 11.5 for more information on the “Greencierge”.

43. Provision of a “Post Occupancy Study” (POS) three (3) years following the issuance of an Occupancy Permit for each building to the satisfaction of the Director of Sustainability.

Note to Applicant: Include data, tables, graphs and other analytic tools to best illustrate sustainability trends in the development including but not limited to: annual energy demand, building systems efficiency, Greenhouse Gas (GHG) emissions, per capita potable water use history, resident comfort, local food assets and rainwater management systems.

44. Submit a letter of credit prior to the issuance of the development permit to the General Manager of Engineering Services for assurance of the POS completion.

45. Provision of a Building Operation Manual that documents specifications, operations, and maintenance requirements of systems including but not limited

to: heating, ventilation, green roofs, landscape, rainwater management and irrigation.

Note to Applicant: As per the Green Buildings Policy for Rezonings – Process and Requirements commissioning process, the following items must be provided to the owner:

- (a) The final Commissioning Report;
- (b) Operating and maintenance manuals;
- (c) Training for operators or building managers; and
- (d) A digital copy of the full Operation and Maintenance (O&M) Manuals, a full PDF set of building as-built drawings, a copy of the Building Information Modeling (BIM) files if applicable, and the final building energy model file.

Food Assets

46. Design development to ensure that shared garden plots meet requirements for size, number and ancillary uses as outlined the Rezoning Policy for Sustainable Large Developments.

Note to Applicant: A minimum of 30% of units that do not have access to private outdoor space of more than 100 sq. ft., must have access to shared garden plot.

47. Design development to ensure adequate space and facilities in the central plaza for the provision of a successful farmers market on site.

Note to applicant: Facilities should include: adequate space for 30-60 vendors, access to hot and cold running water, sufficient power, loading, storage and cover from weather.

48. Provision of composting facilities for organic waste associated with shared garden plots.

49. Design development to align amenity spaces with kitchens to adjacent rooftop gardens.

Note to Applicant: Encourage the use of kitchens for the processing and sharing of harvested foods from the gardens and use for communal dining and social space.

50. Provision of an on-site organics management facility to accommodate the residential and retail organic waste.

Social Housing

51. Ensure no less than 50% of the social housing units are suitable for families with children as per the City's Guidelines for High Density Housing for Families with Children.
52. Design and construct the social housing in line with the City's Housing, Design and Technical Guidelines, including the requirement to deliver a minimum of 5% of units within each social housing building or parcel as wheelchair accessible.

Note to Applicant: Applicant to work with City staff to agree the location and unit type for the accessible units.

Market Housing

53. Design development to ensure that no less than 35% of the market housing units are suitable for families with children, as per the Family Room: Housing Mix Policy, with no less than 10% of all market units being three bedroom units, unless otherwise agreed to by the Director of Planning.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children. High Density Housing for Families with Children Guidelines is currently under review. Future development permit applications will be expected to respond to the latest version of the Guidelines at that time.

54. Design development to ensure no less than 5% of the market housing units in each phase are designed to be wheelchair accessible.

Civic Facilities and Public Spaces

55. Design development to the civic centre which will include a community centre, ice rink and childcare facility to the satisfaction of the Director of Facilities Planning and Development in consultation with the General Manager of Parks and Recreation and the Managing Director of Social Development.

Note to Applicant: The design of the community centre and ice rink should meet the intent of the Recreational Facility Technical Guidelines.

56. Design development of a 69-space childcare that will be licensable by Vancouver Coastal Health's Community Care Facilities Licensing (CCFL) and meets the intent of the City's Childcare Design Guidelines and Childcare Technical Guidelines, to the satisfaction of the General Manager of Arts, Culture and Community Services and the General Manager of Real Estate and Facilities Management. A minimum gross indoor area of 765 sq. m (8235 sq. ft.) and not less than (745 sq. m) 8,020 sq. ft. of contiguous outdoor area, with adequate space for each program is required.

Notes to Applicant:

- (a) The childcare facility is to be co-located with and integrated into the Community Centre;
 - (b) An additional 15% for mechanical requirements, or approximately 115 sq. m (1240 sq. ft.), should be factored into the design;
 - (c) The childcare will require access to a dedicated garbage room, storage and end-of-trip facilities;
 - (d) Ensure dedicated elevator and access is sized to accommodate four-position strollers;
 - (e) Parking needs are outlined in the Childcare Design Guidelines. 11 parking stalls (2 staff; 9 parent pick-up/ drop-off) will be required, preferably on Level P1. The parking stalls should be situated in close proximity to the dedicated childcare elevator, and safe passage from the parked vehicles to the elevator lobby should be provided;
 - (f) Provide a minimum floor-to-floor height of 12 ft. in childcare spaces;
 - (g) Mitigation measures to ensure optimal safety and supervision for the proposed childcare outdoor area;
 - (h) Childcare facilities are to be located and oriented such that the outdoor play area is able to receive a minimum of 3 hours of direct sunlight per day, at the winter solstice. The proposed location is well located for sunlight exposure; and
 - (i) Applicant to provide a detailed indoor and outdoor area allotment for each of the 4 childcare programs.
57. Applicant to provide a detailed table of areas specific to the childcare facility. The childcare facility, including siting, orientation and proximity to roadways, will be subject to review by Community Care Facilities Licensing (CCFL) and Vancouver Coastal Health.
58. Design development to the civic centre to ensure a clear presence in the public realm with visibility, prominence, and clear connections to the future Georgia Plaza and if feasible on the central plaza; and to ensure highly visible,

inviting and accessible public access to the civic centre rooftop terrace from grade at the waterfront.

Note to Applicant: The eastern corner of the civic centre will be an opportunity for a corner element and entry expression that is designed to welcome and draw people in from the future Georgia Plaza area and waterfront. See also Conditions (b)10 and (c)32.

59. Design development to provide direct elevator and stair access from below-grade parking and loading to the community centre and child care spaces. Parking and loading arrangement to permit independent operation of music presentation centre from remainder of civic centre.
60. Provision of civic centre within a single air space parcel. Design development to provide for single atrium entrance for community centre and ice rink with the capacity to share function space and washrooms, and also secure and operate community centre and ice rink independently.
61. Design development of commercial kitchen in community centre to meet venting and other commercial kitchen requirements, including demand-controlled kitchen exhaust and non-fossil-fueled makeup air integrated with kitchen ventilation supply.
62. Provide separate dedicated mechanical and electrical rooms with separate metering for community centre, childcare facility, and ice rink.
63. Design development of the community centre to meet structural requirements of the high-importance category classification as defined by the Vancouver Building By-Law. Design development to provide capacity to connect to portable emergency power supply to support post-disaster shelter functions including commercial kitchen, washrooms, lighting and heating.
64. The goal for the City-owned, high performance, new construction standard is to achieve near zero greenhouse gas emissions in new buildings. The purpose of this goal is to show leadership to the broader community in meeting the targets of the Renewable City Strategy, and adopt a near zero emission standard for new buildings much earlier than required by building code for all new buildings constructed city wide.
65. To achieve a goal of near zero GHG emissions in new buildings the following strategies are required to be incorporated into new city-owned buildings:
 - (a) All City capital funded buildings must be designed to be certified to the Passive House energy performance standard, or an approved alternative zero emission building standard, and use only low carbon fuel sources, in order to minimise energy consumption and GHG emissions;
 - (b) LEED® Gold Certification is also required by the City of Vancouver for all public buildings, tenant improvements, and facilities funded by City capital funds which are over 500 square meters in area. Refer to the most

current LEED® Canada NC, CI, or other appropriate LEED category, Guidebook. The current version of the USGBC LEED® for Homes - Multi-family Midrise for 4 to 12 storey buildings is also acceptable;

- (c) Facilities received from other sources, including those constructed for the City using CAC funding, and those with long term leases to the City for the life of the building, should be constructed to the same standard as City capital funded facilities. Where the City-funded facility is in an air space parcel in a larger building funded by others, and it is not viable to achieve Passive House certification for the whole building, then at a minimum the city owned portion of the building must be designed and shown to achieve a minimum of 35% reduction in energy consumption compared to the current City of Vancouver Building By-law (ASHRAE 90.1 2010 or NECB 2011), and reduce Greenhouse Gas Emissions through the use of only low carbon fuel sources;
- (d) Mechanical and control systems should be designed to be as simple as possible to reduce maintenance costs and the need for specialized maintenance expertise; and

Note to Applicant: A preliminary energy modelling exercise must be undertaken during the preliminary design stage to evaluate options for design of the building envelope, mechanical and electrical systems, and energy conservation measures (ECMs) which meet or exceed the City's energy performance target and make the most sense for the project based on energy and GHG savings, financial impact and ease of maintenance.

- (e) The ice rink must be designed using CO₂-based refrigerant systems and incorporate heat recovery which will be use to heat the ice rink and other city-owned facilities.

66. Design and finish the following to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, the Managing Director of Cultural Services, the Director of Public Space and Street Use, and the Director of Facilities Planning and Development for:
- (a) The central plaza as a minimum 2,800 sq. m (30,139 sq. ft.) area with a minimum 30.48 m (100 ft.) width at ground level;
 - (b) The waterfront plaza as a contiguous space comprised of a minimum waterfront steps area of 566 sq. m (6,091 sq. ft.), the 20 m (66 ft.) wide dedicated seawall in the waterfront plaza area, and a further setback area to the waterfront building to be determined during design development; and
 - (c) A level, hard-space plaza (preferably a portion of the above required central plaza or waterfront plaza) for the music presentation centre for outdoor dining with easy and direct access to and from amenity's food and beverage space, and for occasional event use, providing a useful,

flexible space that can serve a variety of needs which include accommodating spillover functions from the music presentation centre, and informal and formal plaza use.

67. Design development of plazas to adhere to the City's Plaza Design Guidelines:
- (a) Provide details on functional use, design, and adjacencies for all plazas; and
 - (b) Review requirements for emergency access and include special design consideration and infrastructure required for event and/or presentation use, including but not limited to, loading access, structural load capacity to accommodate loaded forklifts; electrical supply for lighting and power; running water and grey water disposal.
68. Provide new acoustic report for plazas. Acoustic report identified from 2012 is no longer relevant. A new acoustic study and report for any and all plazas where outdoor event and presentations are identified, including central plaza and waterfront plaza, considering acoustic impact of plaza events and entertainment, for local area and South False Creek residential and office units is required.
69. Provide, in consultation with the General Manager of Planning, Urban Design and Sustainability, Managing Director of Cultural Services, Director Public Space and Street Use, and the Director of Facilities Planning and Development, plaza stewardship details, in alignment with the Public Space Stewardship Strategy review, ensuring community access.

Notes to Applicant:

- Design public spaces with Urban Indigenous user groups in mind to ensure everyone feels welcome in that space.
- Seek opportunities to normalize Indigenous language in Vancouver, through wayfinding and place/asset naming.
- Seek opportunities to integrate Indigenous art and designs as a permanent part of the public realm.

70. Design development of the music presentation centre, preferably adjacent to the civic centre, to the satisfaction of the Managing Director of Cultural Services and the Director of Facilities Planning and Development to ensure that the functional requirements of the music presentation centre can be met. Design development to meet to Detailed Functional Program requirements to be provided by the City. Spaces to include but are not limited to:
- (a) Overheight Performance spaces (Main Hall: 225 fixed seats plus 100 other patrons in a flexible configuration; Secondary Performance venue: 100 patrons seated or 150 patrons standing) and associated spaces including:
 - (i) Control room/editing/recording/streaming room;

- (ii) Lobby/entry/ticketing/merchandising (with overheight);
 - (iii) Green rooms/ dressing rooms;
 - (iv) Storage rooms (including for pianos, etc.);
 - (v) Mechanical rooms;
 - (vi) Janitor rooms/support spaces; and
 - (vii) Washrooms;
- (b) Crush bar, Food & Beverage Space, Catering Kitchen;
- (c) Administrative space; and
- (d) Programmable/educational room and music library/archives room.
71. Design development of the music presentation centre with a strong visual identity, ground-level entrance, and distinct presence, including large identification signage in high traffic, high visibility location, with spaces located on no more than two contiguous floors (no higher than second floor).
72. Design development of the music presentation centre with design input and review from a qualified performance space architect and an acoustic consultant to ensure acoustically-superior quality for the two theatre/performance venues: the Music Hall and the Informal Venue, and to ensure acoustic isolation between spaces within the music presentation centre, adjacent spaces within the building, from outdoors, and from mechanical equipment (i.e. HVAC), to the satisfaction of the Managing Director of Cultural Services and the Director of Facilities Planning and Development.
73. The music presentation centre is to adhere to City's Social Facility Technical Guidelines, including:
- (a) Special consideration for music presentation centre fit and finishes may include but are not limited to: acoustic controls, architectural millwork, ceiling heights, wall, floor and ceiling finishes, mechanical including electrical, plumbing, lighting, and HVAC, specialties and furnishings, loading access, parking, bicycle parking, and accessibility for peoples with disabilities (including performers and audiences, and technicians wherever possible);
 - (b) Requires access to a dedicated garbage room, storage and end-of-trip facilities; and
 - (c) Ensure dedicated freight-sized elevator and loading access, able to accommodate large equipment and instruments, including pianos.

Engineering

74. The Applicant 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 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.
75. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (No. 4243) section 3A) and access around existing and future utilities adjacent the Rezoning Site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems.

Note to Applicant: 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.

76. Solid waste storage amenities are proposed in the parking level of buildings and must be no more than one storey below grade. Loading bays must be provided within these underground structures where garbage and recycling can be picked up by a disposal service without the staging of containers on public right-of-way.
77. The size of garbage/recycling storage rooms must be in compliance with the guidelines set out in the Garbage and Recycling Storage Amenity Design Supplement. The space allotted must exceed the minimum set out in the guidelines to allow for future waste diversion programs (e.g. electronics, bulky items, textiles), donation bins and for the re-use/exchange within common garbage areas.
78. Provision of a letter from the hauling company servicing the site outlining the collection of garbage and recycling, including the frequency of trips.

Note to Applicant: Vehicle trips for waste stream collection should be minimized by engaging a single hauler.

79. Provision of a leading edge processing of organic compostable material on site. Commercial composters utilizing controlled conditions can safely digest food waste at a much faster speed than natural conditions. This composting process reduces the volume by up to 90%, turning food waste into compost in 24 hours and is consistent with the City Greenest City 2020 goals of reducing GHG emissions. The Applicant is required to provide a letter from a service provider to ensure the feasibility of the system.

Note to Applicant: If this opportunity is not pursued, another innovative zero waste measure must be provided to meet the intent of the Rezoning Policy for Sustainable Large Developments.

80. All receptacles in common areas should utilize clear signage and colour coding of various waste streams to encourage the proper diversion of material. Colour coding areas of the room to further clarify sorting options should be considered.

Note to Applicant: Signage and colour coding should be consistent with Metro Vancouver guidelines and utilize best practices.

81. Provision of parking as per the Parking By-law.
82. Provision of abundant Class B bicycle parking near all retail entrances and the community centre, on private property outside of any sidewalk statutory right-of-way.
83. Provision of parking and loading access to the satisfaction of the General Manager of Engineering Services. The following revisions are required:
- (a) Provide sufficient ramp width and corner cuts to eliminate conflicts between general vehicle traffic and truck access on the parking ramp;
 - (b) If loading relaxations are being sought, a Loading Management Plan is required, and a Shared Loading Agreement may be required;
 - (c) Provision of a convenient 'stairs free' internal loading access to all CRUs and elevator cores. Consider a loading dock, loading lift or elevator to achieve this. Slopes in loading corridors should generally meet requirements for disability access;
 - (d) Design development to improve performance of driveway crossings onto the internal roadway including increased sight distances and reduced ramp grades. For parking and loading ramps that are accessed directly from the street, the slope shall not exceed 5% in slope for the first 20 ft. of the ramp;
 - (e) All Class B bicycle spaces to be located on private property in close proximity to the lobby or building entrance with 'stairs free' access and weather protection. Bicycles and racks shall not encroach into the SRW for the sidewalks along the internal roadway and the site; and
 - (f) Provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans.

84. Design development to improve parking operations and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:

- (a) Provide improved drawings indicating the proposed parking, loading and bicycle parking facilities, including adequate dimensions, grades, elevations, and turning movement tracks in order to verify design adequacy and general compliance with the Parking By-law and the Parking and Loading Design Supplement; and
- (b) Design development to improve access to bicycle parking.

Note to Applicant: The route must be 'stairs free' and not require use of the shared parking ramp.

85. The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:

- (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided;
- (b) All types of parking and loading spaces individually numbered, and labelled on the drawings;
- (c) Dimension of column encroachments into parking stalls;
- (d) Dimensions for typical parking spaces;
- (e) Dimensions of additional setbacks for parking spaces due to columns and walls;
- (f) Dimensions of manoeuvre aisles and the drive aisles at the parkade entrance and all gates;
- (g) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions;
- (h) Areas of minimum vertical clearances labelled on parking levels;
- (i) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings; and
- (j) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.

86. The new geometric design for the internal roadway is to include, but is not limited to, the following:
- (a) Relocate the parking and loading access for the Rezoning Site sub-area A block to be approximately 20 m further away from Pacific Boulevard;
 - (b) Design development to reduce road width at 90 degree corners while accommodating large vehicle movements. Additional corner cuts on the corners will be required to achieve the geometric design and to maintain a consistent 5.5 m sidewalk width around the corner. The dimensions for the corner cuts will be determined once a detailed review of the internal road geometric is completed;
 - (c) Enhanced pedestrian crossing on the internal road between the central plaza and the Seawall;
 - (d) Surface materials and treatment that support universal access for people of all ages and abilities, and that are low maintenance;
 - (e) Provision of separate walking and cycling paths along the waterfront, except for the pedestrianized Georgia Wharf, each a minimum 4.5 m in width with suitable separation of a minimum 2.0 m in width, and with controlled pedestrian crossing points at key locations; and
 - (f) Provision of standard curb and gutter on all internal streets between any sidewalk and vehicle parking/travel lane and removal of all proposed bollards on these streets.
87. Design development to reduce parking provided on site to the minimum required to support the development.
- Note to Applicant: As part of the updated Traffic Assessment and Management Study (TAMS) provided at the development permit stage, an analysis of parking requirements it to be completed. This analysis should reflect lower parking requirements due to the provision of TDM measures outlined in the Green Mobility Plan, consider strategies for unbundled vehicle parking from home ownership, and reflect observed vehicle ownership rates.
88. Design and construction of the Seawall is to be completed in conjunction with Engineering Services staff, and to the satisfaction of the General Manager of Engineering Services.
- Note to Applicant: Corner cuts and additional setbacks may be required to improve the function of the corners in the proposed geometry, improve sightlines, and allow for integration with the existing and/or future Seawall design on the adjacent properties.
89. All public realm space intended to be managed by City of Vancouver including seawall, street right-of-way and dedicated pedestrian areas shall be designed in

consultation with Engineering, to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Design of the public realm should include convenient access to connect to the electrical grid for events, festivals, and other users to prevent the use of fossil fuel based generators.

90. Provision of Zero Emission Vehicle parking stalls as per the following:
 - (a) 100% of residential parking stall to have energized outlets at Level 2 (208/240V at 40A) or an EV Energy Management System that meets a performance standard that delivers at least 12 kWh to each stall over an 8-hour overnight period;
 - (b) 10% of commercial and retails stall with Level 2 chargers;
 - (c) 10% of the community centre stalls to have Level 2 chargers with an additional 20% to be wired for future expansion; and
 - (d) Preferential parking for zero emissions vehicles to the satisfaction of the General Manager of Engineering Services.

91. Consideration should be given to implementing the following items as part of the Green Mobility plan:
 - (a) Design development to achieve convenient access from Class A bicycle parking to excellent end of trip facilities for all non-residential uses. Consider bundling and locating commercial bike facilities adjacent to retail uses within the development area to leverage a better quality of infrastructure that exceeds the minimum standards of the by-law in terms of convenience and design;
 - (b) Provision of shared vehicles and parking spaces for shared vehicles, both one-way and two-way, within the development;
 - (c) Limited use of hydraulic stacked bicycle parking may be considered for bicycle parking above by-law requirements, with provision of technical information and product data that supports their use for All Ages and Abilities;
 - (d) Reserved Carpool spaces for office use;
 - (e) Rapid electric vehicle charging stations;
 - (f) Bicycle repair station with bicycle wash area;
 - (g) Indoor, secured Class B bicycle spaces for visitors;
 - (h) Provide subsidized car share memberships;

- (i) Provide subsidized bike share memberships;
 - (j) Provide subsidized monthly compass cards;
 - (k) Provide 'shared' compass cards for residential use;
 - (l) Indicate on plans design accommodations made in Class A bicycle parking areas to accommodate bike trailers, cargo bikes, and other non-standard bike sizes; and
 - (m) Provide information, transit & cycling maps, car share, bike share, compass cards to new residents to encourage sustainable transportation choices. Consider appointing a "Greencierge" as per the NEFC Plan (11.5.5) to assist residents and businesses in achieving Traffic Demand Management goals for the project.
92. Planting along Pacific Boulevard public realm to be consistent with the NEFC Detailed Design of Roads and Utilities.
93. All planting on street rights-of-way are to be maintained by the adjacent property owner.
94. No permanent irrigation system shall be installed in the street right-of-way, but may be considered in the internal street.
95. All plant material within the same continuous planting area which is located on street right-of-way within 10 m, measured from the corner, of an intersection, pedestrian crossing, entrance to a driveway or other conflict areas where sightlines need to be maintained for safety reasons, shall not exceed a mature height of 0.6 m, measured from the sidewalk. All plant material within the street right-of-way that is located outside of the areas described above shall not exceed 1 m in height, measured from the sidewalk.
96. Plants shall be planted in such a way as to not encroach on the sidewalk, street, lane, and/or bike lane. Provide minimum 0.30 m buffer of low groundcover in planting beds adjacent to sidewalks.
97. Further to the Rainwater Management Plan, considerations should be given to the following when developing the plan:
- (a) Where the rainfall is to be retained and/or treated, staff do not accept the principle that distinct site areas that have large retention storage capacity in some way compensate for those areas of the site that are impervious, without the first and second 24 mm of runoff being directed towards these absorbent areas, and this being clearly demonstrated. The subsequent safe conveyance of rainfall surpassing 48 mm in 24 hours will also need to be demonstrated;
 - (b) Demonstrate that the receiving retention/treatment areas can accommodate the proposed runoff volumes;

- (c) Submit a plan illustrating how rainfall is directed from impermeable surfaces into planted or other storage/treatment areas;
 - (d) Provide area and volume calculations to support the overall rainwater management strategy;
 - (e) Building/Public Realm Design to show leadership in the City's commitment to Green Building systems including an integrative approach to rainwater management to minimize potable water use and encourage the use of alternative water sources;
 - (f) Public realm, including street areas, must also be designed to capture, reuse, infiltrate, evapotranspire, detain, and treat rainwater to the standard of the Integrated Rainwater Management Plan. This is to include the distribution of rainwater on a development scale to the greatest extent practicable, where the rainwater management system may be integrated into the public area infrastructure. The City may maintain streets areas, and consideration for City Operation's maintenance equipment and access to related drainage infrastructure will be necessary;
 - (g) Consideration should be given to a joyful expression of capture and movement of rainwater across the site; and
 - (h) Detention tanks shall be considered only where alternative approaches to rainwater retention prove unachievable. Where detention tanks are to be proposed they should be considered for storing water for alternative uses on site.
98. The Water Utility Plan drawing shows that a City-owned water main shall be built in the Road dedication and the Seawall Easement to serve "Lot 4." Stagnant water in this dead end is a concern of the City. The developer shall work with the City staff to resolve this issue to the satisfaction of the General Manager of Engineering Services.
99. All structures, roadways, and public access pathways must be built to the Flood Construction Level.
100. Continuous, drained weather protection should be provided over publicly accessible sidewalks where there are commercial uses at grade.
101. Prior to issuance of the first development permit, the Applicant must provide a low carbon energy feasibility study, completed to the satisfaction of the General Manager Engineering Services, as per the requirements of the Rezoning Policy for Large Sustainable Developments.
102. The proposed approach to site heating and cooling, developed in collaboration with the City, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.

103. Provision for an adequate and appropriate dedicated Neighbourhood Energy Room to be utilized by the NEU for peaking/backup heat production and waste heat recovery shall be provided prior to the issuance of development permit, to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The Applicant is encouraged to work closely with City staff in the early design stages to identify requirements.

104. All buildings in the development shall connect to a City-owned low carbon NEU, should one be available for connection as determined by the General Manager of Engineering Services prior to development permit issuance, and shall adhere to the following requirements:

- (a) The heating and hot water system of all buildings in the development shall be designed to be easily connectable and compatible with Neighbourhood Energy to supply all heating and domestic hot water requirements; design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: The Applicant shall refer to the *Energy Utility System By-law* (No. 9552) and Neighbourhood Energy Utility Building Connection Guideline (2016) for specific design requirements, which includes provisions related to the location of the mechanical room(s), centralization of mechanical equipment, pumping and control strategy, and other hydronic heating and domestic hot water system minimum requirements.

The Applicant is encouraged to work closely with Staff to ensure adequate provisions for NEU compatibility are provided for in the mechanical design. As a pre-condition to building permit, the City will conduct a peer design review of the building's connection to the NEU to ensure that the Neighbourhood Energy connectivity requirements have been satisfied.

- (b) Building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment (including but not limited to gas fired make-up air heaters, heat producing fireplaces, distributed heat pumps, etc.) unless otherwise approved by the General Manager of Engineering Services;
- (c) Provide for 21 m² of dedicated space on the P1 level of each building within the development to be utilized for an energy transfer station connecting the building(s) to the City-owned low-carbon NES, as outlined in the Neighbourhood Energy Connectivity Standards – Design Guidelines, to the satisfaction of the General Manager of Engineering Services; and
- (d) Detailed design of the building HVAC and mechanical heating system at the building permit stage must be to the satisfaction of the General Manager of Engineering Services.

Environmental Contamination

105. The Property Owner shall obtain and submit to the City copies of all contamination studies and the consequential remediation plan(s), approved by the Province (or any certified professional in accordance with the BC Environmental Management Act or regulation thereto), in respect to the Rezoning Site.
106. The Property Owner shall obtain and submit to the City a Remediation Plan for all lands being transferred or dedicated to the City, and all lands required to service the Rezoning Site, including providing utility construction plans compatible with the accepted Remediation Plan(s), satisfactory to the City Manager.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner (the "Applicant") 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, the General Manager of Arts, Culture and Community Services, the General Manager of Real Estate and Facilities Management and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

1. A subdivision strategy needs to be provided by the Applicant for approval by the City and the Approving Officer.
2. Subdivision to consolidate Lot 155, False Creek, Plan 21425 and District Lot 6352, Group 1, NWD to create the development and marina parcels, and dedication of road (park) as required. The dedications are to include both the perimeter seawall (min. 20 m in width), and the Pacific Boulevard widening as per the draft survey plan attached as EPP79799 (prepared by WSP Surveys). The subdivision must comply with the requirements of Section 75(1)(c) of the Land Title Act with respect to the provision of access by way of dedication corridors to water (20 metres wide) at intervals of 200 metres minimum.
3. A road dedication of 20.0 m is required for the necessary eastern site access from Pacific Boulevard through to the Crown land covered by water to the satisfaction of the General Manager of Engineering Services and Approving Officer.

or

At the Applicant's sole cost and expense and only if obtained prior to the subdivision of the Rezoning Site described in Condition c(2) above, a road dedication of 10.0 m from the Rezoning Site supplemented by a further 10.0 m

road dedication from adjacent Lot 337 and 338 Plan BCP42676 and a District Lot 5790 to the Crown land covered by water is required for the necessary eastern access. If the 10 m dedication from Lots 337 and 338, and District Lot 5790 is not obtained, then the Applicant must dedicate the full 20 m area for road.

Note to Applicant: A registered statutory right-of-way (SRW) and option to purchase for a nominal fee for road purposes may be acceptable in lieu of dedication from neighboring Lot 337 and 338 Plan BCP42676 and District Lot 5790. This road is essential for public water access in accordance with Section 75(1)(c) of the Land Title Act and is required for access to both developments (Sub-area 6B and 6C) and is consistent with the NEFC Plan.

4. Execution of a Road Proximity Agreement over the Rezoning Site, including permitting the City and any permittee or licensee of the City to gain access to the Rezoning Site and any buildings and improvements located thereon, to conduct any required work including bringing materials on to the Rezoning Site to allow for the future reconstruction of Pacific Boulevard related to the NEFC Infrastructure Project and any construction or reconstruction of utilities. The owner further acknowledges and agrees that if the Viaducts are removed in the future that vehicular and/or pedestrian access to the Rezoning Site from City streets may be restricted.
5. Execution of a Site Modification Agreement for the Applicant to perform all modifications of the Rezoning Site to meet future grades to connect the Rezoning Site to the new Pacific Boulevard for the NEFC Infrastructure Project.

Note to Applicant: A portion of the existing building at the northeast corner of the site is located in the required road dedication for the future Pacific Boulevard. Modifications to this building, with costs to be covered by the Applicant, may be required as part of this agreement.

6. Dedication of the “Legacy Forest”, the beach areas and the seating steps to the City as road or contained in a separate park parcel to be owned and maintained by the City is required.
7. A portion of the Legacy Forest is on Unsurveyed Crown land therefore an application by the Applicant to the Province would be required to secure tenure in favour of and at no cost to the City on terms and conditions satisfactory of the General Manager of Engineering Services and the Director of Legal Services.
8. A statutory right-of-way “as if City street” over the portion of the internal “U-shaped” road providing the westerly connection to Pacific Boulevard to the connection to the portion of the new access road at the easterly end of the site, which is to be dedicated in accordance with Condition (c)3 and a connection to the Cooperage Way SRW (BB090814-8) on the neighbouring site to the west is required. The SRW will require minimum 25 ft. clearance above finished grade.

Note to Applicant: SRW BB090814-8 (to Cooperage Way) is limited to pedestrian passage only.

9. Arrangements shall be made for the provision of setback and surface right-of-way to achieve minimum sidewalk width of 5.5 m from the back of curb to building face on all streets with at grade commercial use.

Note to Applicant: Any adjacent bike facilities are considered part of the road and are not part of the sidewalk. The Pacific Boulevard setback from back of curb to building face is beyond the 5.5 m sidewalk width to achieve the “Great Streets” design.

10. Arrangements shall be made, for the execution of a statutory right-of-way for the provision of space to accommodate a Public Bike Share (PBS) Station. The statutory right-of-way is to be a blanket charge and modified to a surface plan based on as-built conditions.
- (a) Size: At minimum a 25 m x 4 m (or 13 m x 8 m back-to-back) sized station shall be accommodated. The full length of the space is to be continuous. The physical station with docked bicycles is 2 m wide and has a required bicycle maneuvering zone of 2 m for a total width of 4 m;
 - (b) Location: The station must be fully located on private property while still clearly visible to the public with 24/7 public access. Of the two proposed bike share station location options as shown on page 201 of the rezoning booklet, option 2 on private property by the central plaza near Pacific Boulevard is acceptable;
 - (c) Access: Consideration for placement of building elements (e.g. fire department connections, HVAC vents, etc.) and landscaping that require frequent access and maintenance directly adjacent to the PBS space. These elements shall not be in conflict or cause frequent disruption to the PBS station;
 - (d) Surface treatment: A hard surface (CIP concrete — saw cut or broom finished) is required with no utility access points within the PBS station footprint (except as noted below). Other firm, paved materials are subject to approval. Any utility access point within 1 m of the PBS space is to be identified and shown in a detailed drawing submitted;
 - (e) Grades: The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided;
 - (f) Sun exposure: There must be a minimum of 5 m vertical clearance above the PBS space in order to maximize sun exposure as station operates on solar power. Ideally the station should receive 5 hours of direct sunlight a day; and
 - (g) Power: Provision of an electrical service and electrical power is to be available in close proximity to the PBS station.

11. Arrangements for the execution and registration of public access statutory rights-of-way for bike path connections through the site. This would include bicycle access through the central plaza and on any bicycle path located on private land.
12. Arrangements for the execution and registration of any agreements for the provision of a minimum of six (6) DC Fast Charging Hub stations on a private street in the development area.
13. The Applicant's drawings appear to indicate that the existing pedestrian overpasses linking BC Place and the development site are to be removed. Confirmation is required from PavCo that the overpasses removal is acceptable. If so, then the Pedestrian Overpasses Encroachment Agreement R92192, SRW & Covenant R102467-71 and the pedestrian ramp and stair easement R129648 will need to be modified or released, with arrangements being made with PavCo at no cost to the City.
14. Clarification is required as to whether the development site is to be serviced by way of the existing utility duct bank under Pacific Boulevard (currently containing electrical, telephone & steam heat) under Easement and Indemnity Agreement R92193.
15. Execution of a Shoreline Works Agreement to detail the required shoreline works 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.
 - (a) Design and construction of shoreline flood protection measures meeting all requirements including but not limited to elevation and seismic standards to the satisfaction of the General Manager of Engineering Services;
 - (b) Design and construction of a permanent Seawall providing continuous pedestrian and cycling pathways through the site to the satisfaction of the General Manger of Engineering Services. This work includes, but is not limited to, fill, grade separated facilities, surface treatments, paint markings and signage, pedestrian scale lighting, drainage systems, and furnishings such as benches and waste receptacles;
 - (c) Design and construction of a Ferry Dock and ramp at a location satisfactory to the City Engineer to replace the existing facilities on site, with public access secured over the uplands and the water lot(s) and the Ferry Dock facility;
 - (d) Provision of access to and support of the Shoreline Works and Ferry Dock from both the uplands and the water lots and grant of rights-of-way as required by the City Engineer, including a blanket right-of-way over the water lots for access to the Shoreline Works for maintenance and repair purposes; and

- (e) Maintenance of the water lots to the satisfaction of the City Engineer, in such a manner as to preserve the amenity value inherent in the Shoreline Works.
16. Arrangements for the execution and registration of a Flood Plain Covenant.
17. Provision of a Charge Summary and legal opinion as to whether any Charges need to be released or modified to the satisfaction of the Director of Legal Services. Numerous charges will require modification, replacement or release, including:
- (a) Performance Space Agreement BN313693-4 (modified by BW549236-7) will need to be modified, replaced or released to accommodate the new public plaza;
 - (b) Modification, replacement, or release of Easement & Indemnity Agreement R92193;
 - (c) Streetcar/Transit SRW & Covenant BN313689-90 will require release;
 - (d) Casino-related charges BW315817, BW549233-4 and BW549238-42 will require release;
 - (e) Floodplain Covenant BN313696 will require replacement to conform to revised floodplain regulations;
 - (f) Public Art Agreement BN313695 is to be released and replaced with a new agreement;
 - (g) Temporary Shoreline Easement GB43689 is to be released concurrently with registration of the subdivision plan dedicating the waterfront walkway;
 - (h) No Development Covenant BN313691-2 resulting from an approved 1998 rezoning application will need replacement;
 - (i) Upon relocation of the sewer outfall located over a small portion of the northerly end of the development site (see VAP18548) statutory right-of-way R92196 is to be released;
 - (j) Ferry Dock, Ceremonial Dock, Shoreline Works & Walkway/Bikeway SRW & Covenant BN313681-87 will require release upon registration of the required dedications and Statutory Rights of Way; and
 - (k) Modification, replacement, or release of Payment-in-Lieu Parking Agreement BN313697.
18. Provision of a Traffic Assessment and Management Study (TAMS) in relation to the proposed development phasing to ensure that the road network in existence

at the time of development permit issuance for each respective phase or in respect of any portion of development on the Rezoning Site will adequately accommodate the projected traffic volumes to the satisfaction of the General Manager of Engineering Services. Any required upgrades to the street network shall be at the sole cost and expense of the Applicant and be as determined necessary by the General Manager of Engineering Services. The Applicant will be required to enter into appropriate legal agreements to secure obligations related to the delivery of any street network upgrades determined necessary by the General Manager of Engineering Services from the TAMS to the satisfaction of the Director of Legal Services.

Note to Applicant: It is expected that the TAMS will show improvements are required to the existing street network, which may include conversion of a portion of Pacific Boulevard from Cambie Street to Pat Quinn Way to two-way operation. The Applicant will be 100% responsible for the associated costs. If the City proceeds with the NEFC Infrastructure Project or a portion thereof, subject to Council approval, in advance or in coordination with the development of the Rezoning Site, the Applicant will be required to fund the proportionate share of the costs that they would otherwise have been responsible for in order to satisfy this condition, including all environmental remediation and management costs associated with the street network upgrades to the City's satisfaction.

19. Provision of a Green Mobility Plan with commitments to initiatives that are beyond the parking bylaw requirements.

Note to Applicant: See form of development condition for Zero Emission Vehicle parking stall requirements and other elements to consider as part of the Green Mobility Plan.

20. Provision of a stormwater and rainwater management plan that meets the objectives of the city-wide Integrated Rainwater Management Plan and complies with the Sewer and Water Course By-law. The plan shall achieve the following objectives:
- (a) Retain or infiltrate 50% of the 6-month storm event volume (24 mm) onsite;
 - (b) Treat the 6-month event (48 mm) onsite;
 - (c) The post-development flow rate discharged to the sewer shall be no greater than the existing pre-development flow rate discharged to the sewer, using the 10-year return period storm event and the following storm durations:
 - (i) 30 minutes AES storm;
 - (ii) 1 hour AES storm;
 - (iii) 2 hour AES storm;

- (iv) 6 hour AES storm; and
- (v) 24 hour SCS Type 1A storm.

The pre-development estimate shall utilize the 2014 IDF curves, whereas the post development estimate shall use the 2100 IDF curves to account for climate change projections and to comply with the City's current design criteria;

- (d) 1000 m³ of stormwater storage shall be provided on-site to mitigate overland flooding on Pacific Boulevard, or similar alternative, during a 100-year return period storm event (2100 IDF) to the satisfaction of the General Manager of Engineering Services;
- (e) Complete analysis of 100 year storm event (2100 IDF) to confirm a safe overland flood route is provided for severe rain events and emergency overflow. This overflow route is also to mitigate damage to the development; and
- (f) Site run-off shall be managed on-site.

Note to Applicant: Legal agreements may be required to ensure on-going operations of certain stormwater storage, rainwater management and green infrastructure systems.

- 21. Provision of a groundwater management plan to be reviewed and accepted by the General Manager of Engineering Services. The plan shall include confirmation that no groundwater will be discharged to the sewer system.
- 22. Execute a Services Agreement to detail the delivery of all on-site and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and that all necessary street dedications and rights of way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. Infrastructure upgrades triggered by the proposed density in the rezoning by-law for the Rezoning Site will be considered as required Services and distinct from any Community Amenity Contribution provided by the Applicant towards the NEFC precinct-serving road and utility network upgrades. Without limiting the discretion of the General Manager of Engineering Services and the Director of Legal Services, this agreement shall include provisions that:
 - (a) No Development Permit for the Rezoning Site or any improvements or buildings thereon shall be issued until financial security to the satisfaction of the Director of Legal Services is provided for the delivery of the Services;
 - (b) Design and construction by the Applicant of, or, if performed by the City, reimbursement to the City all costs incurred by the City to design and construct, all street network and utilities upgrades in order to support the

development as determined necessary by the General Manager of Engineering Service, for the safe, efficient and reliable movement of people, goods and emergency vehicles in order to provide access to and from the Rezoning Site, including but not limited to any street network upgrades identified in the Applicant's Traffic Assessment and Management Study;

Note to Applicant: The developer is responsible for 100% of the costs for any required interim street network upgrades that have not received funding approval by Council and built by the City prior to the issuance of a development permit for the density associated with the development that requires the street network upgrades.

- (c) No Development Permit for the Rezoning Site or any improvements or buildings thereon shall be issued until the design of all the Services, including any and all new roads and reconfiguration of the street network in and around the Rezoning Site, is completed to the satisfaction of the General Manager of Engineering Services;
- (d) The design of all the Services, including the provision of all street network and utility upgrades, must be completed to the satisfaction of the General Manager of Engineering Services;
- (e) Development and occupancy of certain buildings or improvements pursuant to this rezoning of the Rezoning Site will be tied to and only be permitted upon completion of the Services, including the street network and utility upgrades, to the satisfaction of the General Manager of Engineering Services;
- (f) Provision of adequate water service to meet the fire flow demands of the project. The developer shall submit confirmed fire flows (as calculated per Water Supply for Public Fire Protection by the Fire Underwriter Survey), sprinkler demand, hydrant load, and domestic water demands to the Waterworks Branch. Should analysis of the confirmed fire flows and domestic flows require upgrades, the developer shall be responsible to bear 100% of all upgrade costs;
- (g) The developer shall prepare a "Water Parcel Strategy" to detail the planned servicing configuration, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: Vancouver Coastal Health and the City of Vancouver limit the building area served by one set of interconnected services to approximately 90,000 m². The City can serve the site with multiple sets of interconnected services; the plumbing design would have to ensure that each proposed "lot" are separate "water parcels", i.e. they are isolated and completely independent from one another, with each lot independently metered and served by separate services. Each water parcel shall not have a building area greater than 90,000 m².

If the requirement to separate water parcels is not met, Vancouver Coastal Health will consider the water infrastructure on site a “system within a system”, designating the development site as an independent water distribution system and an independent water purveyor. The site would need to obtain its own water distribution permit from Vancouver Coastal Health.

- (h) Provision of an upgraded sanitary sewer on Nelson Street of approximately 70 m from the existing 750 mm to a 900 mm main. The length and diameter of this improvement is approximate and subject to detailed design by the Developer’s Engineer, as well as review and acceptance by the City Engineer. The site is to be serviced to the existing sanitary sewer on Pacific Boulevard;
- (i) Provision of 1000 m³ of stormwater storage shall be provided on-site to mitigate overland flooding on Pacific Boulevard;
- (j) Provision of adequate storm sewer service to meet the demands of the project. The developer is responsible for 100% of any sewer system upgrading that may be required. Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for, or delivery of all the upgrades. The site is to be serviced by the existing storm sewer on Pacific Boulevard;
- (k) Provision of a comprehensive site-wide Rainwater Management Plan at the time of the first development application containing details on how the targets set out in the Policy will be achieved once all phases of the development are complete. Each phase of development application will trigger an updating of the Rainwater Management Plan within the overall strategy for the site;
- (l) Provision of a report to the City as including data related to the types and quantities of waste diverted and the quantity of waste disposed, as outlined in the Rezoning Policy for Sustainable Large Developments. Reports are to be provided within 18 months of occupancy, as well as 5 years post-occupancy;
- (m) 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;
- (n) Provision of new or replacement duct banks adjacent to the Rezoning Site and along all internal roads and pathways 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.

- (o) Design and construction of an AAA cycling facility through the site connecting Pacific Boulevard to the Seawall or a suitable alternative;
- (p) Design and construction of a cycling connection from Pacific Boulevard and the Seawall to the community centre, childcare facility, and ice rink;
- (q) Design and construction of new internal U-road, streets and intersections through the site to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: Geometric changes are required, as detailed in items to be addressed at the development permit stage.

- (r) Provision of pedestrian lighting along the waterfront, public pathways, and other public areas with limited vehicle access;
- (s) Provision of a minimum of six (6) DC Fast Charging Hub stations on a private street in the development area that is accessible to the general public;

Note to Applicant: Hub is to be comprised of a minimum of two direct current fast chargers (SAE DC Level 2 or higher, greater than or equivalent to 50 kW) station and one AC Level 2 (6.6 or 7.4 kW, depending on if they have one- or three-phase power) station. Consider chargers above 50 kW or future-proofing to be able to accommodate higher loads in the future as this technology is rapidly evolving and vehicles able to handle 125 kW and above are expected to enter the market in the near future, likely prior to build out of the development.

- (t) Provision of a traffic signal at intersection of Pacific Boulevard and the south internal road access;
- (u) Provision of a pedestrian signal on Pacific Boulevard at the pedestrian connection between the central plaza and BC Place; and
- (v) Design and construction of the portion of Pacific Boulevard adjacent to the site, to be in keeping with the required public realm plans, streetscape plans, or guidelines issued by the City to the satisfaction of the General Manager of Engineering Services; and

Note to Applicant: The Pacific Boulevard public realm plan will require greater road widths to achieve the “Great Streets” design.

- (w) Removal of the pedestrian overpasses linking BC Place and the development site.

23. 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 plants, which includes but is not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks), all of which are to be located on private property with no reliance on public property or City statutory rights-of-way area for the placement of these features.

The Applicant is to provide confirmation that all required electrical plants are provided for on-site. There is to 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: It is presumed in the Applicant's consultation with BC Hydro that an area has been defined within the development footprint to accommodate such electrical plants. Please confirm that this space has been allocated and an agreement between the parties has been made. At this time there seems to be no allocation of such plant shown on the detailed Plans.

24. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a City-owned low-carbon NES, which may include but are not limited to agreements which:
- (a) Require buildings within the development to connect to the City-owned low carbon NES;
 - (b) Grant the operator of the City-owned low carbon NEU access to the building(s) mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling NEU connection and operation, on such terms and conditions as may be reasonably required by the Applicant;
 - (c) Grant the City Engineer, and other employees of the city, use of and access to suitable space required for the purposes of an energy transfer station; and
 - (d) Grant the City Engineer, and other employees of the city, use of and access to suitable space required for the Neighbourhood Energy Room for the purpose of peaking/backup heat production and waste heat recovery to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The development of each respective building on the Rezoning Site will be required to connect to the City-owned low carbon NEU prior to occupancy if the General Manager of Engineering Services deems a connection is available and appropriate at the time of development permit issuance; if connection is required, the Owner will be prohibited from entering

into any third-party energy supply contract for thermal energy services, unless otherwise approved by the by the General Manager of Engineering Services.

Environmental Contamination

25. Submit a completed Site Profile or Site Profile Exemption Form certifying that the Rezoning Site is exempt from the requirement to submit a Site Profile and providing the basis for that exemption with documentation from the Province satisfactory to the City Manager.
26. The Property Owner is responsible for fulfilling the requirements of Section 571(b) of the Vancouver Charter and shall, as required by the City Manager in his/her discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.
27. The Property Owner shall, as required by the City Manager in his/her discretion, do all things and/or enter into such agreements deemed necessary to address remediation and management of contaminated media that needs to be undertaken as a result of the development, including:
 - (a) Remediation of contaminants with respect to the Rezoning Site that satisfy Provincial requirements;
 - (b) Remediation of contaminants that have migrated or could hereafter migrate from the Rezoning Site onto any City lands that satisfy Provincial requirements and any existing relevant Agreements and meet the City's Streets Policy or Provincial standards acceptable for the City's use or proposed uses as provided for in the NEFC Plan or the rezoning conditions for the Rezoning Site;
 - (c) Remediation of contaminants on any lands being transferred to the City, including but not limited to, dedicated lands that satisfy Provincial requirements and meets City's Streets Policy or the Provincial numeric standards applicable to the intended use of the transferred lands by the City after the transfer or dedication; and
 - (d) Remediation and/or management of contaminants on any roads, sidewalks and utility corridors which are related to any part of the servicing of or for the Rezoning Site or the development thereon, to the satisfaction to the City Manager.
28. The Property Owner shall enter into agreements (or cause to be entered into by the Provincial Government if to the extent that the Pacific Place Approach applies to any of the Rezoning Site or off-site City lands) with the City, including a Utility Design Agreement and/or Remediation Agreement, satisfactory to the City Manager, providing for:
 - (a) The remediation and/or management of any contaminated media on the Rezoning Site or lands related to site servicing to the Rezoning Site,

including providing for the completion of the remediation and executing an indemnity agreement which indemnifies the City against all liability, damage or costs which may be incurred as a result of the presence of any contamination on the Rezoning Site, including presence of contaminants that have migrated from the Rezoning Site, or on any City lands that are required for Site Services; and

- (b) The construction and installation of all remedial works, including monitoring systems for, among other things, water discharges and ground water flows, and other remedial works or systems that service the development and indemnifying the City against any liability or costs which may be incurred as a result of the presence of contaminants on the Rezoning Site, presence of contaminants off-site that must be managed as a result of site servicing for the development and presence of contaminants that have migrated from the Rezoning Site.
29. The Property Owner shall Execute an Occupancy Restrictive Agreement, including a Section 219 Covenant, that there will be no occupancy of any buildings or improvements on the Rezoning Site constructed pursuant to this rezoning until applicable Provincial Instruments of Approval, certifying that the Rezoning Site and all lands transferred or dedicated to the City have been remediated, are provided to the City and all obligations under the applicable Remediation Agreements, Utilities Design Agreements and/or Services Agreements have been met to the satisfaction of the City Manager.

Public Art

30. 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 and the NEFC Public Art Plan, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager.

Note to Owner/developer: Please call Eric Frederickson, Senior Cultural Planner, 604-871-6002, to discuss the application.

Planning

31. Execution of a statutory right-of-way for the waterfront public plaza which will include provisions to secure community access (consistent with an approved plaza stewardship strategy) and priority use of the plazas for the general public and priority use of the plaza for the operator(s) of the music presentation centre, as well as the general public.

Note to Applicant: The Applicant and/or property owner(s) of the commercial spaces and any Remainder Parcel(s) including all the retail and/or office spaces (for certainty expressly excluding the residential component of the development) will be responsible for covering the ongoing costs (maintenance, repair and capital) for the waterfront plaza.

32. Execution of a statutory right(s)-of-way for highly visible, inviting and accessible public access to the civic centre rooftop terrace from grade at the waterfront and from inside the civic centre. A combination of sculptural stairs, stepping terraces and elevator access should be considered.

Note to Applicant: The Applicant and/or property owner(s) of the commercial spaces and any Remainder Parcel(s) including the retail and/or office spaces (for certainty expressly excluding the residential component of the development) will be responsible for covering all of the ongoing costs (maintenance, repair and capital) public rooftop terraces.

33. Arrangements for the execution of covenants on title for initial and future purchasers, and notices in rental agreements, inclusion in marketing and disclosure documents and signage on buildings, to notify residents that their dwelling unit is located in an Events and Entertainment District and to advise of anticipated noise levels.
34. Execute an Inner-City Local Employment and Procurement Agreement between the Applicant and the City identifying and committing to local employment and procurement targets across the life-cycle of the development project up to and potentially including post-occupancy all on terms and conditions to the satisfaction of the General Manager of Arts, Culture and Community Services.
35. 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 Rezoning Site, which includes the following:
- (a) For the first 30 calendar days after the launch of the "pre-sales marketing campaign" for each phase of this development (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 presently live or work in Metro Vancouver, and that they intend to occupy the unit they are purchasing.
 - (b) 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.
 - (c) There shall be no foreign marketing during this Exclusive Local Buyer Period.
 - (d) No buyer shall be allowed to purchase more than one (1) unit within this Exclusive Local Buyer Period.

Sustainability

36. 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 owners of all buildings on the Rezoning Site 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 owners for a minimum of three years in collecting and submitting energy use data to the City.

37. Enter into an agreement to secure Condition (b)43 and 44 to the satisfaction of the Director of Sustainability and Director of Legal Services, including, if so determined, a section 219 Covenant registered on title and the provision of letters of credit to secure the satisfactory completion of the Post Occupancy Study for each building prior to development permit issuance in an amount and on terms satisfactory to the Director of Sustainability and Director of Legal Services.

Housing

38. Make arrangements to the satisfaction of the Director of Legal Services in consultation with the General Manager of Arts, Culture and Community Services and the Director of Facilities Planning and Development, to secure the Applicant's obligation to design, build and deliver to the City turnkey social housing units which comprise no less than 20% of the proposed residential floor area of the Rezoning Site, being no less than 321,000 sq. ft. of the floor area (for certainty, excluding balconies) and a minimum of 380 units, and associated parking, amenity and bike storage for such social housing, all contained within a single fee-simple remainder or air space parcel or at most two fee-simple remainder or air space parcels (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 the City (free and clear of any financial charges, liens and other encumbrances). The agreement or agreements to secure this obligation, including a Construction and Transfer Agreement and Option to Purchase Agreements, will address, but not be limited to, the following issues:
 - (a) Total floor area must be at least 20% of the proposed residential floor area for the Rezoning Site, being no less than 321,000 sq. ft. with a minimum of 380 units (excluding balconies);
 - (b) Storage spaces must be provided as part of the above floor area;
 - (c) Vehicle and bicycle parking to be provided is not included in the above floor area;
 - (d) Breakdown of unit types (i.e. studios, one-bedroom units, two-bedroom units, three-bedroom units and accessible units, etc.), sizes, parking numbers and finish specifications must be as per the City's Housing Design and Technical Guidelines;
 - (e) Unit design and associated storage and amenity space must be as per the City's High Density Housing for Families with Children Guidelines;

- (f) The air space parcel/remainder for the social housing to be owned by the City must be designed to be as autonomous as possible, with design considerations maximizing the efficiency and minimizing the cost of operations over the life of the project and within the larger development; and
 - (g) All units must be designed and delivered in compliance with the Housing Design and Technical Guidelines.
39. Grant the City an option to purchase(s), for a nominal purchase price, the social housing air space/remainder parcel(s) or such portions of the Rezoning Site, as deemed necessary by Director of Legal Services to secure the transfer to the City of all the social housing units to be delivered.
40. Make arrangements to the satisfaction of the Director of Legal Services and the General Manager of Arts, Culture and Community Services to enter into a Housing Agreement applicable to the social housing air space/remainder parcel(s) for 60 years or the life of the building, whichever is greater, which will contain the following terms and conditions:
- (a) A no separate sales covenant;
 - (b) A no stratification covenant;
 - (c) A provision that none of such units will be rented for less than one month at a time;
 - (d) A requirement that all units comply with the definition of “social housing” as defined in the applicable DCL By-law; and
 - (e) 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.
41. The Applicant must transfer and deliver the Social Housing to the City as follows:
- (a) In Sub-area B of the Rezoning Site delivery by end of Q4 2024 (but under no circumstances later than end of Q4 2026, with the goal to deliver as soon as possible); and
 - (b) In Sub-area A of the Rezoning Site delivery by end of Q4 2026 (but under no circumstances later than end of Q4 2028, with the goal to deliver as soon as possible).

Civic Facilities

42. Enter into one or more agreements, as required by the Director of Legal Services in consultation with the Director of Facilities Planning and Development, General Manager of Parks and Recreation and Managing Director of Social Development, to secure the Applicant’s obligation to design, build and deliver to the City a

turnkey civic centre of at least 79,235 sq. ft. (plus access rights to outdoor space for the childcare facility) which will include a community centre, sports centre/ice rink and childcare facility, all within a fee-simple airspace parcel to be transferred to the City (with shared systems maintained by the market residential strata or commercial airspace parcel, as applicable, with fair and equitable sharing of costs related thereto). The agreement or agreements to secure the delivery of the civic centre, including Construction and Transfer Agreements and Option to Purchase Agreements will address but not be limited to the following:

- (a) The civic centre will be designed and constructed at the sole cost of the Applicant, including a functional program to be completed and approved by the Director of Facilities Planning and Development;
- (b) The civic centre will include parking and loading spaces as required by City by-laws. If the parking and loading spaces are not included within the City's air space parcel then the tenure for such spaces must be acceptable to the City and at no cost to the City;

Note to Applicant: parking and loading spaces will be in addition to the 79,235 sq. ft. civic centre;

- (c) Location and design of the civic centre must be approved by the City/Park Board;
- (d) Designated bicycle and vehicle parking for the civic facilities, as required by the Parking By-law; and
- (e) To be transferred to the City free and clear of any financial charges, liens or other encumbrances.

43. Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services, to secure the provision of a 69-space childcare facility, co-located in the civic centre, within the same airspace parcel to be transferred to the City. To secure this condition the Applicant will enter into agreements which will include, but not limited to, the following requirements:

- (a) construction and delivery of a fully fit, finished, equipped and supplied 69-space childcare facility which meets the City's Childcare Design Guidelines and Childcare Technical Guidelines;
- (b) the childcare facility will have a total indoor area of at least 765 sq. m (8,235 sq. ft.), and not less than 745 sq. m (8,020 sq. ft.) of outdoor space, contiguous for each program, dedicated parking stalls, sufficient spaces for storage and a dedicated garbage room; and
- (c) The Applicant must deliver the childcare facility to the City by the end of Q4 2026 (with the goal to deliver as soon as possible).

44. Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services, to secure the delivery of the in-kind CACs for the provision a community centre, all within the same airspace parcel as the civic centre, to be transferred to the City. To secure this condition the Applicant will enter into agreements to secure the delivery of the community centre including construction and transfer agreements and option to purchase agreements, which will include, but may not be limited to, the following requirements:
- (a) construction and delivery of a 40,000 sq. ft. community centre meeting the City's/Park Board specifications and programming requirements, including amenity and storage spaces. The design of the community centre should meet the intent of the Recreational Facility Technical Guidelines; and
 - (b) The Applicant must deliver the community centre to the City by the end of Q4 2026 (with the goal to deliver as soon as possible).
45. Enter into one or more agreements, as required by the Director of Legal Services in consultation with the Director of Facilities Planning and Development, and the General Manager of Parks and Recreation to build and deliver a turnkey sports centre including a 21,000 sq. ft. ice rink to be designed to meet NHL Ice Rink Specifications and City/Park Board Specifications and Programming Requirements, and required parking, amenity and storage space and 10,000 sq. ft. of related Community Use Spaces to meet City/Park Board Specifications and Programming Requirements, including spaces such as change rooms, spectator seating and skate rentals, and required parking, amenity and storage space, all within the same airspace parcel as the civic centre to be transferred to the City. The agreement or agreements to secure this obligation, including a lease agreement between the City and the Applicant for the operation of the ice rink by the Applicant, will address but not be limited to the following:
- (a) The City and Applicant confirm that the hours of operation of the Ice Rink allocated to the Vancouver Canucks will be between 6 am and 12 pm, 5 days per week, and that the City will have complete control to program the Ice Rink outside these hours, except that the City/Park Board agree with the Applicant that there shall be public "Mens', Womens' and Youth Hockey League" time plus other public use (i.e. public skating) time allocated between 6 pm and 12 am, 5 days per week (all such requirements to be set out in a separate lease agreement between the Applicant and the City/Park Board);
 - (b) Any additional spaces within this facility required for exclusive Vancouver Canucks use are not to be accounted for within this CAC benefits package, and will not be factored into the reconciliation of costs for this facility; and

- (c) The required lease agreement will also include provisions that:
 - (i) The Applicant shall operate, clean and maintain (including capital maintenance), at its sole cost and expense, the Ice Rink to NHL and City/Park Board requirements, meeting all Federal, Provincial and BC Safety Authority & WorkSafeBC requirements, and the City/Park Board shall operate and maintain the Community Use Spaces;
 - (ii) If the Canucks no longer need this space, the lease will terminate;
 - (iii) Due to proximity to nearby residential units, the ice plant/chiller will be the safest form of technology available for such purposes (with written confirmation from the BC Safety Authority and WorkSafeBC);
 - (iv) The Applicant confirms that any Shortfall in Maintenance and Operating Costs (“Shortfall in Maintenance and Operating Costs” means the net negative amount (if any) of all costs incurred by the City/Park Board in maintaining and operating this Sports Centre, or a portion thereof, (including staff salaries and benefits) minus any revenues received from charging entry fees for use or renting out the centre.) will be paid by the Applicant to the City/Park Board;
 - (v) The Applicant will deliver the Ice Rink and Community Use Space to the City by the end of Q4 2026 (with the goal to deliver as soon as possible);
 - (vi) All on terms and conditions to the satisfaction of the Director of Legal Services and the General Manager of Real Estate and Facilities Management; and
 - (vii) The Applicant and/or property owner(s) of the commercial spaces including the retail and/or office spaces (for certainty expressly excluding the residential component of the development) will be responsible for covering the ongoing costs (maintenance and capital) for the ice rink and community use space.
46. Enter into one or more agreements, as required by the Director of Legal Services in consultation with the Director of Facilities Planning and Development, and the General Manager of Planning, Urban Design and Sustainability, to secure the Applicant’s obligation to design, build and deliver to the City a turn-key public plaza (central plaza) of approximately 2,800 sq. m (30,139 sq. ft.), all within a fee-simple airspace parcel, extending from above the parking structure membrane (if located above the parking structure) to a sufficient height as agreed to with City staff, or within a dirt site (if no parking structure underneath), all transferred to City ownership (free and clear of any financial charges, liens and other encumbrances, and meeting all environmental conditions/remediation requirements). The Applicant will deliver the Public Plaza by the end of Q4 2028

(with the goal to deliver as soon as possible). The central plaza must meet the City's design standards of public realm and public spaces and be designed in consultation with City staff.

47. The Applicant shall enter into a separate license agreement with the City allowing the Applicant to manage, maintain, operate and program the central plaza (in consultation with the City, under a public space stewardship model per the NEFC Plan on terms and conditions to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, including ensuring that such programming is not in conflict with the City's policies and reputational objectives), in consideration for the Applicant cleaning and maintaining (including recapitalization, as necessary) and being fully responsible for this space at no cost to the City. The Applicant and/or property owner(s) of the commercial spaces including the retail and/or office spaces (for certainty expressly excluding the residential component of the development) will be responsible for covering the ongoing costs (maintenance and capital) for the central plaza.
48. The Applicant has agreed that the in-kind community amenity contributions for the Civic Facilities, including the Community Centre, Ice Rink, and Public Plaza represent "cash allowances" with an upset limit as follows:
 - (a) Community Centre \$41,710,500;
 - (b) Sports Centre/Ice Rink (and Related Spaces) \$25,000,000; and
 - (c) Public Plaza \$20,000,000.

If the actual costs for each civic facility (verified by an independent quantity surveyor (QS) report hired by the City) are below the respective cash allowance, the net savings will be for the City's benefit, and paid to the City upon substantial completion of each of the respective facilities and reconciliation of costs by aforementioned QS report. For certainty, if the actual costs exceed these amounts, respectively, the Applicant will be responsible for and pay such additional costs without offset to any other items within this CAC Benefits Package.

49. Make arrangements to the satisfaction of the Director of Legal Services in consultation with the General Manager of Arts, Culture and Community Services and the Director of Facilities Planning and Development for the building and provision of a music presentation centre in no less than 20,000 sq. ft., all within a fee-simple air space parcel which meets the City's specifications and programming requirements (including required parking, amenity, support spaces, storage spaces, and spaces appropriate for acoustic performance and external sound mitigation). The Applicant must deliver the music presentation centre by the end of Q4 2026 (with the goal to deliver as soon as possible).
50. Execute a lease agreement to the satisfaction of the Director of Legal Services in consultation with the General Manager of Arts, Culture and Community Services and the Director of Facilities Planning and Development to grant to the City a nominal lease of the music presentation centre for the life of the building or 90

years (whichever is greater) whereby the City or its delegate(s) get the right to access and use the music presentation centre (at no cost of the City of its delegates), including, without limitation:

- (a) Exclusive use by the City and its delegate(s) of an approximately 800 sq. ft. office/administration space;
- (b) Exclusive use by the City and its delegate(s) of a venue (Main Hall) which can accommodate 225 attendees' seating, with the possibility of adding an additional 100 people in a flex setting;
- (c) Exclusive use by the City of a flexible performance space (Informal Venue) which can accommodate up to 150 attendees standing or up to 100 attendees sitting;
- (d) Applicant can use the aforementioned venues when the City or its delegate(s) is not using them;
- (e) All other spaces will be shared with the Applicant; however, one's uses cannot override the other party's use so sufficient shared space is necessary to ensure the success of the overall centre; and
- (f) Other terms to be reasonably negotiated to ensure achievement of the City's programmatic outcomes.

Should the parties fail to reach a satisfactory arrangement for the joint use of this centre (per above), the City shall have a right to purchase the fee simple interest of this air space parcel (and the Applicant shall be obligated to transfer the music presentation centre to the City as an air space parcel) for \$10,000,000 (free of all liens, charges and other encumbrances), and the cash balance of the CAC will be adjusted accordingly.

General Conditions for In-kind Community Amenity Contributions

51. Prior to and as a condition of enactment of the rezoning by-law for the Applicant's obligations to build and transfer to the City all of the In-Kind Amenities (including Social Housing, Community Centre, Sports Centre/Ice Rink (and Related Spaces), Childcare Facility and the central plaza) will be secured by a mortgage in first place for the full estimated cost of the amenities (verified by an independent quantity surveyor hired by the City), registered against the Rezoning Site, all on terms and conditions to the satisfaction of the Director of Legal Services and the General Manager of Real Estate and Facilities Management. The condition that the Applicant will reimburse the City's external legal costs for due diligence, negotiation and drafting of documentation for such mortgage. The mortgage will accrue interest at Prime plus 3%, which interest will be waived and such security discharged if the in-kind amenities are delivered per the timelines noted in this report. The full estimated cost is typically the cost to complete and deliver the in-kind amenities to the City. This includes the costs to finish and equip, provide all furnishings and equipment; complete all landscaping,

if any; and cover all soft costs such as consultant design fees and permit fees for the in-kind amenities.

For the mortgage, as long as there is sufficient land value remaining for the undeveloped residential density or additional security is provided to the satisfaction of the General Manager of Real Estate and Facilities Management and the Director of Legal Services, the City will discharge its mortgage from one or more buildings within each phase of the development as they achieve occupancy. For certainty, the remaining land value (plus additional security, if applicable) must be greater than the QS estimate (at the time of the request for a discharge) for the complete cost to develop the in-kind amenities still remaining to be delivered to the City.

52. For all in-kind amenities valued at “cash allowances” (for the Community Centre, Sports Centre/Ice Rink (and related spaces), and the central plaza) the Applicant has agreed to provide open book accounting with the City to track costs for same, and provide separate contracts for consultants and contractors where possible (minimizing comingling of costs with other development costs so pro rata take offs are reduced) so that the "direct" costs for in-kind amenities are easily obtained. For clarity, there shall be no "profit" markup (NIL) for the Applicant (developer of these amenities), but the Applicant/developer is entitled to a 3% (three percent) "development/construction management fee" only on the hard and soft costs. In addition, reasonable financing costs will be allowed, noting that the Applicant/developer will approach CMHC and BC Housing to acquire financing from them in order to reduce these costs.
53. The applicant has agreed to allow the City to withhold the occupancy permits for all buildings on the Rezoning Site, and the City has agreed to release such holds from a particular building if sufficient mortgage security (plus additional security, if required) as noted herein remains registered on the remaining balance of the lands to cover the QS's estimate to complete the development of the outstanding in-kind amenities at the time of the request for release of an occupancy permit for that particular building.
54. The terms of the cash and in-kind Community Amenity Contributions represent an approval in principle, and if no enactment of the rezoning by-law occurs within 1 year following the approval by Council at public hearing (unless such delay is caused by the City), the City may deem (at its sole discretion) that this CAC offering package is void; in which case, the Applicant will be required to return to Council at public hearing with a revised application for approval, including appropriate CAC offering package at that time.

Community Amenity Contribution – Cash Payments

55. Pay to the City the cash portion of the Community Amenity Contribution of \$100,383,500 (Cash CAC Offering) which the Applicant has offered to the City and to be allocated to support the phased delivery of the NEFC Infrastructure Project and critical infrastructure works in the NEFC Plan associated with Sub-area 6B.

56. Payment of the Cash CAC Offering is to be made as outlined below, at no cost to the City, and on terms and conditions and in a form satisfactory to the Director of Legal Services:

- (a) Prior to enactment of the rezoning by-law:
 - (i) \$20,000,000 must be paid by bank draft, certified cheque or wire transfer; and
 - (ii) A letter of credit (“LC”) must be provided for the deferred payment of \$80,383,500 as secured, in the City's standard form (see: <http://policy.vancouver.ca/AF00202.pdf>), or such other security as may be satisfactory to the Director of Legal Services at her sole discretion.
- (b) The LC of \$80,383,500 will be drawn down by the City on the following dates/milestones:
 - (i) \$20,000,000 on the date of the first development permit for any new building on the Rezoning Site; and
 - (ii) For the balance of \$60,383,500, amounts to be determined pro rata based upon the percentage of development floor area (in relation to the floor area for the full Rezoning Site) approved by each building permit.

Regardless of the stage, issuance of development permit or percentage of development of the floor area of the Rezoning Site approved by building permit(s) the City will be entitled to draw down the entire remaining balance of the LC on the date (or next business day) or any time thereafter that is 5 years after the date of enactment of the rezoning by-law, For greater certainty, the City is entitled to payment of the full amount of any deferred cash CAC not already paid or received by the City on the date that is 5 years after the enactment date of the rezoning by-law for the Rezoning Site; and

If the Applicant should sell (in whole) its interest in the development on the Rezoning Site or shares in the Applicant or corporations which hold legal or beneficial interest in the Applicant or this Rezoning Site, or portion thereof, then the City may immediately draw down the entire remaining balance of the LC upon the closing of such sale transaction. As well, if the Applicant should sell any portion its interest on the Rezoning Site or shares in the Applicant or corporations which hold legal or beneficial interest in the Applicant or this development or the Rezoning Site, or any portion, then the City may immediately draw down the equivalent percentage of the remaining balance of the LC upon the closing of such sale transaction.

57. Retain the unique architectural design and resulting floor layout for the proposed development. If the Applicant chooses to make alterations to the elements of the

building design which result in the removal of such premium cost items or increases the sellable area, then the City may require the Applicant to pay an additional cash CAC, based on the revised pro forma, prior to building permit issuance. These were key factors in the pro forma analysis and resolution of the community benefits offering. As such, the City has acknowledged several premium cost components in the pro forma, including the significantly reduced floor layout efficiency rate at 80%. Furthermore, the reduced floor layout efficiency rate at 80% reduces the potential sellable area which has a relationship to the amount of CAC that may be negotiated based on development economics of the site. Therefore, the building design, including exterior finishes (as proposed in the application), will be secured through rezoning conditions, including agreements registered against title to the Rezoning Site.

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the Rezoning Site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

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

* * * * *

**750–772 Pacific Boulevard
DRAFT CONSEQUENTIAL BY-LAW PROVISIONS**

**FALSE CREEK NORTH OFFICIAL DEVELOPMENT PLAN
BY-LAW NO. 6650**

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

1. This By-law amends the indicated provisions of the False Creek North Official Development Plan By-law 6650.
2. In section 3.2, strikes out the words “Section 3.3 sets out land uses applicable to False Creek North except for Area 10, Section 3.4 sets out land uses applicable only to Area 10” and replaces them with “Section 3.3 sets out land uses applicable to False Creek North except for Area 6(b) and Area 10, Section 3.3A sets out land uses applicable only to Sub-area 6B, Section 3.4 sets out land uses applicable only to Area 10”.
3. Adds the words “Area 6(b) and” before the words “Area 10” in the title in section 3.3.
4. In Section 3.3.2, strike the following: “Office uses existing as of April 10, 1990, in the Plaza of Nations complex, are permitted but their area shall be excluded from the maximum amount of permitted office use.”
5. In Section 3.3.3, strike out the words “or, in the case of the Plaza of Nations site, through appropriate sub-area zoning amendments”.
6. In Section 3.3.4:
 - (a) strike out the following:

“Retail uses existing as of April 10, 1990, in the Plaza of Nations complex, are permitted but their area shall be excluded from the maximum amount of permitted retail use.”; and
 - (b) strike out the words “within Areas 4 and 6(b)” in the first sentence of the last paragraph, and replaces them with “within Area 4”.
7. Add a new Section 3.3A as follows:

“3.3A Land use only in Area 6(b)

3.3A.1 Land Use Generally

Land use in Area 6(b) shall be generally as set out in Figure #3.

3.3A.2 Residential

A maximum floor area of 149,109 m² is permitted for residential uses, of which 20% must be used for social housing.

Temporary modular housing is permitted, subject to Section 11.31 of the Zoning and Development By-law. Temporary modular housing is not subject to any of the use or design provisions of this ODP.

3.3A.3 Commercial

A minimum floor area of 32,516 m² must be included for commercial uses including, but not limited to, Office, Hotel, and Retail and Service uses. Retail uses are required and shall be located primarily at grade.”

8. In Section 3.6, strike out the words “Figures 9A, 9B, and 9C” and replaces with “Figures 9A, 9B, 9C, and 9D”.
9. Add a new paragraph to the end of Section 4.4 as follows:

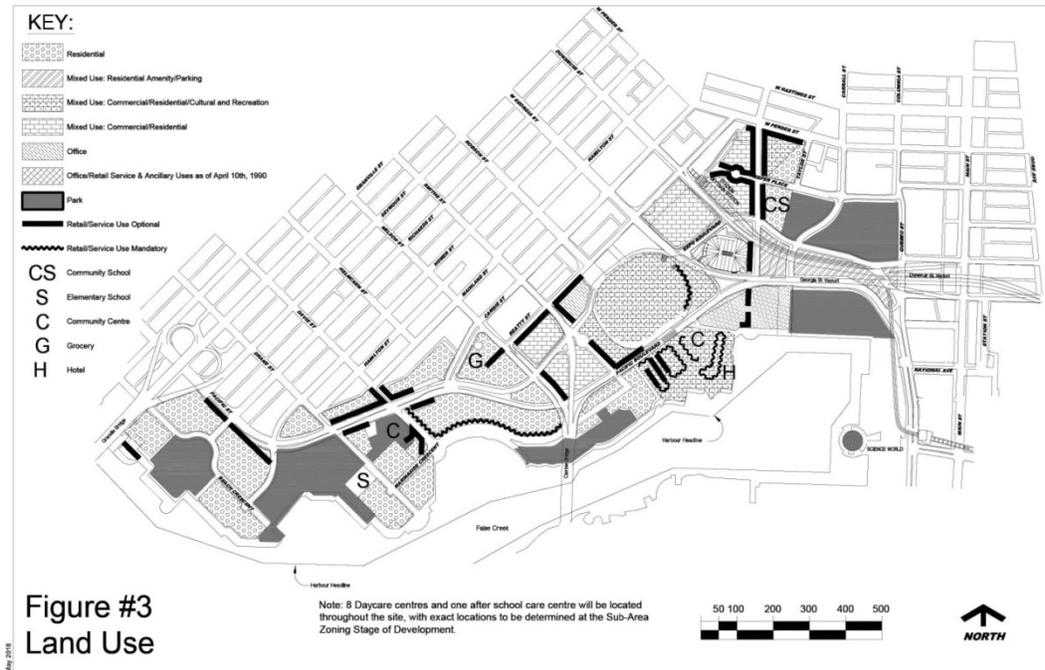
“For Area 6(b), building orientation and construction must mitigate as much as possible events in major facilities and outdoor spaces which will produce high levels of noise, particularly base noise (dBC), on a regular basis, and for significant periods of time.”
10. Strike out Section 6.7 and replaces it with the following:

“6.7 Area 6(b)

The Plaza of Nations site will be a major part of the Events and Entertainment District in Northeast False Creek with a civic centre (consisting of a community centre, ice rink and childcare facilities) and a music presentation centre. The site will be developed with mixed-use buildings that form a bowl to frame views of the Stadium spires from False Creek. Key organizing principles for the site are the creation of a central public space that connects the Stadium visually and physically to the water. Active commercial frontages will line streets and along the pedestrianized seawall. The terraced buildings will be designed with a series of publically accessible roof-top terraces ascending and connecting to upper level restaurants and gardens.”

11. In Section 7:

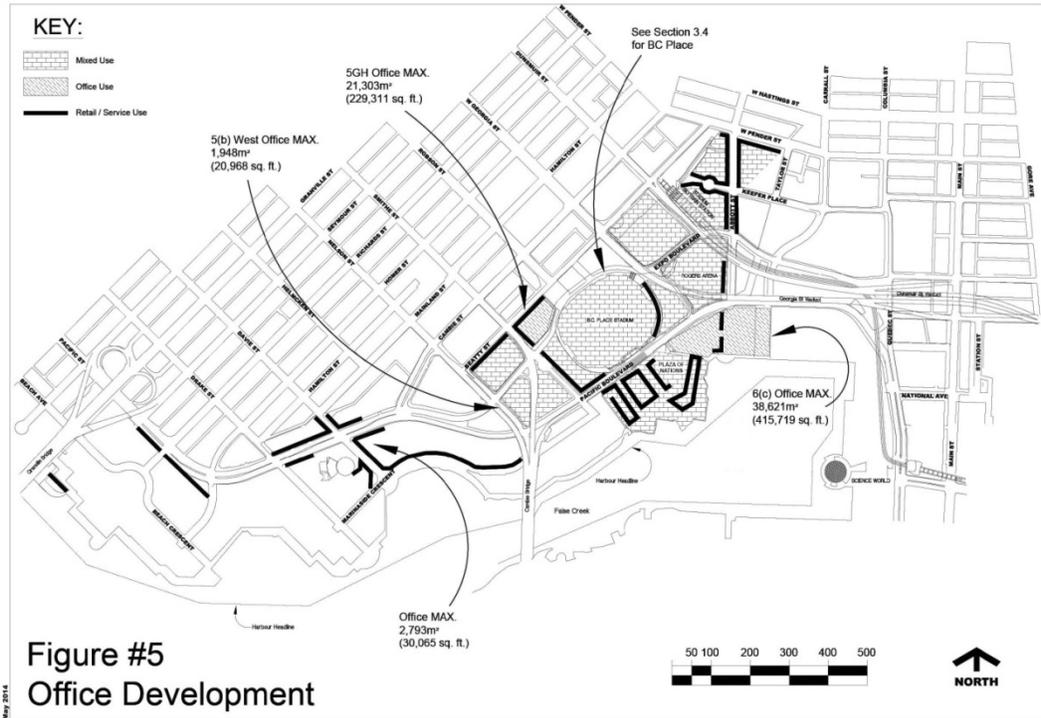
(a) strike out Figure #3 and replace it with the following:



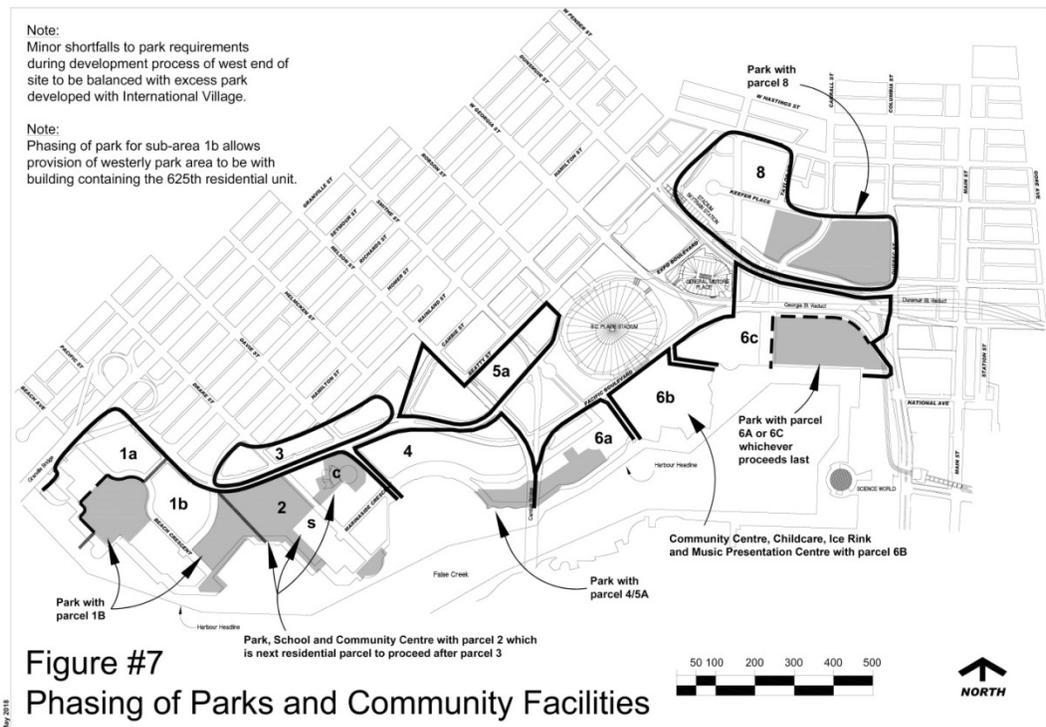
(b) in Figure #4, add a new note immediately under the words “* Refer to text section on residential land use 3.4 for sub-area 10 (BC Place)” as follows:

“* Refer to text section on residential land use 3.3A for sub-area 6(b) (Plaza of Nations)”;

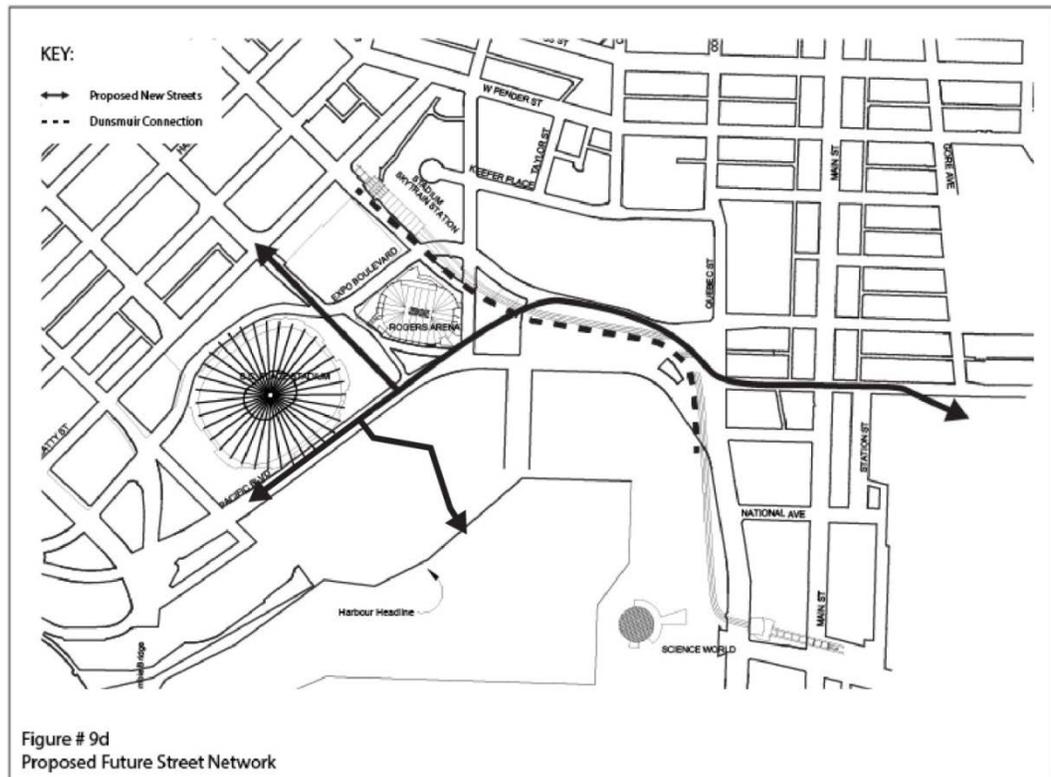
(c) strike out Figure #5 and replaces it with the following:



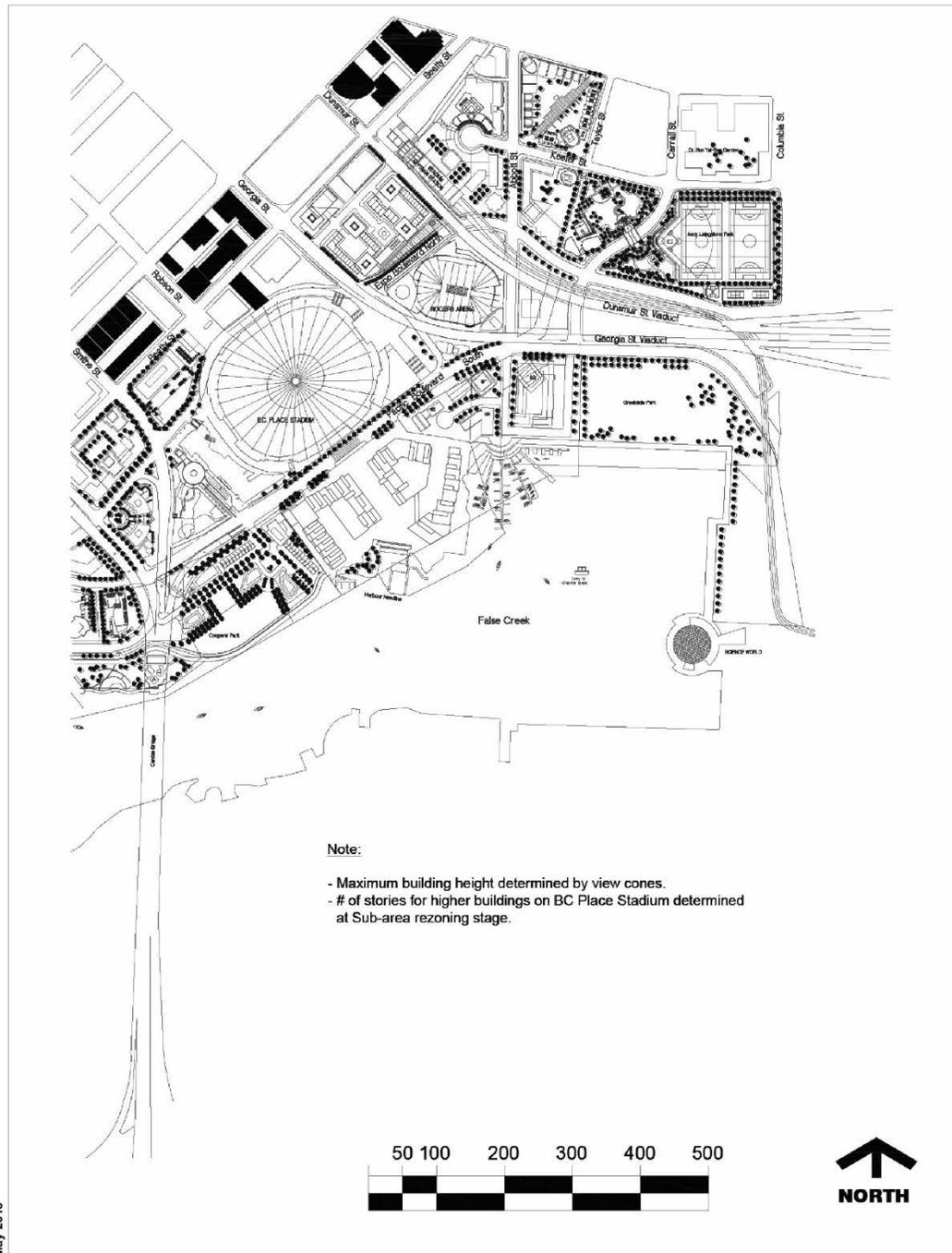
(d) strike out Figure #7 and replaces with the following:



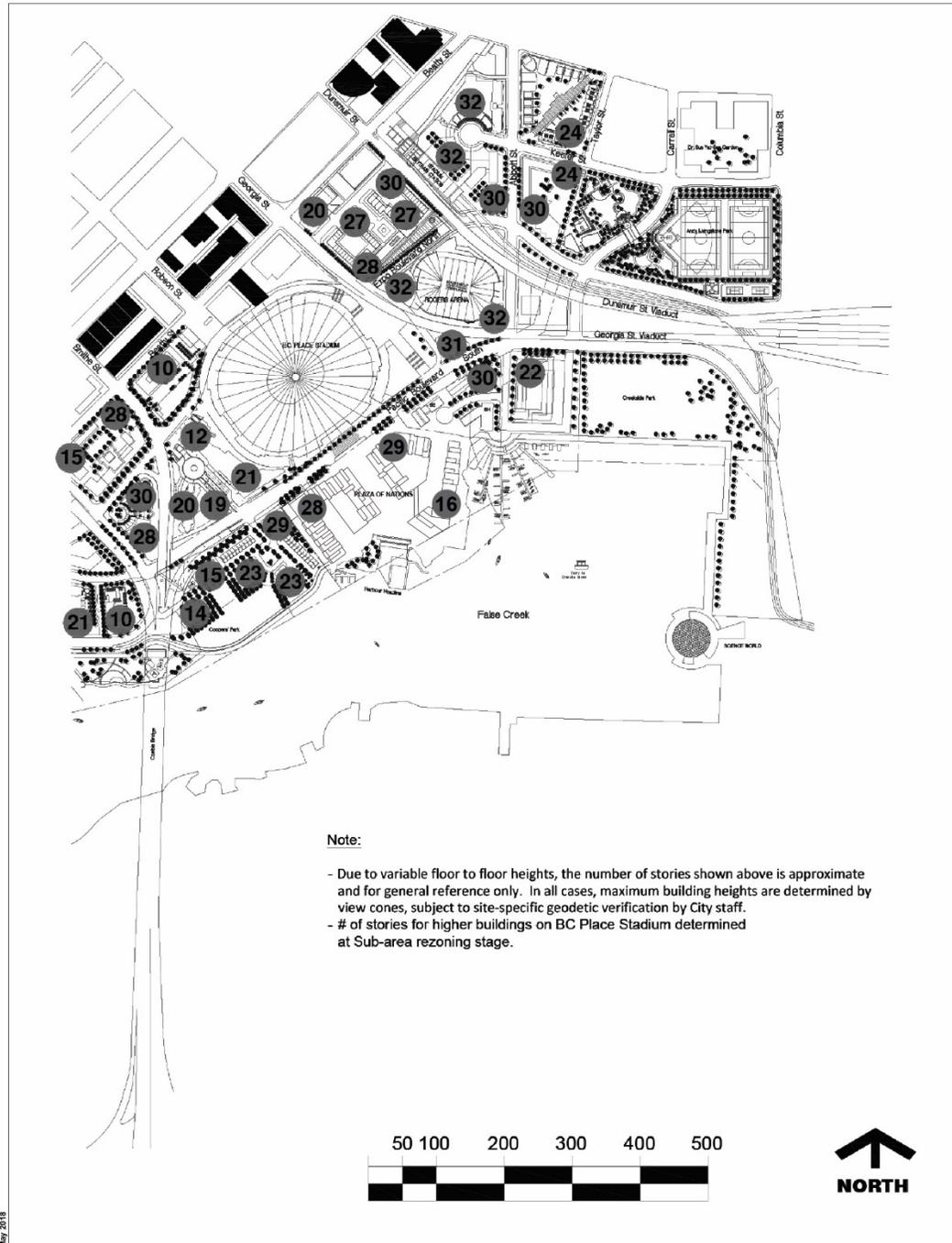
(e) add the following new Figure #9d after Figure #9c:



(f) strike out Figure #12a R and replaces it with the following:



(i) strike out Figure #12c R, and replaces it with the following:



May 2018

**750–772 Pacific Boulevard
ADDITIONAL INFORMATION**

1. Urban Design Panel Workshop (June 14, 2017)

EVALUATION: NON-VOTING WORKSHOP

Introduction, Northeast False Creek Draft (NEFC) Area Plan: Patricia St. Michel, Senior Urban Designer with the NEFC Project Office, introduced the Panel to the NEFC area model providing a brief overview of the context, the opportunities created with the removal of the viaducts, and the key urban design principles guiding the area plan. Holly Sovdi, Senior Planner NEFC Project Office, presented further background in a PowerPoint presentation on the history of the area, the project and consultation to date, and concept designs for the streetscapes of the new Georgia Street and Pacific Boulevard Great Street. Margot Long, Principal with PWL and consultant along with James Corner Field Operations to the Park Board on the new Creekside Park Design and Renewal, presented the conceptual design for the park focusing on three themes: community, nature and the destination park. Patricia St. Michel then highlighted the urban design principles for the overall project and each of the four sub-areas: 6B Plaza of Nations, 6C Concord Pacific and City of Vancouver, 10C PavCo - BC Place, and 6D Main Street blocks.

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

1. The Planning Department welcomes general comment and advice from the Panel on the draft area plan and policies for NEFC.
2. Georgia Gateway: Could the panel comment on the proposed Georgia Gateway intervention into the Cambie St. and 10th Ave. View cone, allowing an increase from approximately 91.4 m (300 ft.) to 129.5 m (425 ft.) marking the intersection of the new Georgia St. and Pacific Blvd. intersection.
3. A Unique Place and New Building Typology for Vancouver: The draft plan seeks to evolve building typologies beyond the tower and podium of Vancouverism. Panel advice is sought on how well the various development sites meet this aspiration.
4. Could the Panel comment on the relationship between the development sites and the places and spaces they form together. Are there locations and opportunities where the various sites could better respond to each other?
5. Sub-Area 6B Plaza of Nations; Does the Panel have any comment and advice on:
 - How the larger compositions of the terraced and ‘topographic’ building forms could be developed to achieve the objective of facilitating the participation of multiple architects.
 - Building over the proposed new local street.
6. Sub-Area 6C Concord Pacific/City of Vancouver: Could the Panel comment on how the proposal meets the urban design principles, with particular regard to:

- Shaping, sculpting, stepping back from the park edge and stepping down to the water
 - Shaping and optimizing the height and length of buildings for sun, views and permeability through the site.
7. Sub-Area 10C PavCo BC Place: Could the panel comment on the relationship of the building to the stadium, the new Georgia ceremonial street extension and Pacific Boulevard.
8. Sub-Area 6D Main Street Block West:
- How the proposed site development responds to its varied context; The recognition of the historic shoreline in the landscape and built form

The planning team then took questions from the panel.

Applicant's Introductory Comments: Prior to each development proposal presentation Cynthia Lau, Lead Rezoning Planner with the NEFC Project Office, presented the draft policies regarding heights, floor areas and public amenities for each Sub-area

1. Sub-area 6B – Canadian Metropolitan Properties – Plaza of Nations
The Applicant team introduced the site noting the unique location of the site and the importance of showcasing the new roof of BC Place. Additional design principles included highlighting spaces between the buildings as important as the buildings themselves. The public realm, particularly the central plaza, would become a connection space. A major design intent is to animate the spaces on the ground plane, connecting public and community spaces.

The design team took up the challenge of designing a different form from the typical point tower and concluded on a terraced scheme, including the urban forest from Expo 86. The intent is to expand the public realm by creating fine grain spaces that can be explored at human scale.

The promenades and waterfront are placemaking moments of connectivity across the creek, while being connected to the public realm. The building forms include terraces with connectivity between sites at different levels to make upper outdoor terraces accessible to the public.

2. Sub-area 6C – Concord Pacific / Civitas Architecture
The Applicant noted from a human experience level, the focus is on the urban design big moves and the forms and the location of the buildings. The aim is to bring the water to Georgia Street. The second idea is to create a seamless flow into the park and beyond. The third intention is to create a waterfront shared space while keeping major traffic out. The goal is to create a pedestrian space and ensure viability of waterfront restaurants and allow universal accessibility.

The intention is to create a permeable, connected, ground plane with a waterfront district as a vibrant new city destination. A different type of dining experience was explored with

differentiated retail dining zones with smaller scale, independent business 'start ups' for authenticity and a sense of diversity in the indie lanes. The proposed park frontage has 'relaxed' spaces. The intention is to create differentiated urban edges on park, waterfront and boulevards with greenery on the edges.

3. Sub-area 10c – PavCo/Stantec Architecture

The site is a critical piece to the Georgia ramp and the operation of BC Place stadium, including loading for the stadium. The design is for a single building with a two part parkade to accommodate the construction of the ramp. The stadium functions are meant to be addressed by carving out the ground plane through the podium to allow access/egress to the stadium, while engaging the public realm at grade. The tower form is designed to preserve views to the stadium. On the remainder PavCo land on the other side of the Georgia ramp could be opportunities for another commercial area that may include parking for food trucks and other temporary uses.

4. Sub-area 6d – Perkins + Will / City of Vancouver

The focus of the presentation is the west block and the intent is to repair the urban fabric along Main Street and Quebec Street. The second principle is to reconnect the historic communities of Chinatown, Strathcona, the Downtown Eastside and Thornton Park with pedestrian and cycling routes. The third principle is to create a gateway to Chinatown with a harmonious and vibrant urban realm. The fourth principle is to pursue maintaining water, mountain and park views. The fifth principle is to engage with the expanded Creekside Park. The sixth principle is to engage and respond to the new street network, including the Pacific Boulevard Great Street and Prior Street. The final principle is to recall layers of history on the site in particular the historic shoreline of False Creek that crossed the middle of the block.

The Applicant teams then took questions from the panel.

Panel Consensus: The panel was a non-voting workshop.

The panel asked questions of the staff and Applicant.

Discussion:

General comment and advice:

The panel appreciated the vision of NEFC as a unique, lively and more public place than other areas of False Creek but thought that more consideration needs to be given to including a greater variety of uses beyond restaurants such as amenities, galleries, cultural uses, varied mix of job spaces, schools, production spaces, artists spaces, etc. to bring energy and vitality to the area.

Further thought needs to be given to how retail mix and design can help restaurants and other businesses survive in the wet, cold seasons. A variety of public spaces that can cater to different programming needs and events is also important to the life of the area.

The panel was very supportive of the park and waterfront design, and encouraged covered areas and pavilions in the park to extend seasonal usage. The idea of the water inlet to Georgia is strong, but the inner 'hinge point' of the waterfront should not be cluttered up with buildings on the water, such as the proposed 'floating restaurant' at the foot of Georgia. The introduction of water into the park along Carrall is an important concept, and it was suggested that

consideration should be given to bringing water even further into the park space and city, alluding to the body of water that used to separate the downtown peninsula from the rest of the land to the east.

New Typology:

The panel discussed the aspiration for a new typology beyond the tower and podium, and thought that new typologies had to explore beyond different building forms to changing the way we occupy buildings. Can we get past the standard double loaded corridor? Let sustainability drive the form of the building. Timeless buildings should be the aspiration. Concern was expressed that greening up the faces of buildings may be current but superficial, and not survive strata council maintenance in the future. It was noted that stepping and complex forms have more technical problems. It was said that a new typology needs to be evolved from the ground up, and noted that the Plaza of Nations was doing this, whereas the Concord approach needs to evolve more.

Reference was made to the beauty of sawtooth forms which create a variety of heights. In general, variety is welcome and needed to help the new areas become a part of the city and less like developments.

More should be done to welcome bikes and make them a more integral part of building design and community, with direct and easy access to bike parking, bike elevators, etc.

Georgia Gateway:

In principle, the Panel supported the idea of marking the new Georgia Gateway with taller buildings that exceed the view cone and thought it made sense at the corner. However, the Panel was concerned with the current approach of three buildings all at the same height. Greater variation, dynamic spacing, and a hierarchy in height need to be established. One building at the tallest height would be a marker, two a gateway, but three together becomes a cluster. The three proposed towers will put the Georgia Plaza and harbour in too much shadow.

Sub-area 6B Plaza of Nations:

The proposed terraced massing and bowl form framing views to the stadium and stepping down to the water was well regarded by the Panel. The terraced and topographic form was thought to fit the site and carry the density very well. The spaces created and the relationships between the forms are comfortable, with the exception of the mid-size tower form closer to the waterfront. To counteract the feeling of a megastructure, the panel thought that the larger masses could be composed as aggregate pieces designed by different architects, and that the challenge of this approach would actually be fun and creative. The idea of bridging over the street depends very much on how well it is done. The Panel encouraged the idea of bringing the public up to enjoy some of the terraced levels. The small tower form at the end of the west block was identified as an element that needed further consideration. The juncture of the promenade building with the central stadium spine and the waterfront was identified as a special place that should be enlivened both architecturally and with uses that attract and engage people.

Sub-area 6C Concord Pacific:

The panel thought that the proposed heights and form of development were too unified and too dense with the majority of buildings coming up to the same datum as the view cone. It was commented that the heart of the development was dark, not receiving sunlight, and that the streetwalls were massive.

Cascading heights similar to Plaza of Nations should be considered to provide greater variety in height and massing as well as reducing density.

It was said that the density is challenging in the current form, and the panel discussed going through the second view cone across the site to achieve the needed variety in scale and height. Staff noted that the current proposal was about 10-15% over the density prescribed in the draft area plan. Also discussed was eliminating one of the buildings and shifting density around. It was also commented that the massing at the Georgia Gateway corner was too dense, and losing the reference to Portofino. It was suggested that the park edge needed a greater variety of uses beyond restaurants to be successful and special, such as a market, schools and shops.

Sub-area 10C PavCo BC Place:

In general the proposal was well received by the panel, but it was thought that there could be more activation at grade and more height at the base. Activation of the current blank stadium base along Pacific is very important.

Sub-area 6D Main Street Block West:

The proposal was well received by the panel. The panel supported the principles underlying the concept, and it was thought that it was a good response to context, including the 25 foot module on Main Street. There was discussion around the response to the park corner and the relative merits of open space versus holding the corner with built form.

Adjournment: There being no further business the meeting adjourned at 7:45 p.m.

2. Urban Design Panel Workshop (December 13, 2017)

EVALUATION: NON-VOTING WORKSHOP

- **Introduction:** Patricia St. Michel, Senior Urban Designer, introduced the project as a non-voting workshop for a recently received rezoning application. A technical review of the proposal has not yet been completed, and staff asked the Panel to focus on the massing as presented. The Applicant is proposing density over the 1.7M sq. ft. in the policy, noting the policy allows consideration of additional density subject to urban design performance, delivery of public amenities and alignment with the Urban Design Principles set out in the NEFC Refined Area Plan. All heights are within the view cone limits.

NEFC Refined Area Plan policies include:

- An active ground plane, with a public and pedestrian-oriented waterfront
- Connecting BC Place to the water with a central public pedestrian space
- Framing views to stadium by stepping up and back from the central public space to create a 'bowl', framing views of the spires and lights from False Creek

Northeast False Creek is envisioned as having active urban waterfront; this site exhibits a pedestrian-only promenade and promontory with separated bike facilities. The site has a large presence along Pacific Boulevard 'Great Street' and is expected to contribute to that experience. A community centre and rink is to be designed with clear presence in the public realm. The design of the larger blocks is such that they may be composed of distinct buildings by different architects.

Changes since the June workshop include:

- Added density
- An increased height of waterfront building and central spine
- Increased length and extent of massing adjacent to the neighbouring existing building to the west
- Increased building depths in places

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

- 1) How well does the proposed development respond to the comments from the Urban Design Panel Workshop in June:
 - Counteract the feeling of a megastructure by composing larger blocks with aggregate pieces that could be designed by different architects
 - Bridging over street
 - Bring public up to enjoy terraced levels
 - Small tower form at end of west block needs further consideration
 - Juncture of the promenade building with the central stadium spine and the waterfront to create a special place
- 2) How well does the proposed development respond to the principles and policies in the NEFC Refined Area Plan, with particular regard for:
 - The ability of the site and development concept to carry the illustrated density
 - The relationship of the proposed development to the adjacent existing residential building to the west (Cooper's Landing)
 - The relationship to Pacific Boulevard
 - The relationship between the central spine and the waterfront area
 - The changes to the height and form of the waterfront building

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** Carla Smiley, of James KM Cheng Architects, introduced the two main principles that guided design: animation (how to animate the spaces) and connectivity (how to link the animated spaces, not just to each other, but to Pacific Blvd, and to the surrounding city). There is a central plaza that connects BC Place and Pacific Blvd to a public promontory on the water. A waterfront "urban walk" connects the public promontory to the Georgia Landing and is pedestrian-only, with the cycling path pulled back. The Expo Forest on the site was a strong point of inspiration as was Barcelona's Las Ramblas with the idea of a central pedestrian plaza (that may accommodate cars in the future) for gathering, and lined with commercial storefronts. Food trucks, café tables, and spill-out from stadium events are all ideas of how to space could be activated. The public realm is expanded by allowing the public to come up and on top of some of the building terraces.

Since the May Panel meeting, the mid-height tower on the waterfront has been removed, as per Panel commentary. The massing has been broken up into segments to reduce the scale of the buildings. Ms. Smiley also noted that each segment could be designed differently, by different architects, to further differentiate them. The public area along the waterfront has been expanded, and the public component of the wharf has been better situated to add to

the public realm. The Applicant indicated that the setback along Pacific Blvd exceeds the required 3 m minimum setback.

Ms Smiley indicated that the first and second floors of all of the buildings will be almost entirely commercial, and up to the sixth floor in some cases. Included is a public ice rink and community centre. Above this will be a publicly accessible terrace, adjoining the childcare facility.

Chris Phillips, Landscape Architect with PFS Studio, noted that the central plaza could be the site of large city-wide events, in conjunction with the stadium. Day-to-day, the space would be of a retail street character like Las Ramblas. All streets and plazas would have special surface treatments.

Ms. Smiley noted some perspective views of the site, noting the terracing, sweeping character of the buildings, and the active character of the central space and waterfront. To address concerns about the building that bridges the street, the applicant noted that the portal is, at minimum, 70 ft. high, providing a generous space.

Ms. Smiley noted that the application is not in a stage where architectural detail is being considered. She noted that the team is starting to think about how to deal with overlook challenges, with strategies such as angled balconies and curved walls and reiterated that the images shown demonstrated general massing, and that there is much room for architectural exploration.

The Applicant team then took questions from the panel.

- **Related Panel Commentary:** The Panel really appreciated the different form and typology proposed, and thought that the site and form carried the proposed density comfortably and well, The Panel thought that the architectural guidelines would be particularly important in following through on the potential. It was thought that phased development and segmenting into distinct pieces of varied scales could be very exciting. Architectural variety will be really important, and the waterfront building is a particularly great opportunity for this. Connected underground parking and shared loading was thought to be a good strategy for enabling varied scales.

The Panel thought the increased heights of the waterfront building from the last workshop were appropriate.

Bringing retail up to the roof top level above the community centre and rink was suggested as a good way to further activate this public space.

It was thought that the stepped form and increasing setbacks along Pacific Boulevard were a good response to the great street and the stadium.

The Panel thought the waterfront relationship was improved from the previous workshop. The Panel appreciated the two prominent public wharves, and the way in the sunniest part of the site waterfront was envisioned. Keeping bikes off this piece of waterfront in favor of a fully pedestrian environment was thought to be a very strong opportunity in the creek. The Panel discussed various approaches to the water's edge, stepped forms, extended platforms and public piers, kiosks, pavilions, and floating restaurants. Piers were noted as

more democratic in access. One panel member questioned the sustainability of buildings on the water.

The Panel encouraged continuing to evolve the response to the Pacific Northwest in the public realm, including the provision of covered areas in the central spine and other ways in which the outside could be still enjoyed in rainy weather.

The Panel discussed various aspects of the west building. Comments were made about the tightness of the courtyard and the difficulty for livability and unit planning of the several interior corners created in the form. At the same time, the contrast between the scale of the entry gateway, the courtyard and the opening out to water as a sequence of experiences was appreciated. The permeability and contrasts are dramatic.

On this and the other NEFC projects, the Panel discussed the need for a clear approach to maintenance of green and trees on upper levels, and insuring that the forms, sections and heights proposed account for the depths needed both for insulation levels and planting depths.

- **Applicant's Response:** The Applicant team thanked the panel.

3. Urban Design Panel Workshop (April 4, 2018)

EVALUATION: SUPPORT with Recommendations

- **Introduction:**

Cynthia Lau, Rezoning Planner, introduced the Northeast False Creek Plan (NEFC Plan) as a very different waterfront than what has been seen before in Vancouver. This area is the last remaining undeveloped area of the downtown waterfront.

The NEFC Plan was approved by Council on February 13, 2018. Staff were directed to consider rezoning proposals for the major development sites concurrent to the Area Planning process. The proposal being considered is for Sub-area 6B, known as the Plaza of Nations. Other development sites include Sub-area 6C (owned by Concord Pacific), Sub-area 10C (adjacent to BC Place and owned by PavCo on behalf of the provincial government), and Sub-area 6D, the City-owned Main Street blocks, which are located at the eastern terminus of the viaducts, between Quebec and Prior Streets. BC Place is to the north of the subject site.

The panel has reviewed the overall plan for NEFC and the major development areas at two workshops, in June and December 2017, along with a voting session that supported the proposed rezoning of Subarea 6D.

Rezoning in NEFC will take an area-based approach to create a framework for the developments, within which individual, more detailed and refined work can occur during the development permit process and will be reviewed by the Development Permit Board; likely as site-wide preliminary development permits, and then following as individual development permits for each building or block. At this stage, the intent is not to achieve detailed designs or architecture, but to create a CD-1 by-law and design guidelines which will build upon on the NEFC Plan policies. The objective is to balance certainty and flexibility and encourage creativity.

The rezoning applications will establish density, height, form and massing, land use, and will ensure room for innovation and evolution within.

Prevailing policies for this site are the NEFC Plan and the Rezoning Policy for Sustainable Large Developments and the Green Buildings Policy for Rezoning.

Patricia St. Michel, Senior Urban Designer provided a recap of the key Northeast False Creek urban design principles for the new panel members.

Upon the removal of the Georgia and Dunsmuir Viaducts, the Main Street blocks will be freed up for development and a new street network will be in place to improve connections from downtown to the False Creek waterfront via a new Georgia Street extension, which will come down to meet the new two-way Pacific Boulevard. A new waterfront plaza will be located at this new prominent intersection.

The intent is to mark this new intersection as the Georgia Gateway, similar to the approach taken at the Burrard Gateway and the Granville Gateway. The NEFC Plan policy allows consideration for three buildings at this intersection to exceed the Cambie Street at 10th Avenue View Cone, which crosses the site at about 300 ft. The Georgia Gateway is located east and north of this site on the Sub-area 6C and 10C sites.

Throughout consultation during the NEFC Plan process, feedback supported a unique waterfront that is more active, public and engaging, with reasons to return again and again, in all seasons. The waterfront is to be pedestrian-focused, with areas to bring pedestrians closest to the water. Bikes will be brought further back, but will still maintain great visual access and experience of the waterfront.

Northeast False Creek is to be a unique place in the city, featuring a south facing waterfront with views to the mountains, through the narrow, historically low neck of the downtown peninsula to emphasize and accentuate this connection of water/park/mountain.

With the removal of the viaducts, there is an opportunity to connect the surrounding communities with new and renewed park areas. Further work is required to draw from Indigenous principles and to improve connectivity to Chinatown. The Dunsmuir Connection, a pedestrian- and cyclist-only connection from downtown to False Creek, will be integrated with the park, and with the buildings along its route. The park design concept is continuing to evolve, with further in-depth engagement with Indigenous communities and Chinatown.

The new Pacific Boulevard 'Great Street' will not be another barrier at-grade but will be a new street system with a positive experience. It is to have large setbacks to accommodate active transportation, and ample street activity to constitute a lively experience. The future Pacific Boulevard will dedicate as much space to pedestrians and cyclists as to vehicular movement. Significant trees will be given the conditions to thrive and grow to legacy scale. The street would dedicate substantial spaces for slower moving cyclists and pedestrians, with clear, safe and well-defined spaces for both, public places to sit, and large setbacks for patios and display areas.

Consultation feedback made clear the strong value of the public views to BC Place and the iconic image it represents. Prior to the stadium roof renovation, which added the spires and lights, the policy objective was to wrap the stadium as much as possible. The challenge is now

to accommodate densities appropriate to this downtown site while preserving and accentuating views to the stadium.

Feedback also indicated that this is a unique place that needs a singular approach to the building typology that moves beyond the tower and podium form for which Vancouver is so well known.

The urban design principles in NEFC emphasize:

- A fine-grained fabric and high-density forms;
- ‘Sticky’ edges: uses, design and detail to create comfortable and inviting places to linger and enjoy;
- A mix of uses, with an emphasis on non-residential uses on ground and lower levels;
- Living spaces that offer sense of ground, green, and gardens on upper levels;
- Greater emphasis on the social and livability of high density forms through multiple-level or multiple-exposure units, common areas and green spaces on upper levels, places to gather and meet and design that fosters spontaneous encounters;
- Ensuring variety and unique design through multiple architects.

The rezoning application for Sub-area 6B proposes over 2 million sq. ft. of gross floor area, including a minimum 350,000 sq. ft. of commercial spaces, approximately 108,000 sq. ft. of community/civic facilities and 1.6 million sq. ft. of residential uses, of which 20% of the floor area will be social housing.

Existing policy under the NEFC Plan allows for 1.4 million sq. ft. of residential uses. This application proposes 200,000 sq. ft. of additional residential floor area. The policy allows consideration of additional density, subject to urban design performance, delivery of public amenities and alignment with the urban design principles.

Public amenities proposed on this site include an ice rink, a community centre, childcare, a music presentation centre, public rooftop open spaces, and a central community plaza and seawall.

Multiple view cones cross over the site at approximately 200 ft. and 300 ft.

Comments from the Urban Design Panel at the December 2017 workshop included:

- The Panel appreciated the general approach, and the different form and typology proposed.
- The site and form carried the proposed density well.
- Design Guidelines would be essential to ensure the final design meets the proposed intent.
- Phased development and segmentation into smaller blocks of varied scales could be very exciting.
- Architectural variety will be important and the waterfront building is a particularly great opportunity for this.
- Support for connected parking and shared loading.
- Need for activation at the upper level public spaces.
- Support for the relationship to the waterfront and the fully pedestrian environment; comments and discussion reflected interest in the possibilities that the waterfront offers.
- Concern of the tightness of the courtyard and interior corners.

- A need for a clear approach for maintenance and assurance that upper terrace plantings are set up to thrive.

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

1. Form of development: Are the overall density, height, massing, and building forms appropriate for the site?
2. The massing of the western building block, and in particular the relationship with the existing residential development to the west.
3. The relationship between the western end of the waterfront building and the central plaza on axis with the stadium.
4. Response to Panel comments from the December 13th UDP workshop.
5. Draft Design Guidelines: Directions on massing, diversity in architecture, architecture, architectural expression, etc.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:**

The Plaza of Nations historically has always been a place of gathering and celebrations; therefore, the design concept is to maintain the site as highly porous and accessible and to keep the connections to the water.

The consensus from the open houses was that the public would like to have a waterfront area that is of a different character to the rest of the seawall.

Since the previous Urban Design Panel workshops, draft design guidelines have been developed, including responses to the previous panel's concerns.

The design focuses on a fine grain, and on permeability and connectivity. A continuous sightline allows one to see to the other side of the development, creating a view that connects all aspects of the site together.

The proposal includes a waterfront public space along the newly created wharf, which connects to the Georgia Plaza to the east. The western side of the waterfront promenade receives the best sun and provides great views to the creek. Two public wharfs are proposed in order to increase public activity on the water. Two small-scale floating restaurants are proposed.

The proposal includes a community centre, which has strong sightlines to the Georgia Plaza in Sub-area 6C.

Since the workshop in December 2017, changes to the proposal include:

- The waterfront mass on the western building has been further modified after removing the waterfront tower to open up the courtyard.
- The density has been decreased by 50,000 sq. ft.
 - The decrease in density creates flexibility for a 'flex zone,' which will allow for enclosed balconies and architectural moments to push out of the building envelope in localized areas, and overall will help to create architectural diversity in the building façades.
- All of the local streets have been widened to accommodate sidewalks and setbacks.

- Setbacks at Pacific Boulevard have been improved for a more pedestrian-focused ground plane that will pull the individual towards the central plaza.

The final design will use principles of energy conservation outlined in the rezoning application, the design guidelines, and the NEFC Plan. New typology will be built from the ground up.

The project will include enclosed balconies to help mitigate noise impacts, classic open balconies, or bay windows.

The community centre will connect to an upper-level terrace, which will have full public access, and will be co-located with an outdoor play space for the daycare. Vertical access points will be included to create a connection to the upper terraces for the public.

This wharf and waterfront is to be distinct from the rest of False Creek seawall, and will include spaces for retail frontages. It is to be designed as a place where people can stop and spend time as opposed to pass through. Large events such as the Sun Run and relationship to the stadium will be an important part of these connected spaces.

Currently the legacy forest as part of the False Creek basin has more heritage than ecological value. The legacy forest will be retained and reforested and the water's edge will be enhanced. The building forms have been designed to introduce opportunities for roof gardens and common areas, which will align with the proposal's sustainability goals.

The Applicant team then took questions from the panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**

Having reviewed the project it was moved by and seconded by Mr. Neale and Mr. Wen was the decision of the Urban Design Panel:

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

- Further design development to the western edge of the western block, to further break up the massing and articulate the building;
- Further work on design guidelines, especially with regards to the public realm;
- Further design development to increase access to the water edge.

- **Related Commentary:**

The Panel supported the overall massing and the terracing roof forms, and the departure from the typical tower and podium typology in Vancouver. The panel was excited to bring something new to Vancouver, particularly on the waterfront. The Panel recognized the opportunity to create a unique waterfront with public spaces that are more successful than what has been done to date.

There was general support that all the big moves are on the right track, overall massing is where it should be. The approach to solar access and the stepping of the building and green roof terraces were well received. The panel appreciated the retention of the views to the stadium. It was noted that the new typology is not tried and tested, and there will be challenges with respect to privacy, overlook, and internal circulation to address in the architectural design.

Detailing will be very important, and the design guidelines will need to be well-developed and defined, without being too prescriptive. Precedents that better reflect the scale of the proposed development should be sought.

It was commented that the proposal carries a lot of density in three buildings, and that it is important to understand the massing in the context of the stadium which can skew perception of scale. The Panel agreed that the western building, particularly along the western edge, is massive and needs more intentional consideration and moves to break up the massing, such as cutting sections out and creating holes. Further thought also needs to be given to the pedestrian experience and to breaking down the scale along Pacific Boulevard.

The Panel suggested adding more height to the tallest elements of the buildings above the view cones to allow density to be redistributed. Staff noted that the Georgia Gateway projection through the view cone is strategic and limited to mark the new intersection of Georgia Street and Pacific Boulevard, and further projections into the view cone are not supported beyond that immediate location.

It was noted that there was not a lot of information provided on the public realm, and the relationship between the buildings and the public realm. More information was sought on the interface between the buildings and Pacific Boulevard, the central plaza, and the waterfront, and to incorporate façade design and articulation. It was noted that it will be important to ensure this information is in the design guidelines.

The design guidelines need to be well-developed and defined to allow control over the development, but also not too prescriptive so design development is allowed. Diversity in architecture is important, as is detailing. Flexibility with architecture is beneficial to the design team in general.

From a sustainability perspective, this area should have an integrated rain water management plan in the design guidelines, and stepping forms, overhangs, and window to wall ratios should be used as opportunities for great solutions.

The Panel was supportive of the site plan and development being organized around the central plaza and the view to the stadium. In general, the panel thought that there could be more flow and connection between the central plaza and the waterfront, with more thought to how the two plazas can connect for larger events. Another panel member appreciated the way the waterfront building captures the central plaza space. Consideration should be given to expanding the waterfront plaza area by pulling the waterfront building back, as this is the sunniest place on the site as well as being at the water where people will want to gather. It was suggested that this should be the location of the much-needed heart of the development, and that this would be a good place for the music presentation centre.

Programming of commercial spaces and design that will accommodate a variety of events will be important to the central plaza as it may not typically be a major pedestrian thoroughfare. It was suggested that there is no need to have permanent roof structures in this space, and that temporary structures are ideal. The panel was supportive of the commercial uses in relation to the plaza and thought restaurants and activities on upper levels would be an exciting part of the area. It was also noted that some of the commercial spaces are quite deep and may be challenging to make work. Double-fronting retail on the waterfront may be difficult to service without negatively impacting the street. One panel member thought the proposed community

centre should be located more centrally, and be on fewer levels. The community centre adjacency and relationship to the rooftop terrace was seen as a positive evolution since the workshops.

The panel recognized the potential for a new waterfront experience, and encouraged the team to keep working on the design to make it more unique, activated and welcoming. The Panel was supportive of moving bikes off of the waterfront to create fully pedestrian areas. It was noted that public access to the water is very important, and needs to be balanced with restaurants, marinas, and other uses at the edge and on the water. It was suggested that on-water restaurants, marinas and other uses be located in a way that prioritizes public access to the waterfront in the new inlet and other key locations.

While not part of this application, it was noted that Georgia Plaza as the terminus of Georgia Street is a huge opportunity and should be bigger. The Georgia Wharf is successful as a continuation of the plaza.

- **Applicant's Response:**

The Applicant team thanked the panel for their comments.

4. Public Consultation Summary

Public Notification

Community open houses were held at a block party on June 10, 2017, at a week-long pop-up storefront on November 18 and 20–22, 2017 and at an Applicant-hosted open house on March 15, 2018. Notification and application information, as well as an online comment form, was provided on the City of Vancouver's Rezoning Centre webpage (vancouver.ca/rezapps).

June 10, 2017 Community Open House and Block Party

A community open house and block party was held from 11 am – 7 pm on June 10, 2017 at Carrall Street between Keefer Street and Expo Boulevard (600 block of Carrall Street), with the Applicant team and City staff available to answer questions. A total of 19,063 notification postcards were distributed within the neighbouring area on or about May 19, 2017. Approximately 3,500 people attended the open house.

November 18, 20–23, 2017 Pop-Up Storefront and Chinatown Roadshow

A pop-up storefront was held on November 18 and 20–22, 2017 at the City's engagement space, CityLab, at 511 W Broadway, with an accompanying in-place open House on November 23, 2018 at Chinatown Plaza at 180 Keefer Street. The Applicant team and City staff were available to answer questions. A total of 21,326 notification postcards were distributed within the neighbouring area on or about November 2, 2018. 1,995 people attended the open house and roadshow over the five-day period.

March 15, 2018 Applicant-hosted Open House

A community open house and block party was held from 5 – 8 pm on March 15, 2018 at the Enterprise Hall at 760 Pacific Boulevard, with the Applicant team and City staff available to answer questions. A total of 20,499 notification postcards were distributed within the neighbouring area on or about March 1, 2018. 160 people attended the open house.

Public Response

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

- In response to the June 10, 2017 Open House, 74 sticky note comments were submitted from individuals.
- A total of 138 letters, emails, online comment forms and sticky note comments were submitted from individuals.
- In an online survey, live from June 10 to July 1, 2017, 755 comments for the Sub-area 6B policies were submitted from individuals.
- In an online survey, live from November 18 to December 3, 2017, 506 comments for the Sub-area 6B policies were submitted from individuals.

Below is a summary of all feedback (both online and from open houses) related to the proposal, ordered by topic and level of interest (from highest to lowest).

Urban Design

Overall, general support for the development was strong. Respondents expressed excitement for the new building typology. While the terracing form and massing were generally supported, there was concern for how the western edge of the development responded to the existing residential development to the west. There were many comments expressing concern about the loss of public views due to the height of the proposed development, but it should be noted that much of this response was due to a form letter regarding Vancouver's protected views that was active around the time when the Northeast False Creek Plan went before Council in January/February 2018 (the application under review does not exceed any of the protected views). There was mixed commentary on the proposed density of the development, with roughly equal responses in support and opposition. Some comments expressed concern for the lost views to BC Place, while others supported how the terracing scheme preserved as much of the view as possible.

Transportation and Traffic

Comments reflected a concern for the increased traffic around the site that this development would cause, some citing the removal of the viaducts as an additional stressor. Others called for the inclusion of safe and accessible bicycling and car share facilities. There was much concern from residents of the Coopers Landing to the west, regarding a proposed connection between the two developments and the increased traffic and safety risks it would impose; it should be noted that this was largely because this connection was misrepresented as a road on the Applicants' materials. Staff clarified that this proposed connection is for pedestrian and cyclist access only, and asked the Applicants to change their materials to reflect the true nature of this connection. A number of comments questioned the large amount of vehicle parking proposed.

Housing and Affordability

There was significant concern regarding affordability and the expectation that most of the residential units would cater to a luxury market. While many were in support of the provision of social housing, and some called for more housing in general (both market and non-market) on the site, a few commenters expressed that this waterfront location was not an appropriate site for any amount of social housing.

Open/Green Space

Comments were generally in support of the new waterfront public space, noting enthusiasm for a more activated seawall with restaurants and patios. There were some concerns regarding the

lack of green space and park space provided on the site, especially places for people to take their dogs. Commenters noted that the dog park at the Coopers Park development, the closest one to this site, is already often in disrepair.

Miscellaneous Comments

- Other comments reflected the desire to see small retail units for small businesses included on the site, especially those with patios.
- While the amenities proposed for the site were generally supported, many respondents cited the need for more schools to support the growing population.
- Comments reflected a general support for sustainability initiatives proposed for the site.

* * * * *

**750–772 Pacific Boulevard
FORM OF DEVELOPMENT**

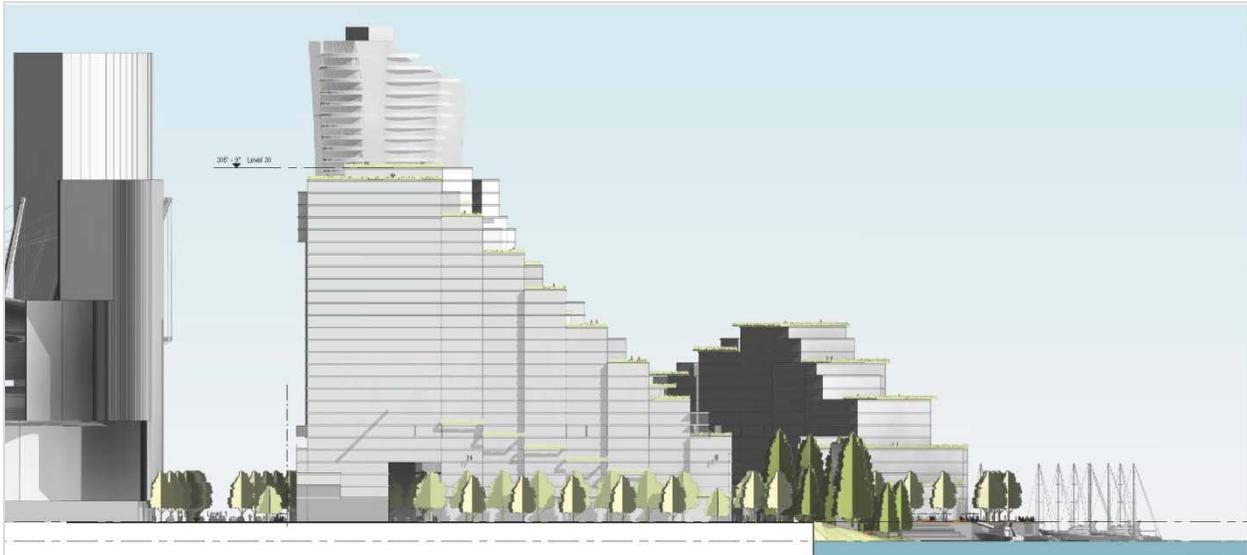
As presented in the reference drawings received on April 4, 2018

Site Plan

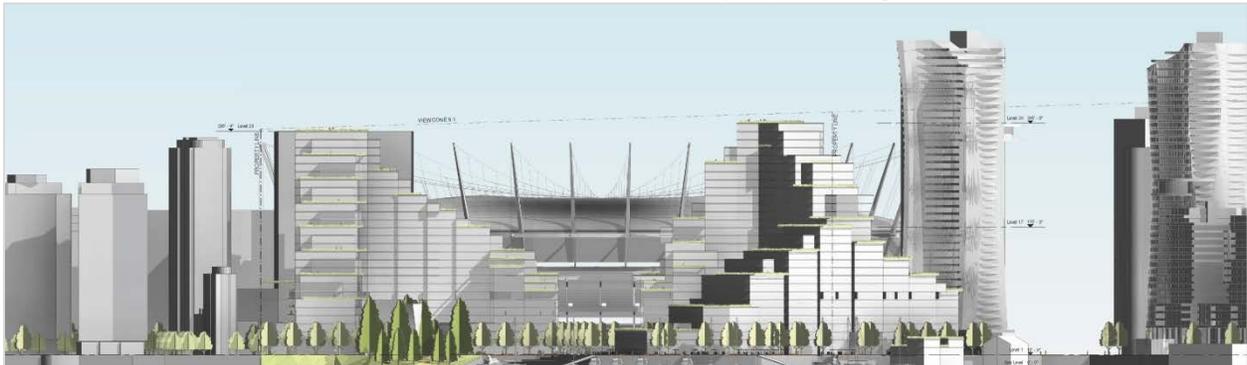


Elevations

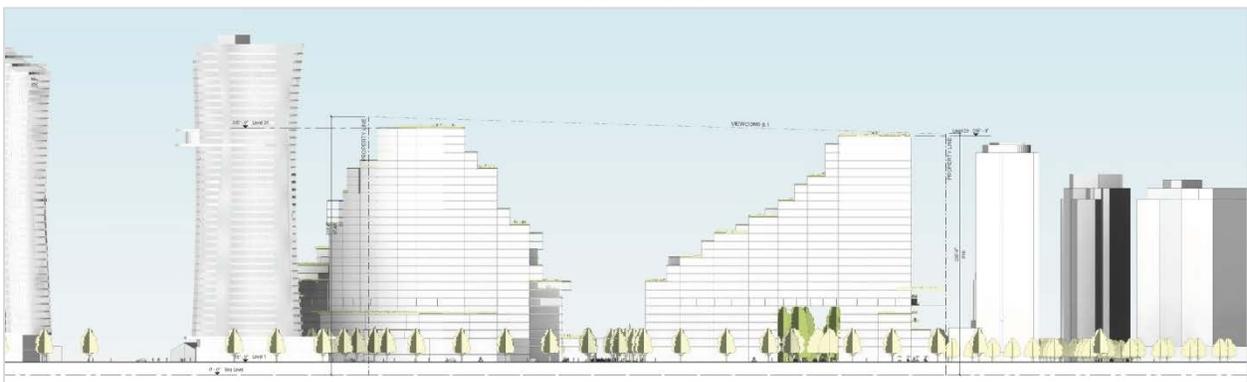
Southwest Elevation



Southeast Elevation (from Olympic Village)



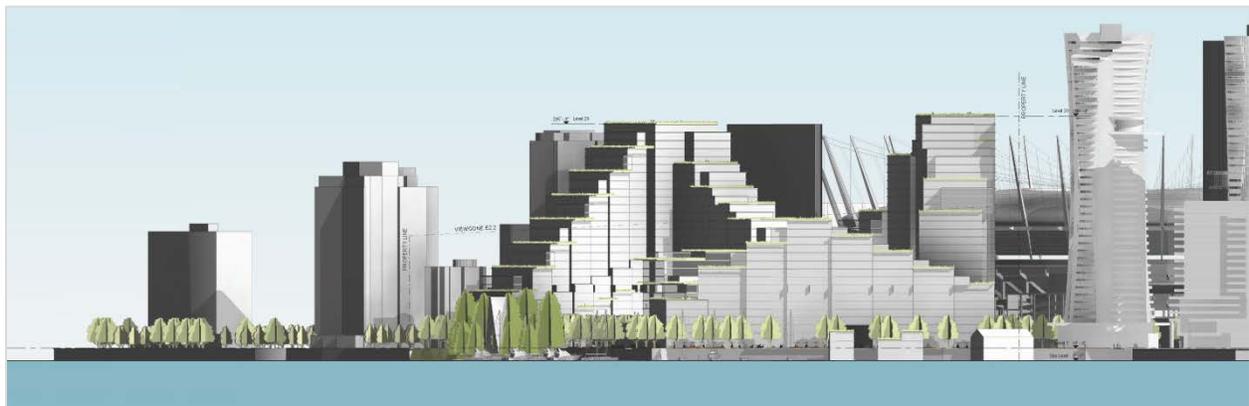
Northwest Elevation



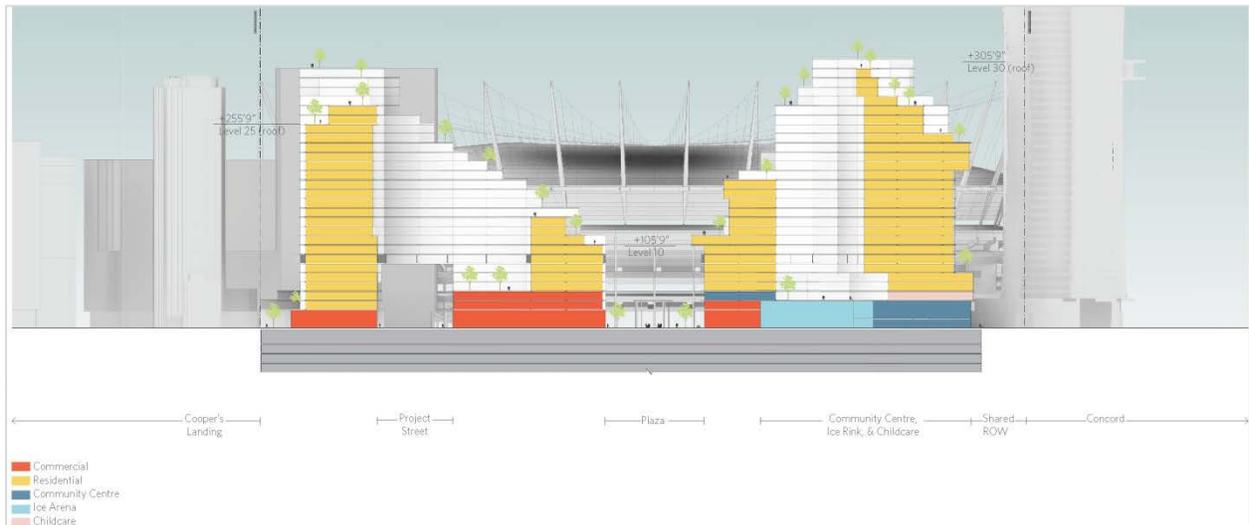
Northeast Elevation



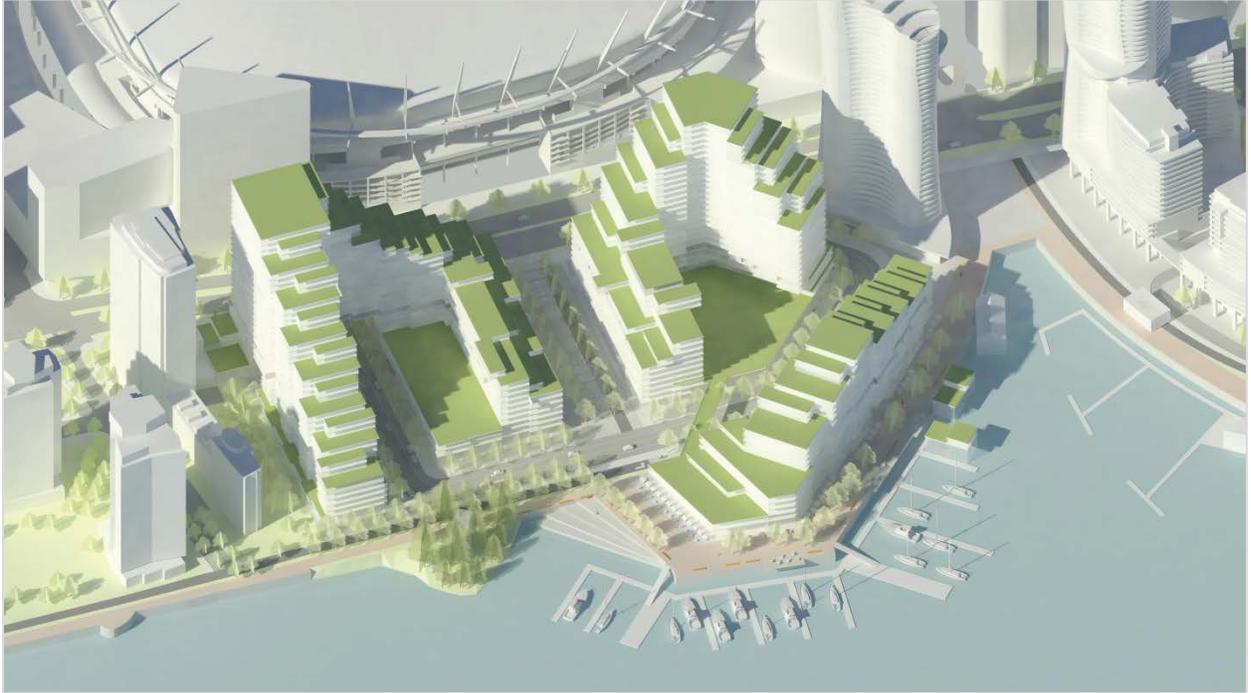
Southeast Elevation



Section



Aerial Axonometric from Southeast



Perspective View from Olympic Village



**750–772 Pacific Boulevard
PUBLIC BENEFITS SUMMARY**

Project Summary:

Mixed-use development including market residential uses, commercial uses, social housing, civic facilities (including a community centre, ice rink, a 69-space childcare and music presentation centre), public plazas, public rooftop terraces and a seawall.

Public Benefit Summary:

Construction and delivery of the social housing, community centre, ice rink, 69-space childcare facility and central plaza, as well as a public art contribution and a cash CAC.

	Current Zoning	Proposed Zoning
Zoning District	CD-1 (349)	CD-1
Floor Area (sq. ft.) *	679,601	1,955,000
*Note that the CAC concluded was based on a portion of the density being converted from the existing zoning and the new residential market density being added		Total Residential: 1,605,000 (Social Housing 321,000 Conversion to Res 329,623 New Market Res 954,377)
Land Use	Commercial	Mixed-use

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required *	DCL (Citywide)	N/A	N/A
	Public Art	TBD	TBD
	20% Social Housing		\$128,400,000
Offered (Community Amenity Contribution)	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		
	Parks and Public Spaces		\$20,000,000
	Childcare/Social/Community Facilities		\$76,710,500
	Unallocated		
	Other		\$100,383,500
TOTAL VALUE OF PUBLIC BENEFITS			\$325,494,000

Other Benefits (non-quantified components):

Music presentation centre, waterfront public plaza, public roof-top gardens and seawall

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the Citywide DCL, revenues are allocated into the following public benefit categories: Engineering (22%); Replacement Housing (32%); Parks (41%); and Childcare (5%).

**750–772 Pacific Boulevard
APPLICANT AND PROPERTY INFORMATION**

Applicant and Property Information

Address	750–772 Pacific Boulevard
Legal Descriptions	Lot 155 False Creek Plan 21425 and District Lot 6352 Group 1 New Westminster District; PIDs 008-538-298 and 010-313-931 respectively
Developer	Canadian Metropolitan Properties Corp.
Architect	James KM Cheng Architects
Property Owner	Canadian Metropolitan Properties Corp.

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development	
ZONING	CD-1 (349)	CD-1 (349)	
SITE AREA	52,472 m ² (564,804 sq. ft.)	52,472 m ² (564,804 sq. ft.)	
USES	Commercial Uses	Mixed-Use	
FLOOR AREA *	63,137 m ² (679,601 sq. ft.)	Market Residential	119,287 m ² (1,284,000 sq. ft.)
		Social Housing	29,822 m ² (321,000 sq. ft.)
		Retail/ Commercial	32,516 m ² (350,000 sq. ft.)
		Total:	181,625 m ² (1,955,000 sq. ft.)
		Community and Civic Uses	9,219 m ² (99,234 sq. ft.)
HEIGHT **	90.5 m (297 ft.)	89.9 m (295 ft.)	
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law	

* Floor area breakdowns are estimates and would be confirmed during the development permit applications.

** The base surface has increased due to changes in the Flood Construction Level.

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