



**POLICY REPORT
DEVELOPMENT AND BUILDING**

Report Date: July 6, 2018
Contact: Karen Hoesé
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VanRIMS No.: 08-2000-20
Meeting Date: July 10, 2018

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 1068-1090 Burnaby Street and 1318 Thurlow Street

RECOMMENDATION

- A. THAT the application by Strand Development in partnership with Intracorp Projects Ltd., on behalf of the registered owner, Thurlow Street Project Nominee Inc., to rezone 1068 Burnaby Street [*Lot 8, Except the West 25 Feet, and The West 25 Feet of Lot 8, both of Block 12, District Lot 185, Plan 92; PIDs 015-749-118 and 015-749-126 respectively*], 1090 Burnaby Street [*PID 010-748-628; Lot A, Block 12, District Lot 185, Plan 7000*] and 1318 Thurlow Street [*Strata Lots 1 to 14, District Lot 185, Strata Plan VR. 1437; PIDs 004-478-215, 004-204-948, 002-828-669, 002-862-999, 006-543-961, 004-427-777, 002-630-788, 003-559-866, 004-074-238, 006-543-987, 006-123-881, 006-544-061, 006-544-088 and 006-544-100 respectively*] from RM-5A (Multiple Dwelling) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 2.20 FSR to 9.01 FSR and the building height from 18.30 m to 88.66 m to permit the development of a 30-storey residential tower containing 39 social housing units and 82 market strata units, be referred to a Public Hearing, together with:
- (i) plans prepared by NSDA Architecture, received September 5, 2017;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions contained in Appendix B;

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

- B. THAT, if after Public Hearing, Council approves in principle the rezoning and the Housing Agreement described in section (c) of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning by-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Arts, Culture and Community Services.
- C. THAT Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone 1068-1090 Burnaby Street and 1318 Thurlow Street from RM-5A (Multiple Dwelling) District to CD-1 (Comprehensive Development) District. The proposal is for a 30-storey residential building to be comprised of approximately 39 social housing units and 82 market strata units. A height of 88.66 m (291 ft.) and an FSR of 9.01 are proposed.

The application has been assessed and staff support the proposed uses and form of development, subject to the design development and other conditions outlined in Appendix B. The report recommends that the Community Amenity Contribution (CAC) from this rezoning application, if approved, be allocated in accordance with the *West End Community Plan Public Benefit Strategy* to achieve key public benefit objectives in and around the West End neighbourhood.

It is recommended that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the Public Hearing, along with the conditions of approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- *West End Community Plan (2013)*
- *Rezoning Policy for the West End (2013)*
- *View Protection Guidelines (1989, amended up to 2011)*

- *Green Buildings Policy for Rezoning (2009, last amended 2017)*
- *Greenest City 2020 Action Plan (2011)*
- *Vancouver Neighbourhood Energy Strategy (2012)*
- *Neighbourhood Energy Connectivity Standards - Design Guidelines (2014)*
- *Housing Vancouver Strategy and Housing Vancouver Three Year Action Plan (2017)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *High-Density Housing for Families With Children Guidelines (1992)*
- *Housing Design and Technical Guidelines (2015)*
- *Tenant Relocation and Protection Policy and Guidelines (2015)*
- *Community Amenity Contributions – Through Rezoning (1999, amended up to 2017)*
- *Financing Growth Policies (2003)*
- *Public Art Policy and Procedures for Rezoned Developments (2014)*
- *Transportation 2040*

REPORT

Background/Context

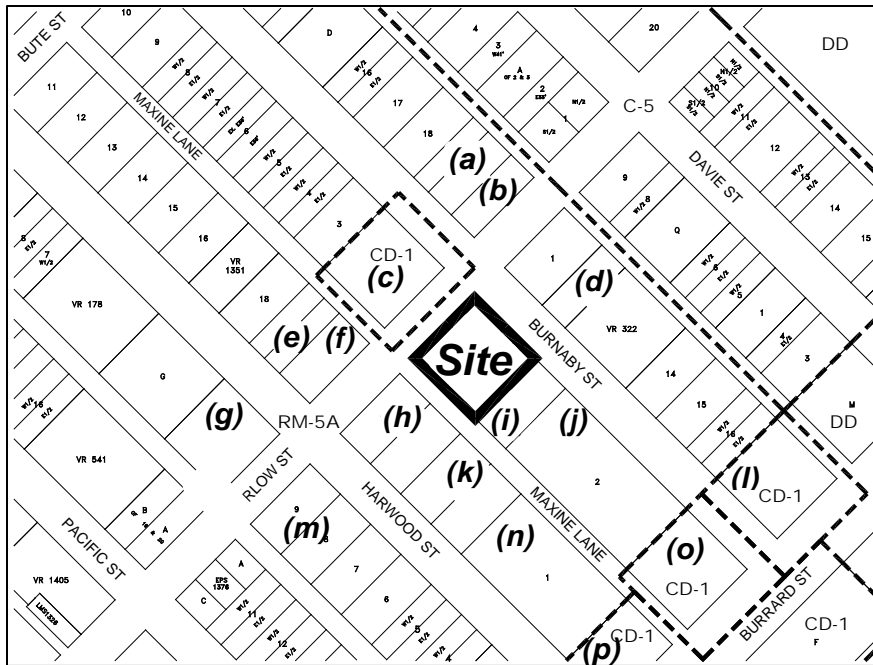
1. Site and Context

This 1,605.8 sq. m (17,285 sq. ft.) site is located at the southeast corner of Burnaby and Thurlow Streets. The site is comprised of four legal parcels with a total frontage of 40.23 m (132 ft.) along Thurlow Street and 39.91 m (130.95 ft.) along Burnaby Street. The site slopes down from Burnaby Street to the lane by about 3.0 m and it is currently occupied by three buildings, as follows:

- 1068 Burnaby Street, a four-storey rental building containing 23 rental units;
- 1090 Burnaby Street (the “Hobbs Residence”), an early West End house built in 1899 and later converted to four units of rental housing; and
- 1318 Thurlow Street, a 14-unit strata-titled building, including two two-bedroom units which are secured for rental tenure by a covenant on title.

Nearby development in this residential neighbourhood, generally reflects what is permitted under the current base zoning RM-5A, which allows for an outright height of 18.3 m (60 ft.), with a conditional height of up to 58.0 m (190 ft.), and a density of 2.2 FSR. The neighbouring site at 1056 Burnaby Street contains a three-storey rental apartment building. Similar three- to four-storey built forms exist directly across Burnaby Street and Thurlow Street. To the south, a total of three 91.4 m (300 ft.) 32-storey towers are proposed through other rezoning applications, at 1332 Thurlow Street and 1065 Harwood Street, at 1055 Harwood Street and at 1066-1078 Harwood Street. Additionally, the surrounding area includes character homes, older apartments ranging in height from three- to 13-storeys, a 12-storey hotel, and existing CD-1 sites, ranging in height from 45.7 m (150 ft.) to 56.4 m (185 ft.).

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

Figure 1 – Site and surrounding zoning

- a) 1111 Burnaby Street (the “Sunset Inn”), a 12-storey hotel;
- b) 1243 Thurlow Street (the “Hampton Court”), a six storey historic apartment building;
- c) 1114 Burnaby Street (the “HI Downtown Vancouver”), a three-storey hostel;
- d) 1031-1075 Burnaby Street, various three- to four-storey apartment buildings;
- e) 1109 and 1117 Harwood Street, character homes;
- f) 1101 Harwood (the “Stanley Manor”), four-storey apartment;
- g) 1100 Harwood (the “Martinque”), 13-storey apartment;
- h) 1332 Thurlow Street and 1065 Harwood Street, a rezoning site with an application for a 32-storey residential development;
- i) 1056 Burnaby Street, a three-storey apartment;
- j) 1030 Burnaby Street, (the “Twin Arms”), a 14-storey non-profit operated rental building that provides affordable housing for seniors;
- k) 1055 Harwood Street, a rezoning site with an application for a 32-storey residential development;
- l) 1003 Burnaby Street, (the “Milano”), a 18-storey strata residential building;
- m) 1066-1078 Harwood Street, a rezoning site with an application for a proposed 32-storey residential development;
- n) 1021 Harwood Street, (the “Carlton Court Apartments”), a 22-storey market rental residential building;
- o) 1010 Burnaby Street, (the “Ellington”), a 20-storey strata residential building; and
- p) 1009 Harwood Street, (the “Modern”), a 16-storey strata residential building.

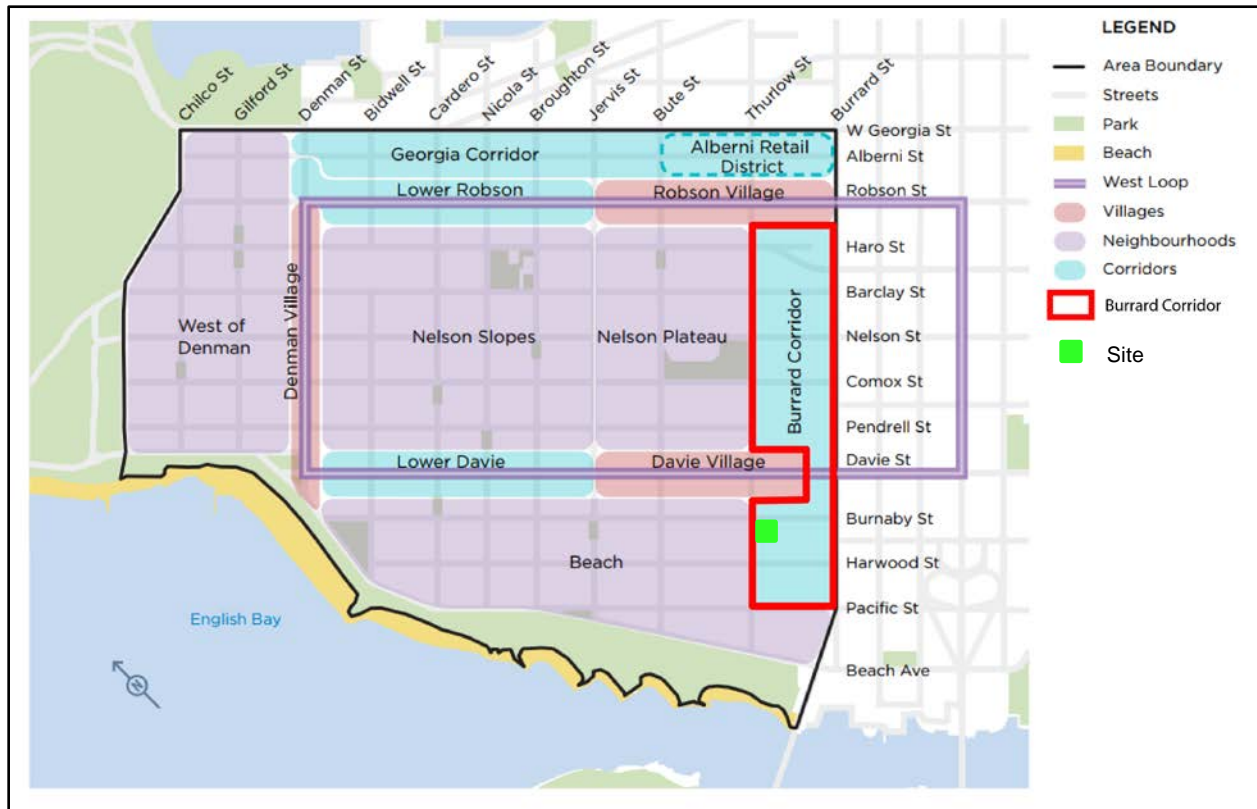
2. Policy Context

West End Community Plan and the Rezoning Policy for the West End – In November 2013, Council approved the *West End Community Plan* (the “*West End Plan*”). This policy document provides a framework to guide change, development and public benefits in the West End over the next 30 years. The plan considers long-range and shorter-term goals, and provides policy directions in areas such as land use and built form, housing, transportation and public spaces, heritage, arts and culture, local economy, community facilities and amenities, and environmental sustainability.

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

Burrard Corridor Area – The subject site is located in the Burrard Corridor area of the West End. This corridor is generally located between Pacific Street and the laneway north of Haro Street, from Thurlow Street to Burrard Street (see figure 2).

Figure 2 – West End Community Plan Character Areas

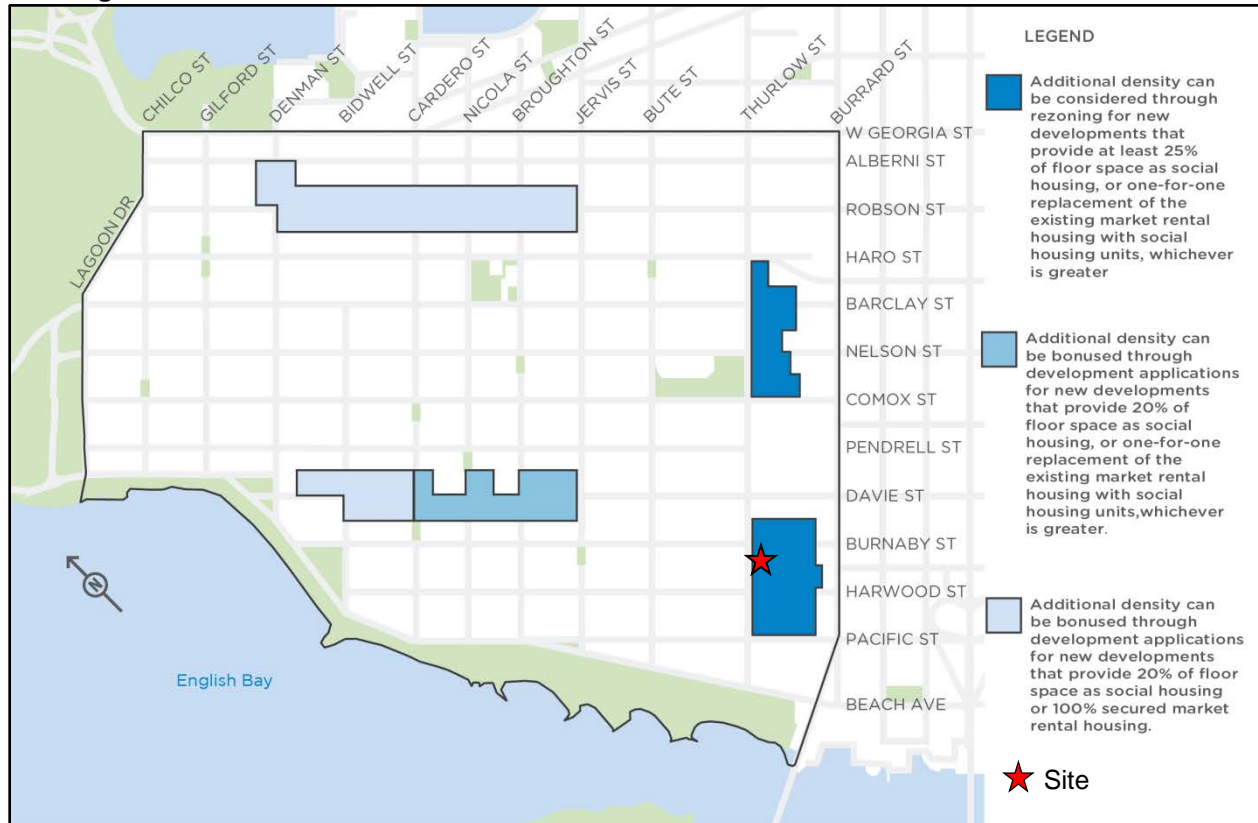


In keeping with the overall directions of the West End Plan, the *Rezoning Policy for the West End* allows consideration of rezoning to higher density for sites within the Burrard Corridor. For sites within the current RM-5A or RM-5B districts, such as the subject site, where an application includes a residential component, the density increase is to include a social housing component. Subject to urban design performance, typical tower floor plates of 511 sq. m (5,500 sq. ft.) may be considered, with heights of up to 91.4 m (300 ft.), although building proposals within established view corridors should not exceed view cone height limits.

West End Plan Housing Objectives – Policies which address the West End’s market rental housing stock seek to find a balance between protection, growth and renewal of that stock. In areas with existing rental housing, where zoning changes allow for new market development, the housing policies seek to maintain or enhance the existing affordability by requiring

replacement of existing market units as social housing. This site is located in the inclusionary housing provision area of the Burrard Corridor (see Figure 3), where additional density can be considered through rezoning if at least 25% of the new floor space is social housing, or if there is one-for-one replacement of the site's existing market rental housing with social housing units, whichever is greater.

Figure 3 – West End Community Plan Opportunities for New Secured Market Rental and Social Housing



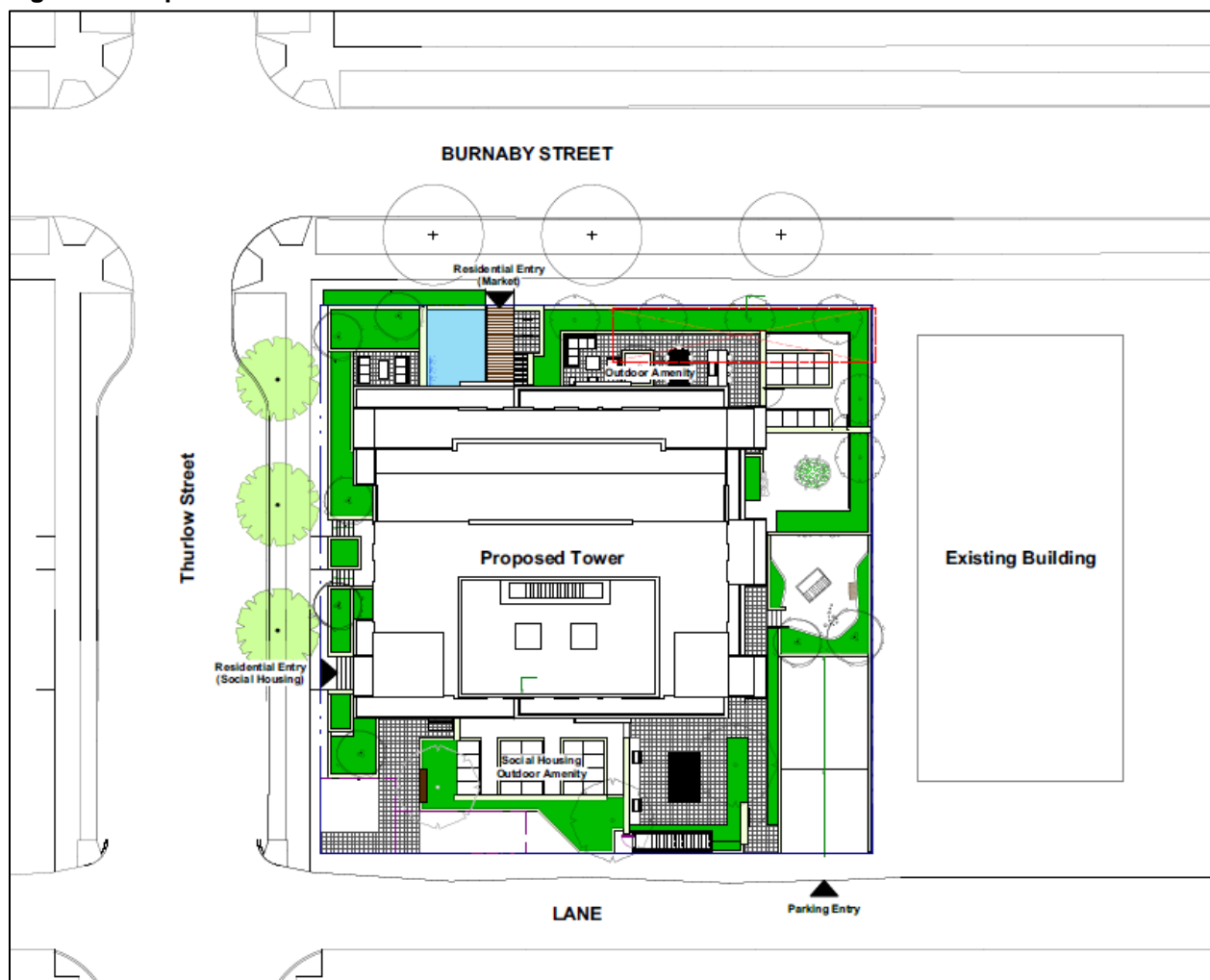
Housing Vancouver Strategy (2017) – In November 2017 Council approved the Housing Vancouver Strategy (2018–2027) and 3-Year Action Plan (2018-2020). The strategy seeks to shift the supply of new homes towards the right supply, with targets for new units along a continuum of housing types. The Housing Vancouver targets were based on the core goals of retaining the diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. Nearly 50% of the new units will serve households earning less than \$80,000 per year, and 40% will be family-size units. This application will contribute towards the targets for social and supportive housing units and for units for families.

Strategic Analysis

1. Proposal

This application proposes to rezone the site from RM-5A (Multiple Dwelling) District to CD-1 (Comprehensive Development) District. The application proposes a 30-storey residential building comprised of 39 social housing units from levels 1 to 8 and 82 market strata units from levels 9 to 30, for a total of 121 units. Four levels of underground parking are proposed with a vehicular access from the lane. Density is proposed at 9.01 FSR and height at 88.66 m (291 ft.). The total proposed floor area is 14,460.0 sq. m (155,646 sq. ft.), of which 25% is for the social housing component.

Figure 4: Proposed Site Plan



The market housing entry lobby is proposed along Burnaby Street, and the social housing entry lobby along Thurlow Street. Amenities for the market housing component, including the common room and associated outdoor areas, are located on the east corner of Level 2, while amenities

for the social housing component, including common room and associated outdoor areas, are located on the southwest portion of Level 1 (see Figure 4).

The social housing units, along with supporting service areas and underground parking, would be contained in a single air space parcel and delivered turnkey to the City upon project completion and would be operated by a non-profit operator.

2. Housing

The West End Plan anticipates high-density residential development in the Burrard Corridor area. The site is zoned RM-5A (Multiple Dwelling) District for which the Plan requires that either a minimum of 25% of floor space is provided as social housing (as defined in Section 2 of the Zoning and Development By-law) or a minimum of one-for-one replacement of the existing market rental housing with social housing units is provided, whichever is greater. This application provides 25% of floor space (i.e. 3,650.3 sq. m net) as social housing, or 39 social housing units¹. The provision of market strata units and social housing units in the application is consistent with the West End Plan.

Achievement towards City-wide Social Housing Targets – This application, if approved, will add 39 units to the City's inventory of social housing, which would contribute towards the 10-year social and supportive housing targets set out in the 2017 *Housing Vancouver Strategy*. The approval of these units would bring the total number of social housing units approved since 2017 to 1,972.

Table 1: 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 that tracking progress towards 10-year Housing Vancouver targets began in 2017.

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

Achievement towards West End Community Plan Social Housing Targets – The West End Plan also sets an overall target of 1,600 social housing units anticipated to be achieved through plan implementation, including additional density in the Corridors, infill on existing social housing sites, and future site purchases and grants to non-profits. The plan seeks to secure approximately 500 social housing units through additional density in the Corridors in the first 10 years of the Plan. If approved, this project will add 39 units towards this target.

¹ In the case of this site, there are 29 existing rental units to be replaced: 4 in 1090 Burnaby Street, 23 in 1068 Burnaby Street and 2 units subject to a rental-only covenant in 1318 Thurlow Street.

Table 2: Units of Social Housing Secured to Date in the West End Plan (Corridors) as of March 31, 2018

Number of Social Housing Units to be delivered in the Corridors in the first 10 years of Plan	Previous Units Approved as of March 31, 2018*	Units to be delivered with this application
500	238	39

*This figure does not include the 39 units in this application.

Affordability – The target rent levels in the social housing component will advance the West End Plan objective to maintain or enhance the affordability offered in the current rental stock in the neighbourhood, with an aim to create a range of rents from the shelter component of Income Assistance to a maximum of the Low End of Market (LEM) rents. At a minimum, 30% of the units will rent to households with incomes at or below BC Housing's Housing Income Limits (HILs), at rental rates of no more than 30% of household income. These units would target singles and families with incomes in the range of \$15,000 to \$67,000 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 will work with senior levels of government and non-profit partners to deepen affordability.

Upon completion an air space parcel containing all the social housing units will be transferred to the City. A non-profit organization will be selected through a Request for Proposals in line with the City's Procurement Policies to lease and operate the social housing air space parcel. Recommendation on the operator / lessee of the social housing units, along with the key terms of the lease/operating agreement (including rents, operating and capital maintenance costs, and monitoring and reporting requirements) will be presented to Council for consideration and approval in a future report.

Family Housing Requirements – The *West End Plan* requires that except for seniors and supportive housing projects, at least 50% of the social housing units must be two- and three-bedroom units suitable for families and designed in accordance with the High Density Housing for Families with Children Guidelines. This application would provide 51% family units (20 units), and 49% studios and 1-BR units (19 units). The market housing is also required to provide 35% family units, as set out in the *Family Room: Housing Mix Policy for Rezoning Projects*. In both the social and market housing components, the proposed housing mix meets these requirements. Furthermore, all family units must comply with the *High Density Housing for Families with Children Guidelines*. Stipulations to ensure compliance with these guidelines, and the minimum requirements for the number of family units, are included in the draft CD-1 By-law (see Appendix A).

Tenant Protection – The site contains a total of 29 rental units. At the time of application, a number of units were vacant. A total of 18 units are covered by the *Tenant Relocation and Protection Policy*. Tenancies range in length from one to 29 years (with tenants in six units renting for more than ten years). The unit mix consists of studios (renting for \$900-990/month), one-bedroom units (renting for \$1,003-1,390/month) and a two-bedroom unit (renting for \$935/month).

A draft Tenant Relocation Plan which meets, and in several cases exceeds, the requirements under the *Tenant Relocation and Protection Guidelines*, is summarized in section two of

Appendix C. A final Tenant Relocation Plan will be required at the time of Development Permit application, and a final Tenant Relocation Report will be required prior to issuance of an Occupancy Permit.

3. Density, Height and Form of Development (refer to drawings in Appendix G)

The *West End Community Plan* provides a vision for new urban development and public benefits in the West End over the next 30 years. To increase the supply of affordable housing, the plan incentivizes new social and rental housing through additional height and density along designated “Corridors”. The subject site is in the “Burrard Corridor” and can be considered for residential development up to 300 ft. in height, where 25% of residential floor area is allocated to social housing, and if urban design objectives are achieved.

This rezoning application is for a residential development with 25% social housing and 75% market strata units, with a density of 9.01 FSR and a height of 30 storeys (291 ft.). Staff have concluded that the use, density and massing are appropriate for this site. Further urban design conditions to be addressed as required in Appendix B and as detailed below.

Public realm and setbacks – The West End Plan specifies a “tower in the park” typology for this area of the West End; that is, the tower should meet the ground with no podium element and be surrounded by generous landscaping. While the proposed setbacks are appropriate, the yards are tightly programmed with common outdoor spaces. Staff are seeking increased landscaping, particularly at the street corner. Further co-ordination with the street design may also be required, as Engineering Services staff are seeking to locate a Public Bike Share 50% on public property and 50% on the subject site.

Height, massing and expression – While the West End Plan allows height up to 300 ft. in this area, this development is limited to 88.66 m (290.87 ft.), as is required to minimize shadow impacts on the Davie Street local shopping area. The tower has a 5,500-sq. ft. floorplate, in accordance with the plan’s direction. The six-storey base of the tower has a more solid architectural expression, with strip windows to reference to the West End’s 1950’s mid-rise buildings. The tower itself has a greater-than-typical wall to window ratio, with solid walls expressed in a white stone cladding. Staff are satisfied that the architectural expression meets the intent of the policy.

Amenities – Common amenities for the social housing include an outdoor space in the rear and interior side yards, with an adjacent indoor room facing the lane. Staff recommend that the loading and garbage access be reconfigured, to optimize the social housing’s outdoor spaces and provide better sightlines for the children’s play space. Amenities for the market housing are proposed in the front and interior side yards, with activity rooms off the main lobby. Given the requirement for further landscaping and co-ordination with the Public Bike Share, staff recommend exploring an additional outdoor space on the rooftop.

Urban Design Panel – The Urban Design Panel reviewed and supported this application on November 29, 2017 (see Appendix D).

Staff conclude that the design responds well to the intents set forth in the *West End Community Plan*, and support this application, subject to the conditions outlined in Appendix B. The conditions include refinements to the site planning and improvements to common amenities.

Figure 6: Rendering of Proposed Building (Burnaby Street Elevation)

3. Transportation and Parking

A parking and loading access is provided from the rear lane, leading to four levels of underground parking. Under the Parking By-law, the minimum required parking for the proposed residential use is 103 spaces, with 26 allocated to social housing and 77 to market housing. While 179 spaces are proposed, currently only 20 have been allocated to the social housing component, with the balance to market housing. Adjustments will be required to this proposed allotment of vehicle parking between market residential and social housing to ensure that the minimum requirement for the social housing is provided.

In addition, a total of 160 Class A and 12 Class B bicycle spaces are proposed, meeting the minimum requirements of the Parking By-law. Of these Class A spaces, 50 are dedicated for social housing use and 110 for the market strata use. Both the social housing and market strata entrances would each have adjacent Class B spaces for six bicycles. One Class B loading

space would be provided on site, also meeting the Parking By-law. This loading space is proposed to be shared between the social housing and market strata uses.

A Condition of Form of Development from Engineering, as set out in Appendix B, further requires all vehicle, loading and bicycle parking spaces to be provided in accordance with the Vancouver Parking By-law. In addition to on-site vehicle parking, the site is well served by transit. Frequent bus service is available on Burrard Street and Beach Avenue. Bikeways exist on Burnaby, Thurlow and Burrard streets, as well as on the False Creek Seawall. The site will also accommodate the provision of a Public Bike Share, which is to be partially located on the subject property.

4. Environmental Sustainability

The *Green Buildings Policy for Rezoning* (amended by Council on April 28, 2017) requires that all rezoning applications to satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy. These new requirements are mandatory for all rezoning applications received on or after May 1, 2017. For non-residential rezoning applications, the applicant is required by the policy to achieve LEED Gold Building Design and Construction, in addition to other requirements.

The applicant has submitted a preliminary LEED scorecard, which generally conforms to the policy, indicating that the project could attain the required LEED points and, therefore, would be eligible for a LEED Gold rating.

Energy used by buildings generates 55% of Vancouver's total greenhouse gas emissions. A high priority strategy of the Greenest City 2020 Action Plan is to pursue low-carbon Neighbourhood Energy Systems ("NES") for high-density mixed-use neighbourhoods. With a target to achieve a 120,000 tonne/year CO₂ reduction by 2020, the Vancouver Neighbourhood Energy Strategy (approved by Council in October 2012) identifies the Downtown as a target area for NES development. In alignment with the *Vancouver Neighbourhood Energy Strategy*, conditions of rezoning include provision of NES compatibility.

Based on the location and timing of the proposed development, conditions have been included in Appendix B that provide the applicant with the opportunity to demonstrate a greenhouse gas outcome equivalent to connecting to a low-carbon NES, in lieu of NES compatible design requirements.

Conditions related to sustainability and NES are set out in Appendix B.

5. Heritage Considerations

This rezoning application includes a site at 1090 Burnaby Street, which is currently occupied by a historic home built in 1899. The West End Community Plan identifies this area within the Burrard Corridor to provide for growth through rezoning, with at least 25% of the new floor space being dedicated for social housing.

Through the application process, a Heritage Assessment was completed by the applicant, which found the historic home to have merits for classification of 'B' under the Vancouver Heritage Register Evaluation criteria. The 'B' classification ranges from 40 to 60 points for residential homes, and the subject building, known as the Hobbs Residence, has a score of 57. The Hobbs Residence is valued as one of the oldest remaining original homes in the West End.

neighbourhood, which began to develop in the 1880s through the expansion west from the original core of Gastown. A Colonial Revival style of architecture results in the building's bellcast hip roof, with generous eave overhangs and unique, decorative multi-pane windows that feature curved-top muntins.

On March 12, 2018 the Vancouver Heritage Commission supported adding the Hobbs Residence to the Vancouver Heritage Register as a B-listing. Staff have considered the balance of the West End Community Plan objectives to create 25% social housing at this location through redevelopment and the small development parcel size, concluding that retention opportunities on site would be challenging.

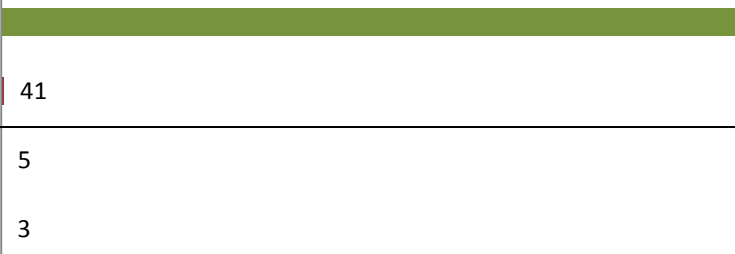
The applicant advises that they are seeking opportunities to relocate Hobbs Residence, however a successful solution has not been found to date. Staff acknowledge that suitable relocation opportunities may not be viable within the timelines of this project and have included conditions of development approval in Appendix B that outline heritage objectives that must be fulfilled, as follows:

- Provision of an “as built” set of drawings with photo analysis of Hobbs Residence;
- Completion of a Statement of Significance, which is to be submitted to the City;
- Provision of a letter, signed by the property owner, which states that a demolition application for Hobbs Residence, located at 1090 Burnaby Street, will not be submitted until necessary for construction of the new development;
- Provision of a letter, signed by the property owner, which states that they will seek opportunities for relocation and heritage protection of Hobbs Residence; and
- The property owner would be required to adhere to *the Planning – Bylaw Administration Bulletin for Demolition Permits for Pre-1940 Houses – Recycling Requirements*, should a solution not be found that relocates and saves Hobbs Residence as a protected heritage building. This criteria would ensure a minimum reuse and recycling of 90% (by weight) of demolition material (excluding hazardous materials).

PUBLIC INPUT (refer to Appendix E)

Public Notification and Community Open House – A rezoning information sign was installed on the site on October 19, 2017, and updated on November 6, 2017 with information about the community open house. Approximately 10,595 notifications were distributed within the neighbouring area on or about November 7, 2017. Approximately 544 email notifications were sent to West End Listserv recipients. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps). The community open house was held from 5-8 pm on November 22, 2017, at the Holiday Inn Hotel & Suites at 1110 Howe Street. Staff, the applicant team, and a total of approximately 41 people attended the Open House.

Public Response – In response to the public consultation process, staff received approximately 49 pieces of feedback, including open house comment sheets, emails, and additional written submissions.

Total notifications	 10595
Open House attendees	41
Comment sheets	5
Other feedback	3

Overall, the main theme of support involved the inclusion of social housing in the proposal.

Respondents were concerned about the concentration of new development in the area, and specifically noted that the “Corridors” policy in the West End Plan permits too much height and density. There was a desire to see the density be spread out across the city instead.

While this concern was noted by staff, the proposed development meets the intent of the West End Plan, which allows for increased height and density in the Corridors to support an increase in housing stock, as well as other social and urbanistic objectives. The plan anticipates a concentration of development along the Corridors (arterials), while the “Neighbourhoods” (pockets inside the arterials) will see a more gentle densification and incremental change.

Respondents also raised concerns related to noise and traffic resulting during building construction that could impact quality of life in the neighbourhood, specifically if the proposed adjacent developments are all approved. Some respondents wanted to know how these impacts would be managed.

There was also some concern about the building height and design. Some respondents expressed concern over the height of the proposed tower and its impact on private views, and light and sunshine access for the neighbouring residences. Some respondents were concerned about the fit of the scale of the tower in the existing low-to-mid-rise neighbourhood and that the proposed building would stand out too much.

The proposed building height and massing meet the intent of the West End Plan, which allows consideration of greater height to support particular social and urban design objectives, including the provision of social housing. In this case, the proposed building does not achieve the maximum height of 300 ft.; instead height is reduced to 88.66 m (290.87 ft.) to minimize shadowing on the Davie Street shopping area.

Lastly, respondents were concerned about the separate entrances for the market and social housing, as well as the separated children's play areas. There was concern that this would result in social isolation and stigmatization of the residents in the social housing units.

Staff have responded to this concern by requiring relocation and reconfiguration of the market and social children's play areas. Due to a 14 ft. change in grade, integrating the two play areas

is not feasible. Instead, the Urban Design Conditions (Appendix B) require that these play areas be relocated to avoid overlook between them.

PUBLIC BENEFITS

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

Required Public Benefits

Development Cost Levies (DCLS) – Development Cost Levies collected from development help pay for facilities made necessary by growth including parks, childcare facilities, replacement (social/non-profit) housing and various engineering infrastructure. The subject site is in the City-wide Development Cost Levies (DCL) District, which has a rate of \$168.13/sq. m (\$15.62/sq. ft.) for residential uses above 1.5 FSR, effective September 30, 2017. While the social housing floor area is exempt from DCLs, it is anticipated that the market residential floor area of 10,809 sq. m (116,355 sq. ft.) will generate DCLs of approximately \$1,817,465.

In addition to the City-wide DCL, a new Utilities DCL will be considered by Council on July 11, 2018 to address the need for upgraded water, sewer, and drainage infrastructure as the city continues to grow. The proposed rate under this DCL for residential development over 1.5 FSR is \$10.09 per sq. ft. and it would take effect on September 30, 2018. Should this new Utilities DCL apply to this project, the additional DCL would be \$1,174,022 based on the market residential floor area of 10,809 sq. m (116,355 sq. ft.); however the in-stream rate protection available to the project might enable the new DCL to not apply, depending on the timing of development and building permits. The Utilities DCL is subject to the same rate protection and annual adjustment parameters as the City-wide DCL, as explained below.

Under the DCL By-law and Section 523D (10) (d) of the Vancouver Charter, social housing is exempt from DCLs where a minimum of 30% of the dwelling units are occupied by households with incomes below BC Housing Income Limits, as set out in the current “Housing Income Limits” table published by the British Columbia Housing Management Commission, or equivalent publication, for which a Section 219 covenant, housing agreement or other security that restricts the use of such units is registered against title and where the housing is owned by the City or a non-profit organization. The social housing component of the project meets these criteria and is exempt from DCLs. The value of this exemption (including the new Utilities DCL) is estimated to be approximately \$1,110,367, based on a floor area of 3,650.3 sq. m (39,291 sq. ft.).

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

Public Art Program – The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning proposals having a floor area of 9,290 sq. m (100,000 sq. ft.) or greater to

contribute public art or provide 80% cash in lieu as a condition of rezoning. Public art budgets are based on a formula (effective September 30, 2016) of \$21.31 per sq. m (\$1.98 per sq. ft.) for all areas contributing to the total FSR calculation.

While the social housing floor area is exempt from a public art requirement, the market housing floor area of 10,809 sq. m (116,355 sq. ft.) means that a public art budget of approximately \$230,383 is anticipated.

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

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

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

Offered Public Benefits:

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

As part of this application, the applicant has offered a total CAC package of \$25,456,600. Staff have reviewed the applicant's development pro forma and concluded that the total CAC value offered by the applicant is appropriate and recommend that the offer be accepted.

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

In-kind Contribution (Social Housing) – The proposed development would provide 39 social housing units, to comprise no less than the greater of 3,650.3 sq. m and 25% of the total floor space of the project contributing to the calculation of floor area ratio, which would be delivered to the City in a separate air space parcel in a turnkey condition upon building completion. Conditions to secure the delivery of these units are included in Appendix B. This in-kind contribution is valued at \$20,101,795.

Cash Contribution – In addition to the provision of social housing, the applicant has also offered a cash CAC of \$5,354,805 which will be allocated to further support delivery of the West End PBS. The West End PBS outlines investment targets across a range of public benefits in the community including:

- *Community and Civic Facilities* – New facilities or the expansion of existing facilities used for recreation, library, public safety and/or cultural spaces, such as the West End Community Centre complex, Vancouver Aquatic Centre, and area Fire Halls. It is expected these funds will contribute to advancing planning, design and public engagement for the new West End Community Centre complex during the 2019-2022 Capital Plan.
- *Parks and Open Spaces* – New or expanded parks and open spaces, such as waterfront park improvements to accommodate increased demand associated with growth, such as the Robson-Alberni public space improvement project, and future phases of the Davie Village public space improvement project.
- *Childcare* – New or expanded childcare facilities. This may include the construction of a 69-space facility for 0-4 year olds and new school-age care at the West End Community Centre, new and expanded childcare in elementary schools (Lord Roberts, Coal Harbour) and/or potential top-up funds for in-kind projects delivered in West End market developments.
- *Transportation* – Transportation improvements in and around West End, including the Georgia Gateway West Complete Street project, Bute Street Greenway, and the Comox-Helmcken Greenway Extension.
- *Affordable Housing* – In addition to the provision of on-site social housing, this cash is to increase the affordable housing supply in the West End, which may include strategic site acquisitions for future supportive housing and/or social housing projects.
- *Heritage (10% of cash CACs)* – Supporting the Heritage Conservation Reserve to achieve heritage objectives through initiatives as part of the city-wide Heritage Action Plan.

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

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

- *Transportation – \$7 million*
 - *Georgia Gateway West Complete Street (\$7 million)* – Walking, cycling, transit and public realm improvements on and adjacent West Georgia Street from Nicola Street to the Stanley Park Causeway.
- *Parks & Open Space – \$26 million*

- Waterfront Parks Master Plan and Phase One Improvements (\$17 million) – Staff are looking to combine the initial planning work on a number of waterfront park improvement projects identified in the West End PBS into a single Master Plan (including a phased concept plan), to allow for a consistent planning and design approach on a number of physically and programmatically connected spaces as well as efficient public engagement and implementation processes.
- Robson-Alberni Public Space Improvements (\$9 million) – Public space improvements along Robson and Alberni streets (Burrard to Jervis), including a permanent plaza at Robson and Bute streets. Planning, design and public engagement is anticipated to commence in summer/ fall 2018 (including pilot projects to test potential improvements), with construction occurring in phases, commencing in 2019.
- *Community Facilities – \$14 million*
 - Community Facility Planning and Design (\$14 million) – Planning, design and public engagement for the new Vancouver Aquatic Centre and the new West End Community Centre complex.

Deferred Payment of Cash CAC – The Community Amenity Contributions – Through Rezoning's policy currently requires full payment of any cash CAC prior to rezoning enactment. In this case, staff are recommending a deferred approach to payment of the cash CAC, as outlined below and included in Appendix B. Approval of 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 \$5,354,805 will be secured and payable as follows:

- The cash CAC must be paid on the earlier of the following dates:
 - the date of issuance of the first building permit for the development; and
 - the date that is 24 months (measured in calendar days) following the date of rezoning enactment.
- Prior to rezoning enactment, the aforementioned deferred cash CAC payment will be secured via:
 - delivery of a letter of credit in the City's required form in the full amount of the cash CAC; and/or
 - a mortgage to be registered against title to the rezoning site in first place securing the payment of the cash CAC in the timeline noted above. The Applicant must reimburse the City for all external legal costs in connection with the granting and registration of the aforementioned mortgage including, without limitation, due diligence and documentation costs and such mortgage will accrue interest at prime plus 3%, which interest will be waived and such security discharged if the cash CAC is paid to the City within the timeline noted above.

- The City will be entitled to realize on the aforementioned letter of credit or mortgage (as applicable) if the required cash CAC payment is not made by the time noted above.

Additional conditions and requirements are set out in Appendix B.

FINANCIAL IMPLICATIONS

As noted in the section on Public Benefits, the applicant has offered a public benefit package valued at \$25,456,600, comprised of:

In-kind contribution (\$20,101,795) — Provision of 39 social housing units in the development, which will be provided to the City turn-key upon the completion of the project.

Cash contributions (\$5,354,805) – Allocated to support delivery of the West End PBS. It is expected these funds will advance planning, design and public engagement for the new West End Community Centre complex during the 2019-2022 Capital Plan.

If the rezoning application is approved, the applicant will be required to provide new public art on-site, or make a cash contribution to the City for off-site public art, at an estimated value of \$230,383.

The site is within the City-wide Development Cost Levies (DCL) District and it is anticipated that the applicant will pay \$1,817,465 in DCLs. Should the new Utilities DCL apply to this project, the additional DCL would be \$1,174,022. Social housing is exempted from DCLs under the provisions of the Vancouver Charter and the DCL By-law. The value of this exemption (including the new Utilities DCL) is estimated to be approximately \$1,110,367.

Consistent with Council policies, all non-market housing projects are expected to be self-sustaining and require no further operating subsidies, property tax exemptions, and/or financial guarantees from the City.

The City will work with its housing partner(s) (to be selected through a Request for Proposals) on an operating model and tenant mix that optimizes long-term viability of the project while achieving an affordability target that reflects the objectives of the West End Plan. There is a potential to monetize the value of the lease which could be in the form of a prepaid lease. As operating surpluses become available over time, there will be opportunities to enhance affordability and/or reinvest in other affordable housing projects in Vancouver.

CONCLUSION

Staff review of the application has concluded that the proposed land use, housing mix, form of development and public benefits are consistent with the directions of the *West End Community Plan*. The application, if approved, would deliver 39 turnkey social housing units, contributing to the achievement of city-wide and neighbourhood-wide social housing targets. The additional cash CAC will also help in achieving key public benefit objectives in and around the West End.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A and with a recommendation that these be approved, subject to the Public

Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix E.

* * * * *

**1068-1090 Burnaby Street and 1318 Thurlow Street
PROPOSED CD-1 BY-LAW PROVISIONS**

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

Zoning District Plan Amendment

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

[Schedule A is a map that will be prepared for the draft by-law, and that will be posted prior to the Public Hearing.]

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (____).
- 2.2 Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Multiple Dwelling;
 - (b) Retail Uses, limited to Public Bike Share; and
 - (c) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of use

- 3.1 The design and layout of at least 35% of the dwelling units not used for 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;and
 - (c) comply with Council's "*High Density Housing for Families with Children Guidelines*".
- 3.2 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

- 4.1 Computation of floor space ratio must assume that the site consists of 1,605.8 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 4.2 The floor space ratio for all uses combined must not exceed 9.01.
- 4.3 The floor area used for social housing must be a minimum of 25% of the total floor area for all uses that are included in the calculation of floor space ratio.
- 4.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.
- 4.5 Computation of floor area must exclude:
 - (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions for dwelling units used for social housing must not exceed 12% of the permitted floor area for such dwelling units;
 - (ii) the total area of all such exclusions for dwelling units not used for social housing must not exceed 12% of the permitted floor area for such dwelling units; and
 - (iii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing; those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit

there will be no exclusion for any of the residential storage area above base surface for that unit.

- 4.6 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:
- (a) amenity areas, except that the exclusion for dwelling units used for social housing must not exceed, in aggregate, the lesser of 5% of the total permitted floor area for such dwelling units or 500 m², and that the amenity areas shall be designed in accordance with Council's "*High Density Housing for Families with Children Guidelines*";
 - (b) amenity areas, except that the exclusion for dwelling units not used for social housing must not exceed, in aggregate, the lesser of 5% of the total permitted floor area for such dwelling units or 500 m², and that the amenity areas shall be designed in accordance with Council's "*High Density Housing for Families with Children Guidelines*"; and
 - (c) unenclosed outdoor areas at grade underneath tower building overhangs, except that they must remain unenclosed for the life of the building.
- 4.7 The use of floor area excluded under sections 4.5 or 4.6 must not include any use other than that which justified the exclusion.

Building height

- 5.1 The building height, measured above the base surface to the top of roof parapet above the uppermost habitable floor, must not exceed 88.8 m, except that no part of the development shall protrude into the approved view corridors, as set out in the City of Vancouver View Protection Guidelines.
- 5.2 Despite the provisions of section 5.1 and section 10.11 of the Zoning and Development By-law, the Director of Planning may permit a greater height than otherwise permitted for mechanical appurtenances such as elevator machine rooms located at least 3 m from the roof perimeter, if the Director of Planning first considers:
- (a) their siting and sizing in relation to views, overlook, shadowing, and noise impacts, and
 - (b) all applicable policies and guidelines adopted by Council,
- except that the Director of Planning must not permit any structure above a maximum height of 91.4 m.

Horizontal angle of daylight

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 If:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of the unobstructed view is not less than 3.7 m;
- the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.
- 6.5 An obstruction referred to in section 6.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 (___).
- 6.6 A habitable room referred to in section 6.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10 % or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

- 7.1 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

* * * * *

**1068-1090 Burnaby Street and 1318 Thurlow Street
DRAFT CONDITIONS OF APPROVAL**

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

CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by NSDA Architects and received September 5, 2017, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Urban Design:

- 1. Design development to improve site planning and “tower in the park” expression , as follows:
 - (i) Reconfigure the northeast corner of the site to accommodate a Public Bike Share (50% on private property, 50% on COV property), with a landscape buffer between the PBS and the outdoor amenity space (refer to Engineering conditions).
 - (ii) On Thurlow Street, improve the interface to the sidewalk by reducing retaining walls to no more than 3 ft. in height, minimizing stairs, and providing a minimum 3 ft. landscape buffer outboard of the retaining walls. Provide a further 9 ft. of landscaping in the raised planters (for a total 12 ft. landscape buffer).
 - (iii) On Burnaby Street, increase the landscape buffer at the property line to minimum 12 ft. (reduced to 6 ft. adjacent to the Public Bike Share).
 - (iv) Consider providing a work of public art in the northwest corner of the site (i.e. in place of the outdoor common area).

Note to Applicant: The landscape buffers on the street frontages should be increased to enhance the “tower in the park” expression and provide better privacy for the outdoor amenity. Consider relocating the two exit stairs on Thurlow Street into the building and/or combining them into a single stair. Refer also to relevant Landscape conditions.

- 2. Design development to improve the common outdoor spaces, as follows:

For the social housing:

- (i) Reconfigure the garbage access to avoid impact on the outdoor amenity spaces, particularly on the children's play area.
- (ii) Relocate and/or improve the children's play to have direct access and clear sightlines from the indoor amenity room.
- (iii) Relocate the loading bay to be directly adjacent to the parkade ramp, to optimize useable outdoor space and to consolidate service functions (i.e. refuse, loading, parkade access).
- (iv) Provide a minimum 6 ft. landscape buffer between the common outdoor amenity and the lane (see relevant Landscape Conditions).
- (v) Provide a screen and/or a minimum 3 ft. landscape buffer between the loading and the outdoor space (see relevant Landscape Conditions).

For the market housing:

- (vi) Delete the outdoor amenity space at the northwest corner of the site or reconfigure to mitigate noise impacts from Thurlow Street.
- (vii) Relocate the children's play area to provide direct access and clear sightlines from a multi-purpose amenity room, and increase it in size to be commensurate with the number of family units.
- (viii) Relocate the urban agriculture for improved solar performance.
- (ix) Consideration to provide of an additional common outdoor space above grade (rooftop location is recommended).

Note to Applicant: *Social housing* – The social housing children's area does not perform well as it is difficult to supervise, does not have an accessible path of travel, and is crossed by the garbage access for both residential uses. Consider using the area above the parkade ramp for urban agriculture, and developing a larger children's play and dining/recreation area in the south yard. All common areas should be wheelchair accessible. See Housing Conditions for further comments on the non-market housing outdoor spaces.

Market housing – It is recommended to replace the small patio at the northwest corner with a larger landscaped area and/or public artwork. Noting the requirements to provide a Public Bike Share (split between public and private property) and to provide more landscaping, the available outdoor space at grade will be significantly reduced. An additional outdoor space, preferably on the rooftop, should be explored.

3. Design development to improve the livability of the non-market housing, as follows:

- (i) Provide a private outdoor space for all family units;

- (ii) Relocate bulk storage away off of exterior walls, particularly where they interfere with windows;
- (iii) Provide bulk storage for every dwelling unit per the Bulk Storage bulletin, and relocate in-suite storage rooms away from exterior walls; and
- (iv) Show furniture layout of common amenity space to illustrate functionality and programming.

Note to Applicant: Some 3-bedroom units on levels 3-6 appear to have no balconies. Many in-suite storage rooms are located on exterior walls and conflict with window locations. See Housing Conditions for further comments on the livability of the non-market housing.

- 4. Confirmation that the application is on track to meeting the current Green Buildings Policy for Rezoning, with clarification of whether the Near Zero Emissions Building or a Passive House Certification approach will be pursued.

Note to Applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which strategies, features or technologies will be incorporated into the project in order to achieve the objectives of the Green Buildings Policy. A letter from an accredited professional must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration of the project with certification-granting organization (CaGBC or other) must be provided with the application. Application for certification will be required at a subsequent stage.)

- 5. Identification on the architectural and landscape drawings of any built features intended to create a bird friendly design;

Note to Applicant: Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.)

- 6. Consideration to provide seating on private property at the corner of Thurlow Street and Burnaby Streets with direct access to the sidewalk is to be demonstrated to improve walkability within the West End.

Landscape

- 8. Design development to the ground-floor street frontage landscape buffering to be layered with plants and trees (space permitting).
- 9. Design development to the landscape treatment to increase the volume of soil, tree canopy cover, and planting on slab, as follows:
 - (i) consideration for intensive/extensive green roof and related amenity programming; and

- (ii) lower the slab in the courtyard area below the planters, to the greatest extent practicable.

Note to Applicant: Wherever possible, planted landscapes on slab should be designed to maximize soil depths. This will require integration of the landscape design and the structural plan. Soil depths should exceed BCLNA Landscape Standard. At the perimeter of the building the slab can be angled downward (1 m across and 1.2 m) to maximize contiguous soil volumes.

- 9. Design development to locate, integrate and fully screen parking garage vents and Vista switch in a manner which minimizes their impact on the architectural expression, and on the project's open space and public realm.
- 10. Design Development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:

- (i) maximize natural landscape best management practises;
- (ii) minimize the necessity for hidden mechanical water storage;
- (iii) increase the amount of planting to the rooftop areas, where possible;
- (iv) consider linear infiltration bio-swales along property lines;
- (v) use permeable paving;
- (vi) employ treatment chain systems (gravity fed, wherever possible); and
- (vii) use grading methods to direct water to soil and storage areas.

Note to Applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (I.R.M.P), Vol.1 & 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the development permit stage.

- 11. Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:
 - (i) detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;
 - (ii) a separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones; and
 - (iii) an overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

Note to Applicant: The sustainable summary water balance calculations assume soil volumes are capable of receiving rainwater and are only valid if water is directed from hard surfaces to infiltration zones.

- 12. Provision of an arborist report that assesses impacts and requirements for street

tree canopy and root pruning.

Note to Applicant: Design development may be needed to minimize impacts to street trees. Further coordination to occur at the development permit stage.

13. Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

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

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

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

15. Provision of a "Tree Management Plan".

Note to Applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/ protection related matters. Attach a large-scale tree management sheet (same size sheet as architectural sheets) to the landscape plan submission.

16. Provision of an arborist "letter of undertaking" to include signatures by the owner, contractor and arborist.

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

17. Provision of new street trees adjacent to the development site, where applicable.

Note to Applicant: Street trees to be shown on the development permit plans and confirmed prior to the issuance of the building permit. Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, *"Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with*

approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

18. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.

Note to Applicant: On the plan, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and hand watering on private patio and amenity decks.

19. Provision of enlarged detailed elevations for all vertical landscape structures and features (i.e. green walls, trellis).
20. Provision of an outdoor Lighting Plan.

Note to Applicant: Consider "CPTED" principles and avoid any lighting that can cause glare to residential use.

Heritage

21. Provision of an as built set of drawings with photo analysis of Hobbs Residence.
22. Completion of a Statement of Significance, which is to be submitted to the City.
23. Provision of a letter, signed by the property owner, which states that they will seek opportunities for relocation and heritage protection of Hobbs Residence.
24. Provision of a letter, signed by the property owner, which states that a demolition application for Hobbs Residence, located at 1090 Burnaby Street, will not be submitted until necessary for construction of the new development.
25. The property owner would be required to adhere to *the Planning – Bylaw Administration Bulletin for Demolition Permits for Pre-1940 Houses – Recycling Requirements*, should a solution not be found that relocates and saves Hobbs Residence as a protected heritage building. This criteria would ensure a minimum reuse and recycling of 90% (by weight) of demolition material (excluding hazardous materials).

Sustainability

26. All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (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 more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin *Green Buildings Policy for Rezoning – Process and Requirements* (amended April 28, 2017 or later).

Crime Prevention Through Environmental Design (CPTED)

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

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

Engineering

28. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & 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.
29. 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.
30. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
31. Clarify garbage storage and pick-up space. Please show containers and totters on plans for recycling and garbage needs, and refer to the Engineering garbage and recycling storage facility design supplement for recommended dimensions and quantities of bins. Please ensure pathway has adequate width to

accommodate widest bins expected to be moved from storage to the lane and note that pick-up operations should not rely on bins being stored on the street or lane for pick up, bins are to be returned to storage areas immediately after emptying.

32. Please place the following statement on the landscape plan:

“This plan is “NOT FOR CONSTRUCTION” and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.”

33. Please update the landscape and/or site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning, where a design or detail is not available please make note of the improvement on the site and/or landscape plans. Please submit a copy of the updated plan to engineering for review.
34. Provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans.
35. Design development to provide direct “stairs free” loading access from the Class B loading space to both the social housing and market elevator cores and note on plans.

Note to Applicant: Confirm access to the market elevator is being provided without going through the social housing lobby.

36. Provision of a planting plan and a plant list, as required under Landscape.

Note to Applicant: Retain the plantings in curb bulge on Thurlow Street.

37. Given the available width between the property line and the sidewalk along Burnaby Street, it is acceptable for applicant to shift the PBS space north 2 m so that the 2 m station footprint is located on private property and the remaining 2 m required for bike maneuvering is located on public property within the back boulevard space.
38. Applicant to confirm there are no conflicts with fire connections adjacent to or behind the PBS space.
39. Applicant to remove the proposed landscaping/trees as shown on Drawing L1.2 to be within the 19m x 2m PBS space and provide a hard surface free and clear of in-ground utility access points (including drains).
40. Please include elevations at four corners of the PBS space on drawing to confirm grades.

41. Please show the location of electrical connection that will serve the PBS station on the drawings.
42. Design development to comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services (GMES).
The following items are required:
 - (i) Number and dimension all stalls, dimension ramp widths, maneuvering aisle widths, and all column encroachments.

Note to Applicant: Disability stalls require additional width and a minimum 20 foot ramp width is required as 19.5 feet is shown on drawing A104.
 - (ii) Provision of design elevations on both sides of the parking ramp at all breakpoints, additional elevations within the parking areas, both sides of the loading bay, and at all entrances.
 - (iii) Provision of a heated ramp and note on plans.

Note to Applicant: Ramps which have a 15% slope and are exposed to the weather must be heated.
 - (iv) Design development to provide a Class B loading space to minimize conflicts with pedestrians and any required maneuvering over the pedestrian path out to Maxine Lane.

Note to Applicant: A truck stopped in the loading space shown on drawing A105 would need to maneuver over the pedestrian path and block the pedestrian path while stopped. Shifting the loading space a minimum of 6' further east would reduce this conflict and create additional space for the PMT to be located outside of the SRW on Thurlow Street.
 - (v) Provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: The route must be "stairs free" and provide additional design elevations to confirm.
 - (vi) Provision of the minimum vertical clearance for the main ramp and security gates.

Note to Applicant: A section drawing is required showing elevations, and vertical clearances. The minimum vertical clearance should be noted on plans. 2.3 m of vertical clearance is required for access and maneuvering to all disability spaces.
43. Provide gridlines on drawings A101-A106.
44. Parking, loading and bicycle spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-law.

Note to PC: One bike room is showing 50 spaces and 20% of the Class A bicycle spaces will be required in bicycle lockers. The number of spaces provided for social housing, the ratio of small car spaces, and the number of disability parking spaces are to be confirmed with Parking By-Law requirements.

Social Housing

45. Locate the social housing laundry area directly adjacent to the amenity space to enable parents to observe children while doing their laundry, as per S. 4.2.1.g. of Housing Design and Technical Guidelines.
46. Provide details about social housing common laundry area that demonstrate compliance with S. 4.2.8 of Housing Design and Technical Guidelines, including demonstration that a minimum of one washer/dryer combination is designed for accessible use.
47. Provide details about social housing indoor amenity spaces that demonstrate compliance with S. 4.2 of Housing Design and Technical Guidelines (Indoor Amenity Spaces (Additional Requirements)).
48. Revise design of the equipment storage and maintenance spaces to comply with S. 4.4.5 (a and b).
49. Revise design of the social housing janitor's closets to comply with S. 4.4.7a of the Housing Design and Technical Guidelines. Also, locate one janitor's closet every four floors (e.g. on levels three and six). Each janitor's closet should contain a floor sink and some storage.
50. As per S. 4.4.11 of the Housing Design and Technical Guidelines, in the social housing provide separate, lockable mechanical and electrical rooms to safely accommodate items such as hot water tanks, electrical panels, data lines, telephone and security equipment panels, gas, water or hydro meters and any other mechanical or electrical equipment that need to be accommodated within the building.
51. As per S.4.4.12 of the Housing Design and Technical Guidelines, provide a heat treatment room for purposes of exterminating bedbugs in a location where a new occupant would enter the premise with their belongings (e.g. within the parking garage or off the main lobby).
52. Provide a furniture layout to scale for the social housing units to demonstrate functionality and accessibility, as per S. 5.4 of the Housing Design and Technical Guidelines.
53. Design development to provide at least two wheelchair accessible units (in compliance with the Housing Design and Technical Guidelines) on Level Two that enable entrance and exiting at grade in the event the elevator is unavailable, or provide two elevators to serve the social housing.

54. In the Social Housing Amenity Room, provide a kitchenette and accessible washroom, as per S. 3.7.2 of the *High-Density Housing for Families with Children Guidelines*.
55. Provide a Final Tenant Relocation Plan to the satisfaction of the General Manager of Arts, Culture and Community Services, which in addition to the terms already agreed to, will include an updated list of tenants and rents, current as of the time of Development Permit application.
56. Provide a notarized declaration which demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and, includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
57. Provide a final Tenant Relocation Report to be submitted prior to issuance of the occupancy permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and, include a summary of all communication provided to the tenants.
58. Prior to issuance of Development Permit, applicant to display a sign on the site, throughout construction, that acknowledges that social housing is being provided as part of the City of Vancouver's initiatives. Sign design, format, and location to be approved by the City.

CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

1. Consolidation of Strata Plan VAS1437 (after cancellation of the Strata Plan and the dissolution of the strata corporation); Lot A, The West 25 Feet of Lot 8, and Lot 8 Except the West 25 Feet, Plan 7000; All of Block 12, District Lot 185 to create a single parcel.
2. Release of Easement & Indemnity Agreement K31005 (encroachment agreement for landscaping) and Covenant M7376 (Rental) prior to building occupancy.

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

3. Confirmation that Statutory Right of Way 28049M (for sewer & drainage purposes over the east 3 feet of Strata VAS1437); is currently not in use for its intended purpose and then arrange for cancellation or if currently in use but to be decommissioned with site development, then discharge of the SRW agreement following decommissioning.

Appropriate arrangements are to be made following confirmation of disposition of the SRW.

4. Provision of a building setback and a surface Statutory Right of Way (SRW) on Thurlow Street to achieve a 4.5 m (14'-9") distance from the back of the existing City curb. The SRW will be free of any encumbrance at grade such as structure, PMT, stairs, door swing, parkade vents, walls etc.
5. Provision for a Right of Way for the provision of space to accommodate a Public Bike Share (PBS) Station. The proposed 19m x 2m* Right of Way for the PBS space as outlined on Drawing A-106 & L1.2 at the northeast corner of the site fully on private property along Burnaby Street is acceptable provided the proposed landscaping within the PBS space is removed or relocated outside of the PBS space. Additional required changes include the following:
 - (i) **Size:** At a minimum a 19m x 4m sized station shall be accommodated (19m x 2m Right of Way on private property). The full length of the space is to be continuous. The physical station with docked bicycles is 2m wide and has a required bicycle maneuvering zone of 2m for a total width of 4m.
 - (ii) **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.
 - (iii) **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). Any utility access point within 1m of the PBS space is to be identified and shown in a detailed drawing submitted. Other firm, paved materials are subject to approval.
 - (iv) **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.
 - (v) **Sun exposure:** There must be a minimum of 5m 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.

- (vi) **Power:** Provision of an electrical service and electrical power is to be available in close proximity to the PBS station.

6. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.

- (i) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

- (ii) Upgrade approximately 585 m of existing 375 mm sanitary sewer main to 450 mm sanitary sewer main on Pacific Street from Burrard Street to Jarvis Street.

The sewer upgrading costs borne by this project may be reduced should benefiting nearby development proceed concurrently with this project with the said reduction to be determined at the sole discretion of the General Manager of Engineering Services.

- (iii) Provision of a new 1.83 m (6 ft.) sod grass front boulevard and 2.14 (7 ft.) light broom-finish saw-cut concrete sidewalk on Thurlow Street adjacent the site.
- (iv) Provision of upgraded street lighting adjacent to the site to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
- (v) Relocation of the speed hump in Maxine Lane away from the top of the parking ramp. Provide an improved plan showing the location of the speed hump as no site survey is available to confirm. The City will provide a location for the new hump(s).

Note to Applicant: Relocation of this speed hump may impact the other speed humps requiring adjustment to more than this single hump.

- (vi) Provision of 50% of the funding for a pedestrian signal at Thurlow and Burnaby streets.

- (vii) Provision of funding for up to 22% of the total cost for interim improvements to the intersection of Davie and Burrard streets to provide a new traffic signal including a left turn arrow, a left turn bay and required curb modifications and infrastructure relocation to accommodate the signal and left turn bay works.
- 7. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.

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

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

Green Infrastructure

- 8. Provision of a detailed response toward the IRMP requirements outlined in the “Green Buildings Policy for Rezoning”, and the following:
- 9. Provision of a Rainwater Management Plan (RMP) that details how the rainwater management system meets the IRMP requirements for infiltration, cleaning and safe conveyance, prepared by a subject matter expert (Engineer), subject to review by the General Manager of Engineering Services.
 - (i) In this instance of a zero lot line design staff will consider:
 - (a) The first 24 mm of rainfall within 24 hours as a retention volume for runoff reduction instead of infiltration volume;
 - (b) Retention can be achieved through rainwater reuse, in green roofs and planter boxes, or slow release detention such as lined permeable pavement systems.
 - (c) The second 24 mm of rainfall within 24 hours as a water quality volume to be treated;
 - (ii) Staff do not accept the principle that distinct site areas that have large infiltration and/or storage capacity in some way compensate for those areas of the site that are impervious, without the first and second 24mm 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;

- (iii) Where the growing medium is above the level of adjacent paving, staff do not accept that these elevated growing medium volumes contribute to the storage and/or treatment of rainwater that has been directed towards these areas from adjacent surfaces;
- (iv) Submit a plan illustrating how rainfall is directed from impermeable surfaces into planted or other storage/treatment areas.
- (v) Provide outline area/volume calculations to support the overall rainwater management strategy. Include the area measurement for all pervious/impervious areas and demonstrate that each of the receiving infiltration/treatment areas can accommodate the proposed runoff volumes without being inundated;
- (vi) Vegetated areas on slab, while not infiltration, will be considered as rainwater retention/runoff reduction and water quality practices.
- (vii) Planters designed as flow-through planters can be used to meet the treatment volume requirement;
- (viii) Consider increasing the depth of soil throughout planted areas and include shallow ponding depths within the planted areas as part of the calculations.

Note: The building/public realm should be designed 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 in areas such as toilet flushing and irrigation;

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

Sustainability

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

Social Housing

- 11. 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 social housing units which comprise no less than 25% of the total floor area for all uses that are

included in the calculation of floor space ratio, and associated parking and bike storage for such social housing, all contained within a separate air space parcel. The agreement or agreements will address, but not be limited to, the following issues:

- (i) Total floor area must be at least 25% of the total floor area for all uses that are included in the calculation of floor space ratio;
- (ii) All associated storage lockers, vehicle and bicycle parking to be provided is not included in the above net floor area;
- (iii) Breakdown of unit types (i.e. studios, one-bedroom units, two-bedroom units, accessible units, etc.), sizes, parking numbers and finish specifications must be as per the City's *Housing Design and Technical Guidelines*;
- (iv) Unit design and associated storage and amenity space must be as per the City's *High Density Housing for Families with Children Guidelines*; and
- (v) The air space parcel for the social housing 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.

Note to Applicant: All units must be designed and delivered in compliance with the City's *Housing Design and Technical Guidelines*.

- 12. Grant the City an option to purchase, for a nominal purchase price, the social housing air space parcel, exercisable upon completion of construction of the social housing.
- 13. As a condition of issuance for the Building Permit, a Letter of Credit will be required in an amount equal to the estimated cost. The estimated cost is typically the cost to complete and deliver the Social Housing Parcel 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 Social Housing Parcel.

Note to Applicant: The value of the Letter of Credit will be determined at the time of registration of the legal agreements related to the provision of Social Housing.

- 14. 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 parcel for 60 years or the life of the building, whichever is greater, which will contain the following terms and conditions:
 - (i) A no separate sales covenant;
 - (ii) A no stratification covenant;

- (iii) A provision that none of such units will be rented for less than one month at a time;
- (iv) A requirement that all units comply with the definition of “social housing” in the applicable DCL By-law; and
- (v) Compliance with the City approved Tenant Relocation and Protection Plan, including provision of a final Tenant Relocation Report prior to issuance of the occupancy permit; and
- (vi) Such other terms and conditions as the General Manager of Arts, Culture and Community Services and the Director of Legal Services may in their sole discretion require.

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

15. The In-Kind Social Housing will:

- (i) be secured by letters of credit (“Amenity LCs”) provided to the City prior to issuance of the building permit, the amount of which will be settled as part of the rezoning enactment documents; all LC’s will be in compliance with and in the form set out in the City’s Letter of Credit Policy AF-002-02: <http://citywire.city.vancouver.bc.ca/departments/fs/treasury/documents/Policy-AF00202-LettersofCredit-2016-06-24.pdf>; and
- (ii) to the extent possible, be built with separate dedicated building systems so that its operating costs are accounted for and managed separately from the balance of the respective development.

Community Amenity Contribution (CAC) – Cash Payment

16. Payment of the cash CAC of \$5,354,805 offered by the applicant, which is to be allocated to support delivery of the West End Public Benefits Strategy, with timing of payment on terms as follows:
- (i) The cash CAC must be paid on the earlier of the following dates:
 - a. the date of issuance of the first building permit for the development; and
 - b. the date that is 24 months (measured in calendar days) following the date of rezoning enactment.
 - (ii) Prior to rezoning enactment, the aforementioned deferred cash CAC payment will be secured via:

- c. delivery of a letter of credit in the City's required form in the full amount of the cash CAC (all LC's will be in compliance with and in the form set out in the City's Letter of Credit Policy AF-002-02: <http://citywire.city.vancouver.bc.ca/departments/fs/treasury/documents/Policy-AF00202-LettersofCredit-2016-06-24.pdf>); and/or
- (iii) a mortgage to be registered against title to the rezoning site in first place securing the payment of the cash CAC in the timeline noted above. The Applicant must reimburse the City for all external legal costs in connection with the granting and registration of the aforementioned mortgage including, without limitation, due diligence and documentation costs and such mortgage will accrue interest at prime plus 3%, which interest will be waived and such security discharged if the cash CAC is paid to the City within the timeline noted above.
- (iv) The City will be entitled to realize on the aforementioned letter of credit or mortgage (as applicable) if the required cash CAC payment is not made by the time noted above.

If the Applicant should sell (in whole or in part) its interest in the development on the Rezoning Lands or shares in the Applicant or corporations which hold legal or beneficial interest in the Applicant or this development, then the City may immediately draw down the entire remaining balance of the LC or (if applicable) Applicant must payout (including accrued interest) the aforementioned mortgages securing the cash CAC payment, upon the closing of such sale transaction.

The deferred payment and any interest, as applicable, will also be secured by a Building Permit hold, which will be registered on title prior to rezoning enactment and, if required, an additional Occupancy Permit hold for the respective development, to be released only on confirmation of receipt by the City of the full amount of the total Cash CAC Balances (plus interest, if applicable).

Local Buyers First

- 17. 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 Lands, which includes the following:
 - (i) For the first 30 calendar days after the launch of the "pre-sales marketing campaign" for this development (or each phase of the development, if applicable, the "Exclusive Local Buyer Period"), only those who live or work in Metro Vancouver will be eligible to purchase homes in this development, and all such buyers will be required by the Applicant to sign a statutory declaration attesting that they live or work in Metro Vancouver and intend to occupy the unit they are purchasing.

- (ii) The text of the statutory declaration will be agreed upon in advance of the rezoning enactment by the Applicant and the City's Director of Legal Services.
- (iii) There shall be no foreign marketing during this Exclusive Local Buyer Period.
- (iv) No buyer shall be allowed to purchase more than one (1) unit within this Exclusive Local Buyer Period.

Public Art

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

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

Environmental Contamination

19. If applicable:
- (i) Submit a site profile to the Environmental Protection Branch (EPB);
 - (ii) As required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (iii) If required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

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

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

considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

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

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**1068-1090 Burnaby Street and 1318 Thurlow Street
ADDITIONAL INFORMATION**

1. Urban Design Panel

November 29, 2017

EVALUATION: SUPPORT with Recommendations

- **Introduction:** Stephanie Johnson, Rezoning Planner, introduced the project as a rezoning application for 1068-1090 Burnaby Street and 1318 Thurlow Street. The site is located at the southeast corner of Burnaby and Thurlow Streets, measuring 132 feet by 131 feet.

Site area is approximately 17,286 square feet. The site is adjacent to a three-storey market rental building (1075 Burnaby St) to the north, a three-storey market rental building (1056 Burnaby St) to the east and a three-storey hostel (HI Downtown Vancouver) to the south. The site is currently occupied by three buildings containing 27 existing rental units and 14 strata-titled units.

The application is being considered under the Rezoning Policy for the West End and West End Community Plan (Burrard Corridor subarea). For sites with a minimum frontage of 130 feet, rezoning applications can be considered for:

- Height up to 300 feet;
- Maximum floor plate of 5,500 square feet; and
- Market residential, provided that 25% of the total floor area social housing.

The new Green Buildings Policy for Rezoning also applies to this site.

The application is to rezone from RM-5A (Multiple Dwelling) to CD-1 to allow for a 30-storey residential building with:

- 39 social housing units on levels 2-8;
- 89 market rental units on levels 9-30;
- density of 8.94 FSR and height of 88.66 m (290.87 ft.).

Danielle Wiley, Development Planner, noted that in the “Burrard Corridor”, which spans from Thurlow to Burrard, the West End Plan incentivizes a substantial increase in density and housing stock, to achieve social and rental housing. Across Thurlow St, the West End Plan policy is to maintain existing zoning, with Laneway 2.0 development as “gentle” intensification.

The proposed development, at 88.66 m (290.87 ft.), does not achieve maximum height (300 feet), as the top of the tower is shaped to minimize shadowing on the north sidewalk of Davie Street. The maximum floorplate is proposed: 5500 square feet for the tower and a slightly larger base.

The plan seeks large, landscaped setbacks to achieve a “tower in the park” typology. A 19 foot setback is proposed on Burnaby St, and a 12 foot setback is proposed on Thurlow St. The market entry is on Burnaby Street and the market outdoor amenity space is located in the front yard. If a PBS station is located on site (as is requested by

Engineering), the common outdoor space will be reduced. The social housing entry is off Thurlow Street close to the lane. Due to the sloped site, the social housing entry is one storey lower than market entry. The social housing outdoor amenity space is located in the rear and interior side yards. The parkade access and at-grade loading space are on the lane. The Thurlow setback presents a fairly hard edge with retaining walls, planters, and exit stairs.

Architecturally, the more solid base is intended to relate to older West End mid-rise buildings. The tower expression refers to the older 1960s and 70s towers typical of West End. The base zoning is 2.2 FSR, and proposed density is 9.01 FSR.

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

1. Are overall height, massing and density supportable?
2. Does the site planning and design of the ground plane achieve a “tower-in-the-park” expression?
3. Are the common amenities for the non-market and market housing successful?
4. Please comment on the architectural expression, to assist a future DP application.

The planning team then took questions from the panel.

- **Applicant’s Introductory Comments:** The applicant noted the project is one of three proposed tower developments in the West End, and that each is architecturally distinct. All, however, aim to integrate the design of the architecture with the interior living space, with close attention to livable balconies. The base of the tower provides a more detailed grain, and references the 3- to 10-storey buildings in the area.

This application will be one of the first buildings under the new green buildings rezoning policy. To achieve envelope performance, the building is basically a simple box form, clad in pre-cast panel system. Thermal bridging is minimized and a higher solid wall to glass ratio is proposed.

The applicant team then took questions from the panel.

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

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

- Consider integrating or joining the two playgrounds, and make them accessible;
- Consider “greening” the front yard, by moving the market outdoor amenity space to the rooftop;
- Better integrate the base and the tower (ie. “marry” the two languages).

Related Commentary: Overall, the height massing and density was supported by the Panel. The simplicity of the architectural expression is appreciated. The site planning is

well handled. The proposal does not read as a “tower in the park”, due to the extent of programming and hard surfaces at grade. The outdoor amenity spaces seem cramped and overly programmed. The urban agriculture could take up less space and be less linear.

Some panel members thought the architectural expression of the base is quite heavy and does not suit the top of the tower. The higher solid to glass ratio is appreciated. The success of the design will depend, in part, on the quality of the pre-fab panel system for the exterior cladding. Consider providing weather protection canopies at the upper roof terraces on the tower. Examine the floorplans and unit layouts to address potential privacy issues with the proposed tower across the lane.

The public art should be pursued sooner than later; the corner at Thurlow and Burnaby should be considered as a possible location.

- **Applicant’s Response:** The applicant team thanked the panel for their comments.

2. Vancouver Heritage Commission

VANCOUVER HERITAGE COMMISSION

MINUTES

March 12, 2018

A meeting of the Vancouver Heritage Commission was held on Monday, March 12, 2018, at 11:00am, in Town Hall Meeting Room, Main Floor, City Hall.

PRESENT: Michael Kluckner, Chair
Jan Fialkowski
Julia Hulbert
Denise Jacques
Richard Keate
Janet Leduc
Joel Massey
Mollie Massie
Anthony Norfolk
Jenny Sandy, Vice-Chair

ALSO PRESENT: Councillor Heather Deal, Council Liaison
Commissioner Casey Crawford, Park Board Liaison
Trustee Judith Zaichkowsky, Vancouver School Board Liaison
Hugh McLean, Heritage Planning Analyst

CITY CLERK’S OFFICE: Denise Swanston, Meeting Coordinator

3. Statement of Significance and Vancouver Heritage Register Subcommittee

Hugh McLean, Heritage Planning Analyst, reviewed the reports from the Statement of Significance and Vancouver Heritage Register Subcommittee meetings held on December 18, 2017, and February 19, 2018, and responded to questions.

MOVED by Commissioner Keate
SECONDED by Commissioner Massie

- A. THAT the Vancouver Heritage Commission supports adding the following buildings to the Vancouver Heritage Register as B-listings:
- 2020 West 36th Avenue – Adams House
 - 1090 Burnaby Street – Hobbs Residence
- E. THAT the Commission requests that the Vancouver Heritage Register Evaluation be referred back to the consultants to complete the necessary revisions for 1090 Burnaby Street – Hobbs Residence.

CARRIED UNANIMOUSLY

* * * * *

3. Summary of Proposed Tenant Relocation Plan Terms

	Tenant Relocation Plan Offer
Financial compensation based on length of tenancy	2 months' rent for tenancies 1-3 years; 3 months' rent for between 3 to 6 years; 4 months' rent for 6-10 years; and 6 months' rent for tenancies 10-20 years 8 months' rent for tenancies over 20 years
Notice To End Tenancies	2 months' notice (Recent changes to the Residential Tenancy Act effective May 2018 require that the applicant provide a minimum of 4 months' notice to end tenancy for landlords use of property).
Assistance in finding alternative accommodation	Applicant has committed to providing 3 options in Vancouver, 2 of which will be in the same general area as the tenant's current home Unless otherwise agreed to with the tenant, all options shall rent for no more than CMHC average rents for the area: Studio: \$1,131

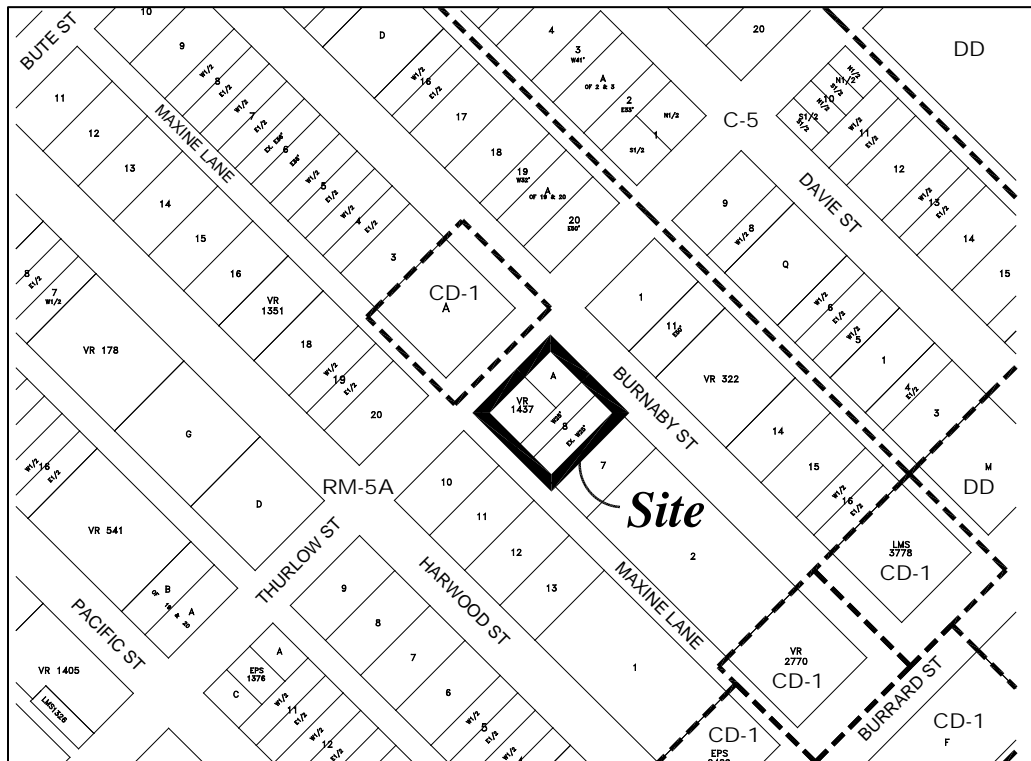
	1-BR: \$1,436 2-BR: \$2,097 3-BR: \$2,723 <i>Source: CMHC Average Rents (2017)</i>
First Right of Refusal	To enable the future operator of the social housing at this site to offer tenants the Right of First Refusal (provided they meet eligibility requirements), the applicant shall keep clear contact information for all displaced tenants
Moving Expenses	<p>\$1,250 to all tenants regardless of eligibility, plus more for people moving out of Metro Vancouver</p> <p>Also, applicant offers an additional incentive of \$1,500 for moving without 2 months' notice or assistance from relocation specialist</p>
Additional Support for Special Circumstances	<p>A tenant relocation consultant will be hired if tenants request assistance in finding alternative accommodations.</p> <p>Individual tenant meetings will be conducted to review any potential unforeseen special circumstances.</p> <p>Tenant survey to identify special needs/circumstance shall be conducted.</p> <p>Extra support shall be made available for long term residents and low rent residents</p>

* * * * *

**1068-1090 Burnaby Street and 1318 Thurlow Street
PUBLIC CONSULTATION SUMMARY**

Public Notification

A rezoning information sign was installed on the site on October 19, 2017. A site sign sticker with information about the community open house was installed on November 6, 2017. The community open house was held on November 22, 2017. Approximately 10,595 notifications were distributed within the neighbouring area on or about November 7, 2017. Approximately 544 email notifications were sent to West End Listserv recipients. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).




November 22, 2017 Community Open House

A community open house was held from 5-7pm on November 22, 2017, at the Holiday Inn Hotel & Suites at 1110 Howe Street. Staff, the applicant team, and a total of approximately 41 people attended the Open House.

Public Response

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

- In response to the November 22, 2017 open house, a total of 5 comment sheets were received from the public.
- A total of 3 letters, e-mails, online comment forms, and other feedback were received from the public.

Total notifications	 10595
Open House attendees	41
Comment sheets	5
Other feedback	3

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

Comments of Support:

- **Social Housing:** Respondents generally supported the inclusion of social housing in the proposal. Some respondents would like to see a percentage of it dedicated to senior's housing.

Comment of Concern / Suggestions for Improvement:

- **Concentration of Development in the Area:** Respondents were concerned that there is too much density being proposed in general for this area and that the "Corridors" policy in the West End Plan is allowing too much height and density. There was a desire to see the density be spread out across the city instead.
- **Construction Impacts:** Respondents were also concerned about noise and traffic impacts on the quality of life in the neighbourhood during the construction of the proposed developments if they are all approved. Some respondents wanted to know how these impacts would be managed.
- **Building Height:** Some respondents expressed concern over the height of the proposed tower. There was concern that the building would block private views, light and sunshine of the neighbouring residences.
- **Building Design:** Some respondents were concerned about the "fit" of the scale of the tower in the existing low-to-mid-rise neighbourhood and that the proposed building would stand out too much.
- **Market and Social Housing Separation:** Respondents were concerned about the separate entrances for the market and social housing, as well as the separated children's play areas. There was concern that this would result in social isolation and stigmatization of the residents in the social housing units.

The following miscellaneous comments were received from the public:

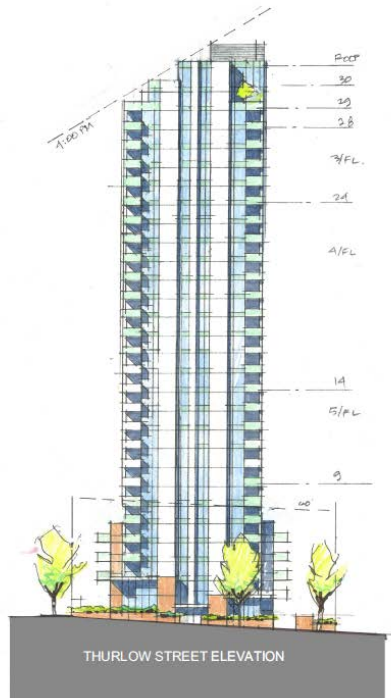
- Suggestion to see a "local's first" policy for the sale of the market units.
- Suggestion for the open house display materials to include a 3D digital display of the views and shadowing so people could see the impacts better.

- Suggestion for the open house display materials to include more information on the social housing component.
- Suggestion for less parking.
- Support for the building massing and design.

* * * *

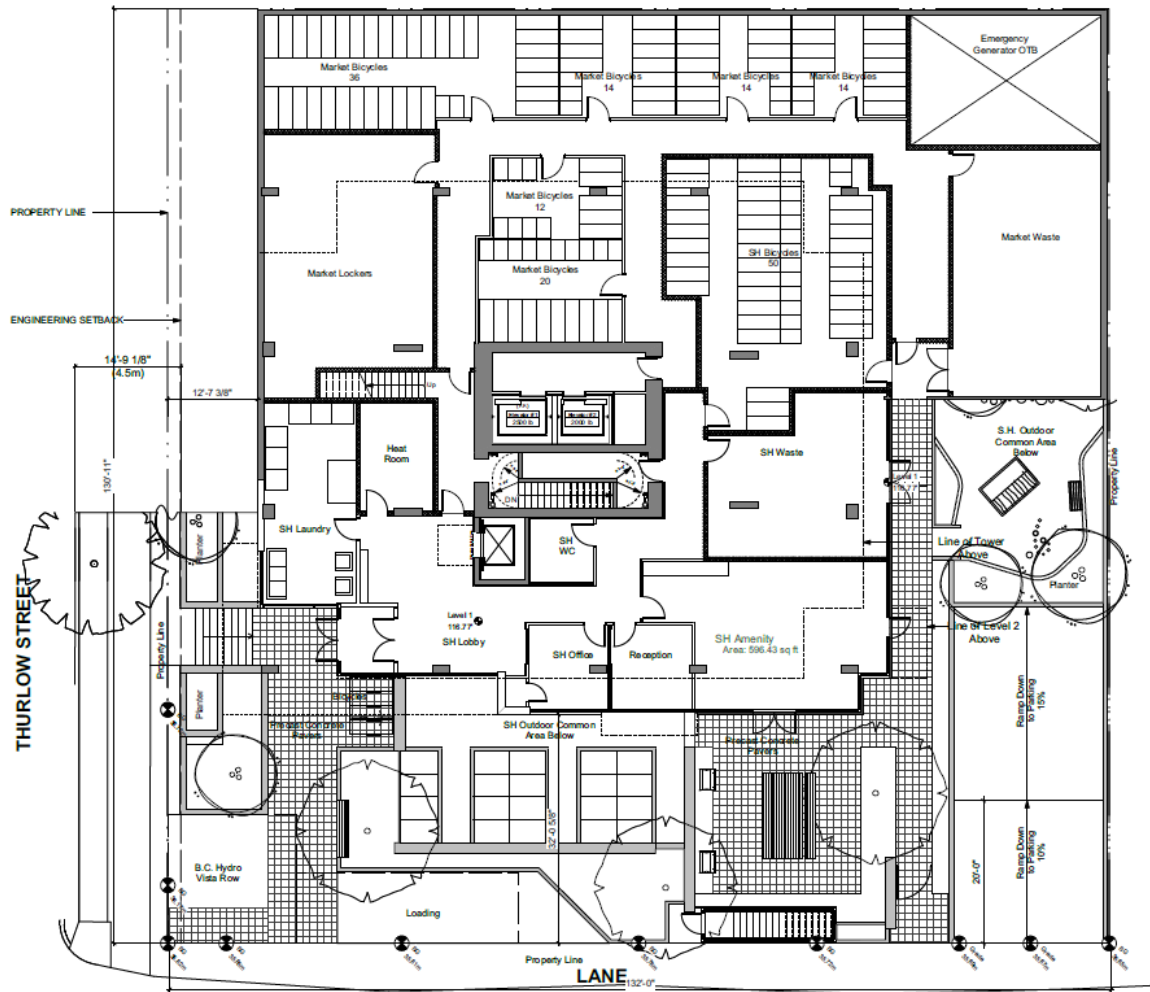
1068-1090 Burnaby Street and 1318 Thurlow Street
FORM OF DEVELOPMENT DRAWINGS

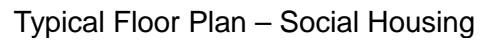
Elevations



Elevations







Shadow Studies - Morning



June 21
10am



June 21
12pm



March 21
10am



March 21
12pm

Shadow Studies - Afternoon



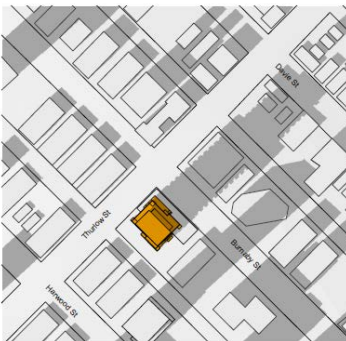
June 21
2:30 pm



June 21
4:00 pm



March 21
2:30 pm



March 21
4:00 pm

1068-1090 Burnaby Street and 1318 Thurlow Street
PUBLIC BENEFITS SUMMARY

Project Summary:

To build a 30-storey residential building with social and market strata residential units.

Public Benefit Summary:

In addition to 39 social housing units, the project would also result in a cash CAC contribution of \$5,354,805 (total CAC @ \$325 per sq. ft.), a public art contribution and a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	RM-5A	CD-1
FSR (site area = 17,285.0 sq. ft.)	2.20	9.01
Buildable Floor Space (sq. ft.)	38,027 sq. ft.	155,646.0 sq. ft.
Land Use	Residential	Residential

Public Benefit Statistics			Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Public Benefits	Required	DCL (City-wide rate, effective September 30, 2017) (\$15.62/sq. ft. residential & \$13.91/sq.ft. commercial)	\$188,994	\$1,817,465
		Public Art (effective September 30, 2017: \$1.98/sf)	N/A	\$230,383
		Social Housing (@ \$485 per sq. ft.)		\$20,101,795
	Offered	Community & Civic Facilities	N/A	\$1,782,079.10
		Parks & Open Space		\$1,245,527.65
		Childcare		\$1,083,812.53
Affordable Housing		\$395,720.09		
Transportation		\$312,185.13		
Heritage	\$535,480.50			
TOTAL VALUE OF PUBLIC BENEFITS			\$594,185	\$27,504,448

Other Benefits (non-quantified components):

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

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

**1068-1090 Burnaby Street and 1318 Thurlow Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

APPLICANT AND PROPERTY INFORMATION

Street Address	1068-1090 Burnaby Street and 1318 Thurlow Street
Legal Description	1068 Burnaby Street [Lot 8 including the West 25 Feet, Block 12, District Lot 185, Plan 92, PIDs 015-749-126 and 015-749-118], 1090 Burnaby Street [Lot A, Block 12, District Lot 185, Plan 7000, PIDs 010-748-628] and 1318 Thurlow Street [Strata Lots 1 to 14, District Lot 185, Strata Plan 1437, PIDs 004-478-215, 004-204-948, 002-828-669, 002-862-999, 006-543-961, 004-427-777, 002-630-788, 003-559-866, 004-074-238, 006-543-987, 006-123-881, 006-544-061, 006-544-088 and 006-544-100 respectively]
Applicant/Architect	NSDA Architects
Developer/Property Owner	Strand Development in partnership with Intracorp Projects Ltd.

SITE STATISTICS

Site Area	1,605.83 sq. m (17,285.0 sq. ft.) Site Dimensions: 40.23 m (132.00 ft.) x 39.91 m (130.95 ft.)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed	Recommended (Other Than Proposed)																					
Zoning	RM-5A (Multiple Dwelling) District	CD-1	--																					
Uses	Primarily residential with compatible retail, office, service and institutional uses	Residential	--																					
Max. Density	RM-5A 2.20 FSR	9.01 FSR	--																					
Floor Area	3,532.82 sq. m (38,027 sq. ft.)	Total: 14,460.00 sq. m / 155,646.0 sq. ft. Social Housing: 3,650.25 sq. m / 39,291.0 sq. ft. Market Housing: 10,809.73 sq. m / 116,355.0 sq. ft. Note: The floor areas for rooftop mechanical are allocated 75% to market housing and 25% to social housing.	--																					
Max. Height	RM-5A: • Outright 18.0 m (60 ft.) • Discretionary 58.0 m (190 ft.)	New Residential Tower: 88.66 m (291ft.) / 30 storeys (subject to verification of shadowing criteria for Davie Street)	--																					
Unit Mix	--	<table><tr><td></td><td>Social</td><td>Market</td></tr><tr><td>Studio</td><td>3 (8%)</td><td>0 (0%)</td></tr><tr><td>One-bedroom</td><td>16 (41%)</td><td>5 (6%)</td></tr><tr><td>Two-bedroom</td><td>11 (28%)</td><td>60 (73%)</td></tr><tr><td>Three-bedroom</td><td>9 (23%)</td><td>15 (18%)</td></tr><tr><td>Four-bedroom</td><td>0 (0%)</td><td>2 (3%)</td></tr><tr><td>Total</td><td>39 (100%)</td><td>82 (100%)</td></tr></table>		Social	Market	Studio	3 (8%)	0 (0%)	One-bedroom	16 (41%)	5 (6%)	Two-bedroom	11 (28%)	60 (73%)	Three-bedroom	9 (23%)	15 (18%)	Four-bedroom	0 (0%)	2 (3%)	Total	39 (100%)	82 (100%)	--
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Total	39 (100%)	82 (100%)																						
Parking Spaces	Per Parking By-law	Market: 159 Social Housing: 20 Total: 179	The Parking By-law will require 26 vehicle spaces for the social housing units.																					
Loading	Per Parking By-law	Class B 1	--																					
Bicycle Spaces	Per Parking By-law	Market: Class A: 110 Class B: 6 Social Housing: Class A: 50 Class B: 6 Total: 160 12	--																					