



**POLICY REPORT
DEVELOPMENT AND BUILDING**

Report Date: July 6, 2018
Contact: Karen Hoese
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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: 1055 Harwood Street

RECOMMENDATION

A. THAT the application by Strand Development in conjunction with Intracorp Projects Ltd., on behalf of the registered owner, Harwood Street Project Nominee Inc., to rezone 1055 Harwood Street [*Lots 12 and 13, Block 12, District Lot 185, Plan 92; PIDs 015-749-134 and 015-749-142 respectively*], from RM-5A (Multiple Dwelling) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 2.20 to 9.95 and the building height from 18.3 m to 91.4 m to permit the development of a 32-storey residential tower which would contain 44 social housing units and 82 market strata units, be referred to a Public Hearing, together with:

- (i) plans prepared by NSDA Architecture, received October 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; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone 1055 Harwood Street from RM-5A (Multiple Dwelling) District to CD-1 (Comprehensive Development) District. The proposal is for a 32-storey residential building that would deliver approximately 44 social housing units and 82 market strata units. A height of 91.4 m (300 ft.) and an FSR of 9.95 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 44 social housing units would be delivered turnkey to the City, and aligned with a Request For Proposal (RFP) process to select a non-profit operator. Further, the report recommends that the cash component of 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.

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- *West End Community Plan (including West End Public Benefit Strategy) (2013)*
- *Rezoning Policy for the West End (2013)*
- *View Protection Guidelines (1989, amended up to 2011)*
- *Green Buildings Policy for Rezonings (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)*
- *Tenant Relocation and Protection Policy and Guidelines (2015)*
- *High-Density Housing for Families With Children Guidelines (1992)*
- *Housing Design and Technical Guidelines (2015)*

- *Community Amenity Contributions – Through Rezonings (1999, amended up to 2017)*
- *Financing Growth Policies (2003)*
- *Public Art Policy and Procedures for Rezoned Developments (2014)*
- *Transportation 2040 (2012)*

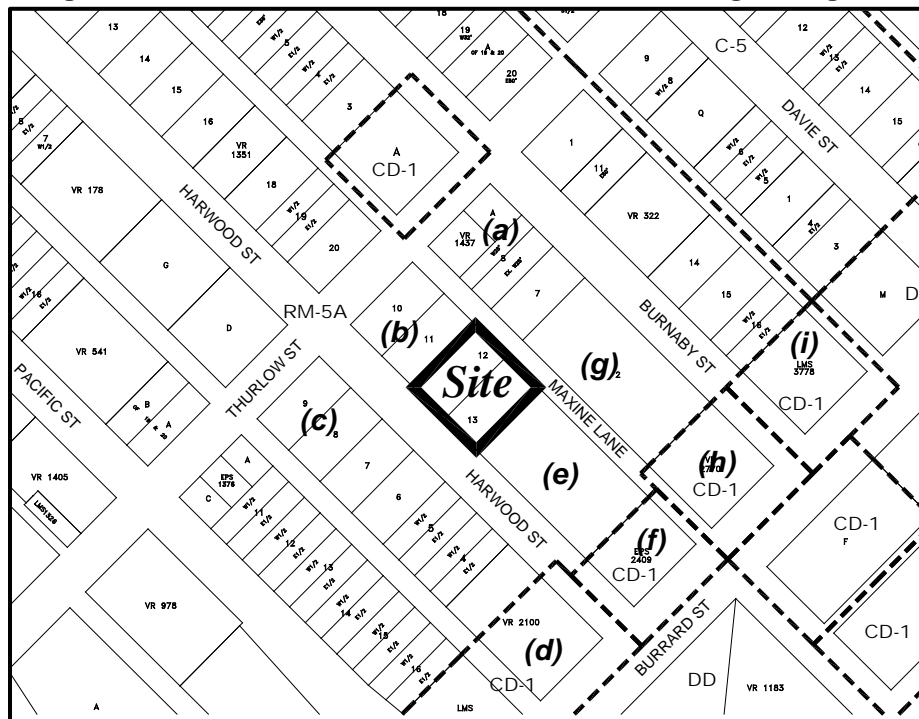
REPORT

Background/Context

1. Site and Context

This 1,606.4 sq. m (17,291 sq. ft.) site is on the north side of Harwood Street, mid-block between Thurlow and Burrard streets. The site is comprised of two legal parcels with a frontage of 40.23 m (132 ft.) along Harwood Street. It is 39.93 m (131 ft.) deep and slopes approximately 2.4 m (8 ft.) from the lane down to the street. It is located in the Burrard Corridor of the *West End Community Plan*.

Figure 1 – Site at 1055 Harwood Street and Surrounding Zoning



- 1068-1090 Burnaby Street and 1318 Thurlow Street, a rezoning site with an application in process for a 30-storey residential development;
- 1065 Harwood Street and 1332 Thurlow Street, a rezoning site with an application in process for a 33-storey residential development;
- 1066-1078 Harwood Street, a rezoning site with an application in process for a 32-storey residential development;
- 1020 Harwood Street (the “Crystallis”), a 26-storey strata residential building;
- 1021 Harwood Street (the “Carlton Court Apartments”), a 22-storey market rental residential building;
- 1009 Harwood Street (the “Modern”), a 19-storey strata residential building;

- g) 1030 Burnaby Street (the “Twin Arms”), a 14-storey non-profit rental building that provides affordable housing for seniors;
- h) 1010 Burnaby Street (the “Ellington”), a 20-storey strata residential building; and
- i) 1003 Burnaby Street (the “Milano”), a 20-storey strata residential building.

The site is currently developed with a three-storey residential building with 30 units that were, until the site’s recent purchase by the developers, collectively owned and occupied under equity co-op tenure. As there has been no interim tenancing of this existing building, a tenant relocation plan is not required.

Nearby developments in this residential neighbourhood reflect what is permitted under the current base zoning RM-5A, which allows 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. There is a mix of taller and lower apartment buildings. Across Thurlow Street, to the west, buildings are also of a mix of the older, three- to four-storey walk-up apartments and newer, taller buildings (up to 20 stories). To the east, CD-1 developments are located on sites along Burrard Street, such as 1009 Harwood Street, which has a density of 7.40 FSR and a height of 46.8 m (153.5 ft.).

Significant developments in the immediate area are shown in Figure 1 above:

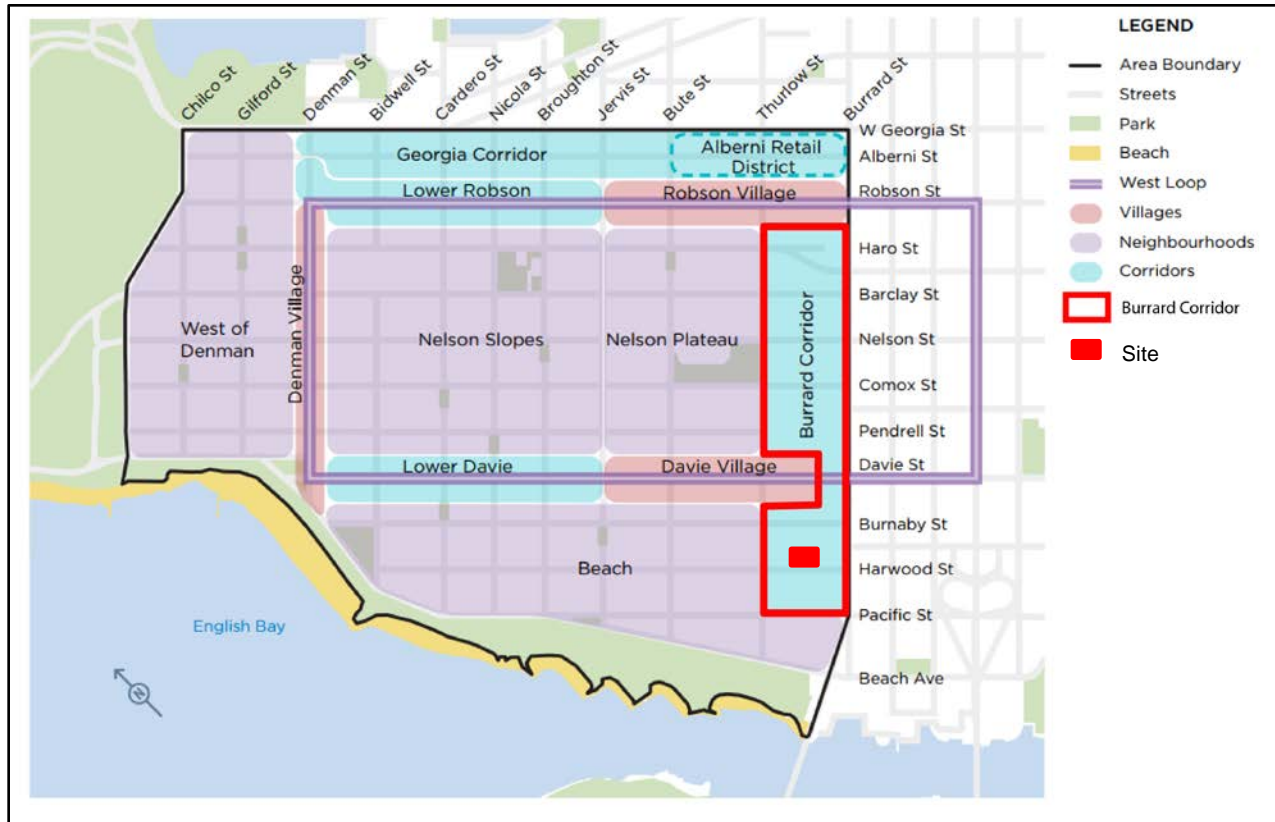
2. Policy Context

West End Community Plan and the Rezoning Policy for the West End – In November 2013, Council approved the *West End Community Plan*. This policy document provides a framework to guide change, development and public benefits in the West End over the next 30 years. The plan considers long-range and short-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, Lower Robson and Lower Davie) 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.

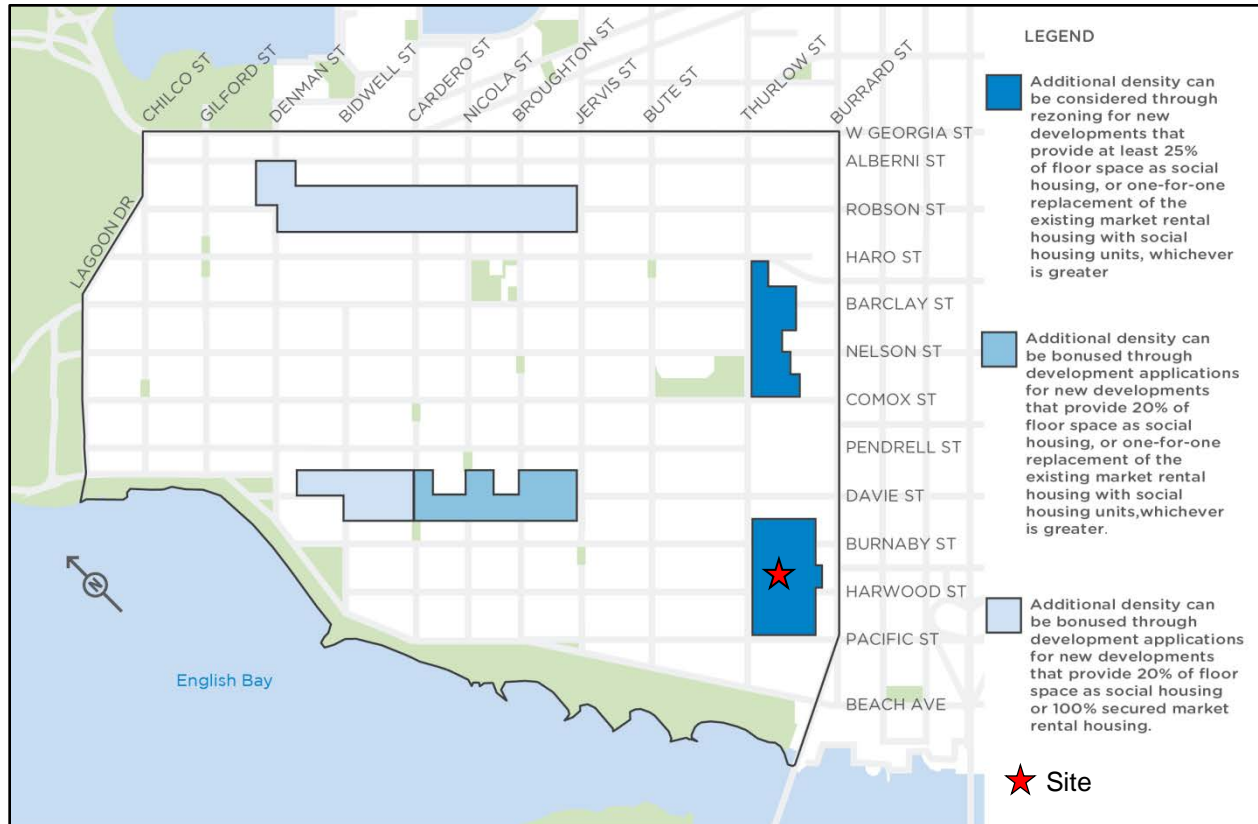
Burrard Corridor Area – The subject site is located in the Burrard Corridor area of the West End. This corridor is generally located between Pacific Street to the south, the laneway north of Haro Street to the north, Thurlow Street to the west and Burrard Street to the east, as shown in Figure 2 below.

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 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 toward the right supply, with targets for new units along a continuum of housing types. The Housing Vancouver targets were based on the core goals of retaining 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 are to serve households earning less than \$80,000 per year, and 40% are to be family-size units. This rezoning application will contribute towards the targets for social and supportive housing units, and for family units.

3. Application Revisions

The original application, submitted on April 26, 2017, proposed a 32-storey residential building comprised of 44 social housing units and 82 market strata units. It included a density of 10.35 FSR and a height of 91.4 m (300 ft.).

Following public consultation and in response to comments from the Urban Design Panel, a revised rezoning application was submitted on October 5, 2017. The revised application includes a reconfiguration of the ground plane by locating the underground parkade entry off the lane, instead of from Harwood Street as originally proposed. This key change has resulted in a slight reduction in the density.

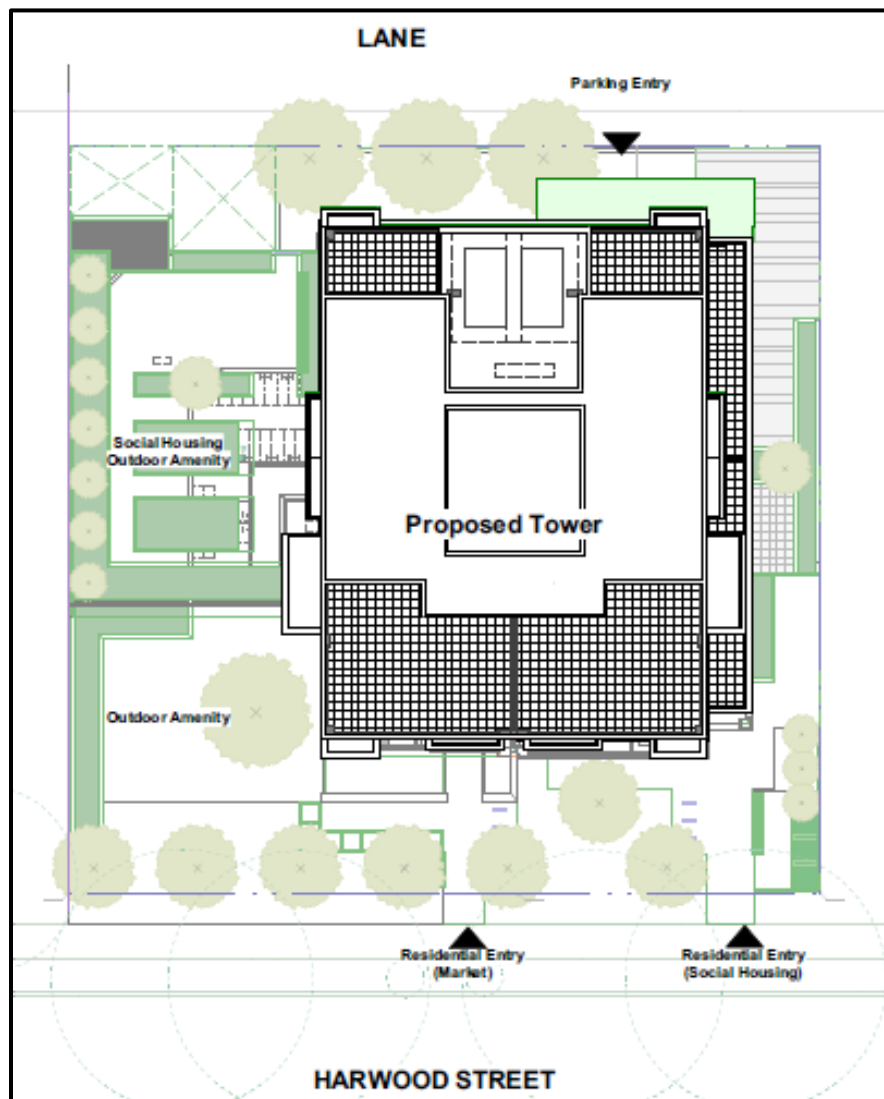
Strategic Analysis

1. Proposal

The application proposes a 32-storey residential building comprised of 43 social housing units from levels 1 to 8 and 82 market strata units from levels 9 to 32, all over four levels of underground parking with a vehicular access from the lane.

It includes a density of 9.95 FSR and a height of 91.4 m (300 ft.). The total proposed floor area is 15,975.4 sq.m (171,958 sq.ft.), of which 25% is for the social housing component.

Figure 4 — Proposed Site Plan



Two entries to the building are proposed along Harwood Street, one to the market housing lobby and one to the social housing lobby. Amenities for the market housing component, including the common room and associated outdoor areas, are located on the southwest corner of Level 1,

while amenities for the social housing component, including common room and associated outdoor areas, are located on the west portion of Level 2 (see Figure 4).

The social housing units, along with amenity spaces 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.

In order to meet the accessibility requirement in the proposed social housing component, a condition of approval is contained in Appendix B to change a three-bedroom social housing unit on Level 2 into an accessible studio unit and an accessible one-bedroom unit. The resulting total of social housing units would be 44.

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. The 25% of floor space criterion applies to this application, as there are no existing market rental units on the site. The 44 social housing units account for 25% of the total floor space in the application. 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, would add 44 units to the City’s inventory of social housing, which would contribute towards the stated 10-year social and supportive housing targets set out in the 2017 *Housing Vancouver Strategy*. The approval of these units would bring the total number of social housing units approved since 2017 to 1,977 units.

Figure 5 – 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 plan has an overall target of 1,600 social housing units anticipated to be achieved in the West End 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 in its first 10 years approximately 500 social housing units through additional density in the Corridors. If approved, this project will add 44 units towards this 10-year target.

Figure 6 – Social Housing Units 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 first 10 years (2014 - 2023)	Previous Units Approved as of March 31, 2018 *	Units to be delivered with this application
500	238	44

*This figure does not include the 44 units at 1055 Harwood.

Affordability – The target rents in the social housing component reflect the West End Plan’s 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 are to rent to households with incomes at or below BC Housing’s Housing Income Limits (HILs), at rental rates of no more than 30% of income. These units would target singles and families with incomes in the range of \$15,000 - \$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 intend to work with senior levels of government and non-profit partners to deepen affordability.

Upon completion, an air space parcel containing all of 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 52% two- and three-bedroom units (23 units) and 48% studio and one-bedroom units (21 units). A total of five three-bedroom units are provided, accounting for 11% of the total social housing units. A provision to ensure the percentage of family housing in the social housing component does not fall below the required 50% is included in the draft CD-1 By-law (see Appendix A).

Strata Residential – All 82 units, or 100% of the total market units, are proposed at two or more bedrooms. This high ratio of provision of family housing is supported by the *Family Room: Housing Mix Policy for Rezoning Projects*, as well as by the West End Plan. A provision to ensure the percentage of family housing in the market housing component does not fall below the required 35% is included in the draft CD-1 By-law, including the provision of 10% three-bedroom units (see Appendix A).

Conditions of approval are included in Appendix B to increase the overall size of the outdoor amenity space and incorporate a children’s play area.

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

Massing and Expression – The proposed tower has a height of 91.4 m (300 ft.) and a small floorplate of 511 sq.m (5,500 sq. ft.), consistent with the West End Plan’s directions on height and massing (see Figure 7). The seven-storey base has a more solid architectural expression, with stone cladding and punched windows, which relates to West End’s 1950s mid-rise buildings, and creates a more neighbourly streetscape. The tower itself is distinguished by a very pronounced, white, rectangular frame, which contrasts against recessed glazing and spandrel panel. The overall architectural expression is considered to generally meet the intent of the policy. However, additional refinements are recommended and can be resolved at the development permit stage (see relevant condition in Appendix B).

Public Realm and Setbacks – The West End Plan specifies a “tower in the park” typology for this sub-area — that is, towers should meet the ground with no podium element and be surrounded by generous landscaping. The application proposes a 7.3 m (24 ft.) setback on Harwood Street, much of which will be planted. Both residential entries are also located on this street frontage. There is a 13.4 m (44 ft.) interior side yard, where both outdoor amenity spaces are located. Because there is a drop in grade across the depth of the site, the two amenity spaces are vertically separated by one storey, creating high retaining walls along the property line. Staff are generally satisfied with the proposed “tower in the park” expression, however staff are seeking refinements at the interior side yard, to improve the interface to the easterly neighbour (see relevant condition in Appendix B).

Residential Amenities – Common amenities for the social housing include an outdoor space in the side yard towards the lane, and an adjacent indoor room. Amenities for the market housing are similarly located in the side yard, closer to Harwood Street, with activity rooms off the main lobby. Improvements to these amenities will be sought through conditions of approval, including compliance with the *Housing Design and Technical Guidelines* (see relevant condition in Appendix B).

Urban Design Panel (see Appendix C for further detail) – The Urban Design Panel reviewed the original application on July 12, 2017 and recommended resubmission mainly based on concerns about the proposed vehicle access from Harwood Street. The Panel recommended exploration of parking access off the lane. In response, the applicant submitted a revised application which includes the relocation of vehicle access from the lane.

Staff conclude that the revised design responds well to the intents set forth in the West End Plan and support the application, subject to the conditions outlined in Appendix B which include improvements to site planning and common amenities. At the Development Permit stage, the revised proposal will be reviewed by the Panel.

Figure 7 – Rendering of proposed building looking northeast

4. Transportation and Parking

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 uses on the site is 100 spaces, with 18 dedicated to the social housing units and 82 to the market housing.

A total of 150 vehicle parking spaces are proposed, including 16 spaces (14 regular spaces and two accessible spaces) for the social housing units and 134 spaces (130 regular spaces and four accessible spaces) for the market strata units. As an accessible parking space counts as two regular parking spaces, this parking provision meets the Parking By-law requirement.

Under the Parking By-law, the minimum required bicycle parking for the development is 54 Class A spaces for the social housing, 103 Class A spaces for the market housing, and a total of 6 Class B spaces for the entire project. The applicant proposes 56 Class A spaces for the social housing, 100 Class A spaces for the market housing and 6 Class B bicycle spaces for the entire project. To meet the requirements of the Parking By-law, the applicant will be required to provide three additional Class A bicycle parking spaces for the market housing.

One Class B loading space is proposed on site, meeting the Parking By-law requirement. This loading will be shared between the market and social housing.

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.

To mitigate neighbourhood concerns regarding traffic and vehicle access, this application is required to contribute towards construction of left-turn bays at the intersection of Davie and Burrard streets. It will also contribute towards construction of a new pedestrian signal at Harwood and Thurlow streets to improve pedestrian comfort crossing Thurlow Street.

5. Environmental Sustainability

The *Green Buildings Policy for Rezoning* (amended February 7, 2017) requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy. The new requirements are mandatory for all rezoning applications received after May 1, 2017. Applications received prior to May 1, 2017 may choose to meet this updated version of the policy or the preceding version.

This application was initially submitted on April 26, 2017. The applicant has opted to satisfy the preceding version of the *Green Buildings Policy for Rezoning*, which requires rezoning applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the *Green Buildings Policy for Rezoning*, indicating that the project could attain the required LEED® points and, therefore, would be eligible for 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 and the *Rezoning Policy for the West End*, conditions of rezoning provide for 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.



PUBLIC INPUT (refer to Appendix D)

Public Notification and Community Open House - A rezoning information sign was installed on the site on May 26, 2017. The sign was updated with information about a community open house on June 6, 2017. A total of 6,990 notifications were distributed within the neighbouring area on or about June 6, 2017. 544 email notifications were sent to West End Listserv

recipients. Notification and application information, as well as an online comment form, were provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

The community open house was held from 5-8 pm on June 26, 2017, at the Holiday Inn at 1110 Howe Street. Staff, the applicant team, and a total of approximately 56 people attended the Open House. After the revised application was submitted, the site sign was updated on October 31, 2017 and a revised rezoning notification was mailed on November 1, 2017.

Public Response – In response to the public consultation process, approximately 18 pieces of feedback were received, including open house comment sheets, emails, and additional written submissions.

Total notifications		6990
Open House attendees		56
Comment sheets		15
Other feedback		3

Themes of Support — Overall, main themes of support include the building design and its fit with existing buildings in the neighbourhood and the level of amenities provided for both the market housing and social housing.

Key Concerns – Concerns expressed by respondents included the following:

- Traffic
Traffic congestion at the intersections along Burrard and Thurlow streets between Pacific and Davie streets was noted as a key concern. Respondents were concerned that the proposed development would exacerbate the conflicts between cars, bikes and pedestrians, and that the entrance and exits to this building should be well planned to address the traffic issues. Some thought increased parking and loading in the lane would be too noisy for neighbouring residents.

The traffic study submitted by the applicant indicates that approximately 20 to 25 vehicles per hour would be generated by this development, and loading needs would be infrequent for the residential uses. Overall, the project-generated traffic is considered unlikely to contribute significantly to traffic volume or noise in the area.

Further, to mitigate neighbourhood concerns regarding traffic and vehicle access, this application will contribute towards construction of left-turn bays at the intersection of Davie and Burrard streets. It will also contribute towards construction of a new pedestrian signal at Harwood and Thurlow streets to improve pedestrian comfort crossing Thurlow Street. These efforts are expected to improve traffic flow along Burrard Street, particularly at the Davie and Burrard intersection, as well as reduce pressure at other intersections by providing improved access into this part of the West End.

- *Concentration of Redevelopment*

The concentration of redevelopment in the area was another concern to local residents, specifically the development could ruin the character of the neighbourhood and should rather be directed along major arterials (noting that Harwood is not an arterial street).

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 public benefit objectives, while the “Neighbourhoods” (pockets inside the arterials) would see a gentler densification and incremental changes.

- *Height*

Proposed building height was another concern, in that the building might block private views, light and sunlight of the neighbouring residences. Review of the proposal has concluded that the proposed building height and massing meet the directions of the West End Plan, which allows consideration of height up to 91.4 m (300 ft.) and of floor plates up to 511 sq. m (5,500 sq.ft.) subject to urban design evaluation, including a review of neighbourly fit.

- *Loss of Affordable Market Rental*

Lastly, some respondents were concerned about the cost of both the social housing units and the market units. While respondents supported the inclusion of a social housing component, there was some concern about the loss in the area of rental and co-op units without affordable replacements.

The West End Plan has a target of 1,900 new secured market rental units, which is to be achieved through density bonusing in Lower Robson and Lower Davie, as well as through laneway infill in the neighbourhood areas (see Figure 3 of this report). To date, 778 secured market rental units have been approved in the West End. While these added units will rent at market rates for new construction, which is a significant increase over the existing average rental rates, over time and through a continued increase in supply, these units will become more affordable. It is recognized by the West End Plan that there will be displacement in the existing rental stock as redevelopment occurs. In putting in place the density bonus provision of 20% social housing through Development Permit applications or 25% social housing through rezoning applications, the intent of the plan is to maintain some of the affordability being lost in the rental housing, through the provision of social housing.

PUBLIC BENEFITS

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

Required Public Benefits:

Development Cost Levies (DCLS) – Development Cost Levies collected from development help pay for facilities made necessary by growth including parks, childcare facilities, replacement (social/non-profit) housing and various engineering infrastructure. The subject site is in the Citywide Development Cost Levies (DCL) District, which has a rate of \$168.13/sq. m (\$15.62/sq. ft.) for residential uses above 1.5 FSR, effective September 30, 2017. It is anticipated that the new market residential floor area of 11,907.1 sq. m (128,167 sq. ft.) will generate DCLs of approximately \$2,001,924.

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 \$1,293,205; 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 \$1,237,534, based on a floor area of 4,068.3 sq. m (43,791 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 9,290.0 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. Public art budgets are based on a formula (effective September 30, 2016) of \$21.31 per sq. m (\$1.98 per sq. ft.) for all areas contributing to the total FSR calculation.

With 11,907.1 sq. m (128,167.0 sq. ft.) of eligible floor area proposed in this rezoning, a public art budget of approximately \$253,771 is anticipated. The social housing component is not subject to the public art requirement.

The Public Art rate is subject to change from time to time and the applicable Public Art Rate is determined 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, other agencies, and other developers who have opted for Option B 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 \$27,939,370. 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 44 social housing units, to comprise no less than the greater of 4,068.3 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 \$21,319,900.

Cash Contribution – In addition to the provision of social housing, the applicant has also offered a cash CAC of \$6,619,470 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. Examples of these facilities include the Vancouver Aquatic Centre, West End Community Centre complex, and area Fire Halls.
- *Parks and Open Spaces* – New or expanded parks and open spaces, such as waterfront park improvements to accommodate increased demand associated with growth, such as the Robson-Alberni public space improvement project, and future phases of the Davie Village public space improvement project.
- *Childcare* – New or expanded childcare facilities in and around West End. 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 and around West End, which may include strategic site acquisitions for future supportive housing and/or social housing projects.
- *Heritage (10% of cash CACs)* – Supporting citywide Heritage Conservation initiatives as part of the 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)* – 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.

Deferred Payment of Cash CAC – The Community Amenity Contributions – Through Rezoning 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 policy.

If approved by Council, the cash CAC of \$6,619,470 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 \$27,939,370, comprised of:

In-kind contribution (\$21,319,900) – 44 social housing units to be provided to the City turn-key upon the completion of the project.

Cash contributions (\$6,619,470) – Allocated to support for 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 \$253,771.

The site is within the Citywide Development Cost Levies (DCL) District and it is anticipated that the applicant will pay \$2,001,924 in DCLs. Should the new Utilities DCL apply to this project, the additional DCL would be \$1,293,205. 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 \$1,237,534.

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 44 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.

* * * * *

**1055 Harwood 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 1,606.4 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 9.95.
- 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 sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions 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 section 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 91.4 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 93.9 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. 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

* * * *

**1055 Harwood 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 in conjunction with Strand Development and Intracorp Development Ltd., and stamped "Received Planning & Development Services, October 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 the livability, as follows:
 - (i) For the social housing, increase the size of the indoor common space to meet *Housing Design and Technical Guidelines*.

Note to Applicant: The outdoor amenity space size should be maintained as proposed. Please also refer to relevant conditions under Affordable Housing.
 - (ii) For the social housing, reconfigure or remove irregularly-shaped, under-functioning in-suite storage rooms.

Note to Applicant: Irregular-shaped/sized storage rooms are not excluded from floor space (refer to Technical conditions). Bulk storage for studios and one-bedrooms may be relocated to the parkade level. Bulk storage for family units must be located in-suite.
 - (iii) For the market housing, provide approximately 93.0 sq. m (1,000 sq. ft.) of indoor amenity space, with improved access to the outdoor space.
 - (iv) Increase the size of the market outdoor space by deleting or reducing the water feature, and by reducing the landscape buffer to Harwood Street to approximately 3.66 m (12 ft.) (measured from the south property line).
 - (v) Relocate bulk storage rooms off the exterior wall (i.e. Level 8, Unit 3).

Note to Applicant: Dimensions and areas of common indoor and outdoor spaces should be indicated on the drawings. Deleting the water feature on the west side

of the tower will improve access between the indoor and outdoor amenity spaces for the market housing, while increasing programmable/useable outdoor space. Please also refer to relevant Landscape conditions.

2. Design development to improve the interface to the east neighbour, as follows:
 - (i) Add a minimum 0.9 m (3 ft.) landscape strip at the east property line, for the south half of the site (i.e. below the retaining wall).
 - (ii) Relocate the mechanical shaft a minimum 0.9 m (3 ft.) from the east property line.
3. Consideration to improve the building elevations, as follows:
 - (i) Create a change in plane (minimum 12 in.) between the “solid” podium element (with stone cladding) and the tower base (with white frame), on the north and south elevations;
 - (ii) Relocate balconies at levels 29 and 30, to stack above the lower balconies/shades, on the west and east elevations;
 - (iii) Integrate further passive design elements, such as shading devices on the south and west elevations;
 - (iv) Revise glazing to reduce reflectivity and a “tinted” appearance from the unit interiors;

Note to Applicant: It is understood that floorplate size of the podium may be marginally increased, to accommodate the change in plane in materials between the podium and tower. Overall floor space should not be increased. Some or all of these considerations may be resolved in detailed design development in a future Development Permit application.

4. 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>.

Landscape

5. Design development to the ground-floor amenity area to include:
 - (i) A children’s area and landscape features with natural materials such as sand, balancing logs, boulders that provide a range of creative and motor-skills developing play activities (Note: while play equipment is neither required nor encouraged, natural materials are preferred to stimulate creativity and exposure to nature).

- (ii) A front yard landscape setback with trees and layered planting, where space permits.

- 6. Design development to integrate grades, retaining walls, walkways and structural design with the architecture to ensure adequate soil volumes;

Note to Applicant: Soil depths should exceed BCLNA Landscape Standard. To avoid raised planters above grade, at the perimeter of the building, angle the corner of the underground slab downward (1 m across and 1.2 m) to maximize contiguous soil volumes. Wherever possible, planted landscapes on slab should be designed to maximize soil depths.

- 7. Design development to location of utilities.

Note to Applicant: Avoid the awkward placement of utilities (pad-mounted transformers, "Vista" junctions, underground venting) visible to the public realm. Every effort should be made to integrate utility access into structures and behind lockable, decorative gates or screened with landscaping.

- 8. Provision of neighbour consent letter, accompanied by a tree removal permit application, for the removal of neighbour tree # 239.

Note to Applicant: The arborist report recommends removal and states that the tree is in direct conflict with the proposed development. In the event that neighbour consent cannot be provided to remove the tree, then design development will be needed to retain and protect the tree in a safe and responsible manner. This could have major impacts to the proposed setbacks to above grade and below grade built form along the south property line.

- 9. Retention of the retaining wall and neighbour trees located near the east property line.

Note to Applicant: The arborist report states that the retention of 10 neighbour trees is dependent upon retention of a retaining wall in close proximity. Removal of the retaining wall and trees will only be supported if there is a major design or technical rationale with verification there are no possible design alternatives available. In such case, a neighbour consent letter must be provided granting permission to remove the offsite wall/trees, and accompanied by a tree removal permit application and appropriate re-landscape permit application, subject to review. In the event that neighbour consent cannot be provided, then design development will be needed to retain and protect the neighbour wall/trees in a safe and responsible manner. This could have impacts to the proposed setbacks to above grade and below grade built form along the east property line.

- 10. At time of development permit application, the following:

- (i) Provision of a detailed Landscape Plan illustrating soft and hard landscaping;

Note to Applicant: The plans should be at 1/8 in.: 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Landscape 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.

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

Note to Applicant: In tree areas, 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.

- (iii) Application of universal design principles in the outdoor spaces, such as wheelchair accessible walkways and site furniture;
- (iv) Provision of high-efficiency irrigation for all planted areas and hose bibs for bibs for urban agriculture areas (where applicable);

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.

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

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

Engineering

11. The applicant or representative is advised to contact Engineering Services to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.
12. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and

Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site.

Note to Applicant: Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

13. Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
14. Provision of a landscape plan that reflects the off-site improvements sought for this application. If design details for the off-site improvements are not available then a note reflecting the requirement is to be placed on the landscape plan.
15. Please place the following note on the landscape: *“This plan is “NOT FOR CONSTRUCTION” and is to be submitted for review to Engineering Services a minimum of eight (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.”*
16. Provision of consistent drawings as drawings A1.05 and L1.1 are showing different landscaping layouts and access to the building.
17. Provision of a complete tech table showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided with all stalls numbered and labelled.
18. Provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans.
19. Provision of an improved plan showing the parking ramp design from the property line to P1 on one drawing with design elevations and length of slopes.

Note to Applicant: Currently the ramp design is shown on three separate drawings.

20. Provision of loading bay design to the satisfaction of the General Manager of Engineering Services. The following items must be addressed:
 - (i) Dimension the Class B loading space and any required loading throat.
 - (ii) Provide turning swaths for the largest vehicle to service the site as there is existing landscaping and parking across Maxine Lane that must be maintained. Show the maneuvering for the vehicle ingress and egress in three (3) maneuvers or less.

- (iii) Provision of a 'stairs free' loading access from the Class B loading space to the social and market elevator cores and show the access route on the plans. The slope of the loading corridor must not exceed 5% and confirm the use of an elevator, if required. There seems to be no loading access to the market residential elevators.
 - (iv) Provision of an area at the back of the loading space to unload with direct access into the building.
21. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
- (i) Dimension all stalls and all columns encroaching into parking stalls.
 - (ii) Provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, within the parking levels and at all entrances.
 - (iii) Provision of gridlines on drawings A101 –A106.
 - (iv) Provision of parabolic mirrors to improve visibility for two-way vehicle movement at turns.

Note to Applicant: Mirrors are required on the ramp and at the southeast corner of all parking levels.

22. Modification of the parking ramp design to address the following:
- (i) The slope must not exceed 10% for the first 20 ft. from the property line.
 - (ii) 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4m in length. Provide design elevations and ramp lengths on both sides of the transition ramps to confirm.
23. 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 confirm the use of the parking ramp, if required.

24. Provision minimum vertical clearance for the main ramp, security gates, and loading bays.

Note to Applicant: A section drawing is required showing elevations, and vertical clearances. The minimum vertical clearance should be noted on plans. 2.3 m of vertical clearance is required for access and maneuvering to all disability spaces. 3.5 m of vertical clearance is required for Class B loading spaces and maneuvering.

25. Note to Applicant: Bicycle storage spaces are to be provided in accordance with Parking By-law, including locker spaces appropriately distributed across the market housing and social housing in the development.

Neighbourhood Energy Utility

26. The proposed approach to site heating and cooling, developed in collaboration with the City, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.
27. Design of the development must provide for Neighbourhood Energy System (NES) compatibility and shall adhere to the following requirements:
- (i) The building(s) heating and domestic hot water system shall be designed to be easily connectable and compatible with Neighbourhood Energy to supply all heating and domestic hot water requirements. Design provisions related to NES compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the *Neighbourhood Energy Connectivity Standards – Design Guidelines* for general design requirements related to NES compatibility at the building scale. The applicant is also encouraged to work closely with City staff during mechanical design to ensure compatibility with a neighbourhood-scale system. At building permit stage, the applicant will be required to submit final detailed drawings and a declaration signed by the registered professional of record certifying that the Neighbourhood Energy connectivity requirements have been satisfied.

- (ii) Building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment (including but not limited to gas fired make-up air heaters, heat producing fireplaces, distributed heat pumps, etc.) unless otherwise approved by the General Manager of Engineering Services.
- (iii) Provide for adequate and appropriate dedicated space to be utilized for an energy transfer station connecting the building(s) to the City-designated NES, as outlined in the Neighbourhood Energy Connectivity Standards Design Guidelines, at development permit.
- (iv) Detailed design of the building HVAC and mechanical heating system at the building permit stage must be to the satisfaction of the General Manager of Engineering Services.
28. In lieu of the requirements outlined in Condition #27, the applicant may choose, at time of Development Permit, to meet a greenhouse gas outcome equivalent to connecting to a low-carbon neighbourhood energy system. This equivalence must be demonstrated to the satisfaction of the Director of Planning, and may include achieving a 50% GHG reduction from a high-efficiency natural-gas

scenario, achieving the GHG limits of the *Green Buildings Policy for Rezonings* (last amended February 2017), or a Certified Passive House.

Note to Applicant: If following the greenhouse gas outcome equivalency option, the applicant will be required at each stage of permit to submit energy model results, for review by Sustainability, demonstrating that the development is on track to achieve the above requirements and what must be submitted.

Sustainability

29. Any new building in the development will meet the requirements of the preceding *Green Buildings Policy for Rezonings* (as amended up to 2016), including a minimum of 63 points (LEED® Gold rating), with 1 point for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to Applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The strategy, along with the LEED checklist, must be incorporated into the drawing submission. A letter from a LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration of the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

Crime Prevention Through Environmental Design (CPTED)

30. 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.

Affordable Housing

31. Design development to remove the heat treatment room from Level 1 of the social housing portion of the building.

32. Design development to convert the three-bedroom social housing unit on Level 2 into two (2) accessible units (e.g. a studio and one-bedroom unit) to allow for exiting at grade in the event the elevator is broken down, or provision of a second elevator to address accessibility concerns.

Note to Applicant: Provision of 5% accessible units is outlined in the Housing Design and Technical Guidelines.

33. Consider relocating the laundry room from Level 1 to Level 2 in the social housing portion of the building in order to be in close proximity to the indoor and outdoor amenity spaces.
34. Provision of a minimum of 3.7 sq. m (40 sq. ft.) of in-suite storage, including a minimum clear horizontal dimension of 1.2 m in all directions, in all social housing family units (2 and 3 bedrooms).

Note to Applicant: If this cannot be achieved, an additional storage locker should be provided below grade.

35. Design development to remove washer-dryer closet and hook-up in all one-bedroom units in the social housing portion of the building.
36. Design development to the Level 1 market housing common amenity room to add a kitchenette, accessible washroom, and storage space, and to the adjacent common outdoor amenity deck to allow for a range of functional programming including an area suitable for children's play activity.

Note to Applicant: Please also refer to relevant conditions under Landscape.

37. Design development to include accessible urban agriculture planters on the Level 1 market amenity area along with supporting infrastructure including high efficiency irrigation and /or hose bib, potting bench, tool storage and compost box.
38. Provide a separate lockable janitor room with floor sink, space for storing bucket, mops, brooms, vacuum, ladder, supplies for cleaning, shelves for paper products, light bulbs, etc., appropriately size to adequately meet the needs of the building. In addition provide two smaller janitor's closets that contain a floor sink and storage on levels 3 and 6.
39. 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.
40. Provide a minimum 18 vehicle parking spaces, including two accessible parking spaces, for the social housing units.

Note to Applicant: As part of the DP drawings, clearly mark the provision of vehicle parking spaces for the social housing units. Please also refer to relevant conditions under Engineering.

41. 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 General Manager of Arts, Culture and Community Services, the General Manager of Engineering Services, the Director of Facility Design and Management and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Consolidation of Lots 12 and 13, Block 12, DL 185, Plan 92 to create a single parcel.
2. 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.

Note to Applicant: 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 new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the GMES and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work. Note: as-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

(iv) Provision of 50% of the funding for a new full traffic signal at the intersection of Harwood Street and Thurlow Street including all infrastructure adjustments to accommodate the signal installation.

The traffic signal 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.

(v) Provision of funding for up to 22% of the total cost for interim improvements to the intersection of Davie and Burrard 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.

(vi) Provision of repainted paint markings on the existing speed humps in Maxine Lane between Thurlow and Burrard streets.

(vii) Provision of new and relocated curb and gutter along the site frontage and transition of the curbing to the east to address the existing offset in the curb alignment. Work to include any adjustments to catch basins, extended road paving and infrastructure to allow the new curbing installation.

(viii) Provision of a minimum 1.83 m (6'- 0") wide CIP light broom finish concrete sidewalk with saw-cut joints along the site frontage.

(ix) Provision of upgraded street lighting along the site frontage to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.

(x) Provision of a bench on private property at the property line facing Harwood Street and concrete paving between bench and the sidewalk to provide seating that feels welcoming to the public and is easily accessible.

(xi) Provision of street trees adjacent the site where space permits.

3. Provision of a stormwater and rainwater management plan that meets the objectives of the Citywide Integrated Rainwater Management Plan and complies with the Sewer and Watercourse Bylaw. The plan shall achieve the following:
 - (i) Retain or infiltration of 50% of the 6-month storm event volume (24mm) onsite;
 - (ii) Treat the 6-month event (48 mm) onsite; and
 - (iii) Maintain the pre-development 2014 IDF-5 year storm event rate.

Note to Applicant: The post development estimate shall use the 2100 IDF curve to account for climate change.

Legal arrangements may be required to ensure the ongoing operation of certain stormwater storage, rainwater management and green infrastructure systems.

4. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.

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

Note to Applicant: Please ensure that in your consultation with 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.

Affordable Housing

5. 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 an air space parcel containing the social housing units (which comprise no less than the greater of 4,068.3 sq. m. and 25% of the total floor area of the project) and associated parking and bike storage for such social housing. The agreement or agreements will include, but not be limited to, the following:
 - (i) Total net floor area for the social housing must be at least the greater of 4,068.3 sq. m. and 25% of the total floor area of the project;

- (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 *Family Room: Housing Mix Policy for Rezoning Projects and High Density Housing for Families with Children Guidelines*;
- (iv) Unit design and associated storage and amenity space must be as per the City's *Family Room: Housing Mix Policy for Rezoning Projects and 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.
- (vi) 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.
- (vii) Provide that, as a condition of issuance for the Building Permit, a Letter of Credit will be required in an amount equal to the estimated 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: All units must be designed and delivered in compliance with the City's *Housing Design and Technical Guidelines*.

Note to Applicant: The value of the Letter of Credit will be determined at the time of application for a Building Permit for the project.

- 6. 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) 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.

- 7. The In-Kind Affordable 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/document/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

- 8. Payment of the cash CAC of \$6,619,470 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:
 - a. 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

- 9. 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

10. 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

11. 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 to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as 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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**1055 Harwood Street
ADVISORY PANEL REVIEW**

1. Urban Design Panel

July 12, 2017

EVALUATION: RESUBMISSION Recommended

- **Introduction:** Linda Gillan, Rezoning Planner, introduced the project as a rezoning application for a site located on the north side of Harwood Street between Burrard and Thurlow Streets. The frontage is 132 feet on Harwood and 131 feet deep, with a site size of approximately 17,300 square feet. Currently there is a 3-storey residential building on the site. The application is being considered under the Rezoning Policy for the West End, and the West End Community Plan. The site is part of the Burrard Corridor area of the West End. For sites with a minimum frontage of 130 feet, rezoning applications can be considered for:
 - Market residential
 - With heights of up to 300 feet
 - Typical tower floor plates of 5,500 square feet
 - If 25 % of the total floor area is proposed as social housing

The Green Buildings Policy for Rezonings also applies for this site, requiring a minimum of LEED Gold or equivalent. The application is to rezone from RM-5A (Multiple Dwelling) District to CD-1 to allow for a 32 storey mixed-use building, with:

- 44 social units on levels 2-8;
- 82 market residential units on levels 9 – 32;
- A proposed total floor area of just under 179,900 square feet, or 10.35 FSR; and
- A proposed height of 91.4 m (300 feet)

Danielle Wiley, Development Planner, introduced the project as a mid-block site, between Thurlow and Burrard Streets that slopes approximately 8 feet from the lane down to the street. Nearby towers reflect current base zoning that is RM-5A, which allows for 190 feet and 2.2 FSR, a 20-storey range. The nearby CD-1 sites are 1009 Harwood at 150 feet and 1275 Burrard at 185 feet. There is a mix of older 3- to 4- storey walk-ups at to the west along Thurlow Street.

Form of development direction is provided in the West End Plan and accompanying rezoning policy, and in the “West End Tower Form, Siting and Setbacks” administrative bulletin, including:

- A maximum 300 ft. height, for rezoning applications that include 25% of the floor space as social housing;
- A minimum 80 ft. separation between towers;
- Front and side yards equal to a minimum 12 ft. tower setback at interior property line with a minimum 40 feet;
- A “Tower in the park” typology;
- Floorplate for tower is a maximum 5,500 sq. ft.;
- A base can be up to 15% larger
- The depth of tower limited to 85 ft. (to avoid “slab” buildings);

- The tower (ie. above 60 ft.) should be sculpted to maximize “sunlight and public views”, and to provide “identity and variety” to the skyline; and
- Maximum FSR is subject to urban design performance.

Parking access is required by the City to be from lane. The proposal is to locate the parking ramp in the Northwest corner, so west side yard and a portion of the front yard are taken up by parkade ramp. It creates a 3.5 foot “wall” at the front property line.

The solution as proposed is not supported by staff. The applicant is currently working on an alternative solution that fulfills requirement to provide access from lane and provides a better public realm along Harwood Street. The panel's constructive comments on developing the best solution are welcome.

The yards are in line with “tower in park” policy, with a 24 ft. front yard, 12 ft. east side yard, and 16 ft. rear yard. Both entries (market and non-market housing) are located off Harwood Street:

- Market entry in the centre of the site; non-market housing entry to the east, at the side yard;
- Market outdoor amenity is in a sunken “courtyard” framed by parkade ramp, with a contiguous amenity room at grade on level 1;
- Non-market outdoor space is on the upper terrace, at the lane, with a contiguous amenity room at Level 2, due to change in grade;
- Parallel loading space is provided at grade along the lane; and
- East side yard is sunken with an 8 ft. retaining wall at the property line. It provides access from street to lane, as well as some light to non-market lobby and offices.

The tower includes social housing from Levels 2 to 8, and market housing on Levels 9 to 32. The base of the tower is 76 ft. wide and 92 ft. deep, which exceeds the 85 ft. depth in the administrative bulletin for depth at 85 ft., noting that this design was proposed before the administrative bulletin was finalized. There is a 40 ft. setback at west property line, per policy. The tower is not shaped or sculpted for views/skyline, per policy. Instead, it uses a strong orthogonal “frame” for architectural expression. Balconies are variously inset into/project from frame.

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

1. Please provide comments to assist the successful resolution of the parking access from the lane.
2. Is the remaining ground level and interface with the public realm successful? Please consider site “edges” including the sunken area at the east property line, the entries at the front property line, and lane environment.
3. Is the shaping of the tower and “base” successful?

Consider policy objectives of: tower in the park; maximizing sunlight and public/private views; and contributing to skyline.

4. Is the provision of common indoor and outdoor successful? For both the proposed non-market and market housing
5. Please comment on the preliminary architectural expression and sustainable design features, to assist the applicant in a future development permit application.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** The applicant noted the contextual references to the towers. They are simple forms with a flat top. The other reference is the mid-rise buildings around the West End. The buildings create a street level scale. There are smaller floorplates and larger units for access to daylight and views proposed. There is a mix of studios up to 3 bedrooms. There are semi-enclosed balconies. The two buildings are competing with functions to a relationship at grade. The applicant commented on the interiors (which are not subject to Urban Design Panel review). The building is meant to be clean, simple and slender. The elevations represent a 47% glass wall ratio. There is triple glazing, tinted glass, deep balconies with solar shading proposed. There is a state of the art mechanical system in the design.

The ramp has been required to be removed from the City, and the proposal will be adjusted leaving a more open landscaped space. The applicant noted that connectivity to the lane would be disrupted with a required new design to relocate the parking ramp. A loading bay would be provided at the side yard instead.

The applicant team then took questions from the panel.

- **Panel Consensus:**

Having reviewed the project it was moved by Ms. Spoelstra and seconded by Ms. Anderson and was the decision of the Urban Design Panel:

THAT the Panel **Recommend the Resubmission** of the project with the following recommendations to be reviewed by City Staff:

- Re-evaluate the ramp solution in order for the panel to have adequate information to evaluate the proposed design
 - Resolve parking access for a better relationship on Harwood Street to the building
 - Pay more attention to passive shading elements on the building and
 - Reconsider the use of tinted glass to stay within the West End tower expression
- **Related Commentary:** Overall the panel noted that the building form, massing, and setbacks work well into the context of the West End. The height and extended floor plate are well done. The base of the building is successful.

However, the panel noted that the parking and access to the lane with regards to the ramp was unresolved. One panel mentioned the ramp can be taken into the building in a way that the public realm would be benefited.

Keep the integrity of the tower. Enhancement will be needed at the punch window base expression. The trellis feature could be developed further and be extended eastward.

The service areas will be compromised with a different solution. Revisit the slopes to reduce the incline. The two access entries should be side by side, provide perforations in the devising wall.

Consider bridge over the ground floor amenities. There is not enough amenity space, according to one panel member, but another panel member thought the amenity spaces were well laid out and generous. A panel member recommended a beautiful landscape wall.

Sustainability wise, look at shading devices on the south, east and west sides of the building. A more passive solar approach is encouraged. Review your glazing strategy. Devise a strategy with clear glazing.

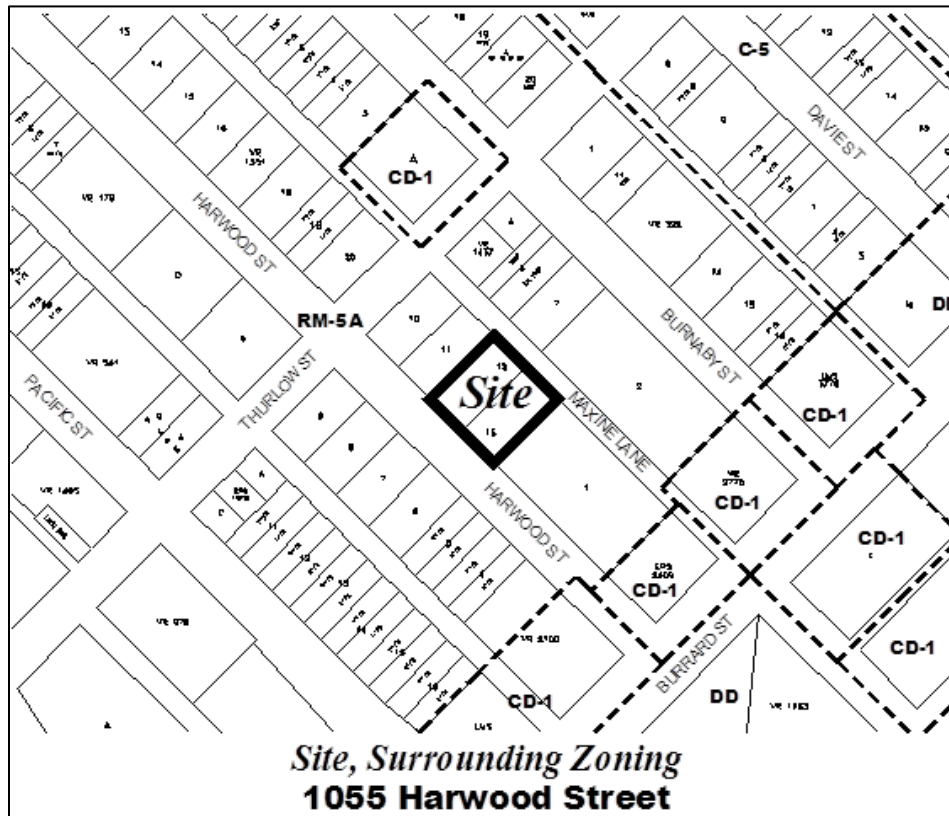
- **Applicant's Response:** The applicant team noted the recommendation by planning to change the ramp design was not preferred.

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**1055 Harwood Street
PUBLIC CONSULTATION SUMMARY**

Public Notification

A rezoning information sign was installed on the site on May 26, 2017. A site sign sticker with information about the community open house was installed on June 6, 2017. The community open house was held on June 26, 2017. A total of 6,990 notifications were distributed within the neighbouring area on or about June 6, 2017. 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).



June 26, 2017 Community Open House

A community open house was held from 5-8pm on June 26, 2017, at the Holiday Inn Hotel & Suites at 1110 Howe Street. Staff, the applicant team, and a total of approximately 56 people attended the Open House.

Public Response

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

- In response to the June 26, 2017 open house, a total of 15 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, including at letter from the strata at 1010 Burnaby Street.

While most comments were submitted with regards to the original rezoning application, one piece of written correspondence was submitted in response to the notification of the revised application. There is no substantive difference in comments received from before and after the revised application.

Total notifications	6990
Open House attendees	56
Comment sheets	15
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:

- **Building Design:** Some respondents thought the proposed designed fit well with neighbouring buildings.
- **Public Space:** There was some support for the amenities provided for both the market and non-market housing types.

Comment of Concern / Suggestions for Improvement:

- **Traffic:** Respondents were concerned that the intersections at Pacific Street, Burrard Street, Burnaby Street and Harwood Street are too congested and difficult to navigate, and that the proposed building would exacerbate the conflict between cars, bikes and pedestrians, and that the entrance and exits should be well planned to address it. Additionally, some respondents thought increased parking and loading in the alley will be noisy for neighbouring residents, and that noise mitigation efforts would be welcomed.
- **Concentration of Development in the Area:** Respondents were concerned that there is too much density being proposed in general for this area. Respondents were concerned it would ruin the character of the neighbourhood and should be directed along the major roads. There was concern about this building being located mid-block along Harwood Street and not on an arterial street.
- **Building Height:** Some respondents expressed concern over the height of the proposed tower. There was concern that the building will block private views, light and sunshine of the neighbouring residences.

- **Housing:** Some respondents were concerned about the cost of both the social housing units and the general market units. While respondents supported the inclusion of a social housing component, there was some concern about the loss of rental/co-op units without affordable replacements.

The following miscellaneous comments were received from the public:

- Concern about current tenants being displaced from the current building.
- Concern that the building will completely shade the pool in the adjacent building.

- Suggestion that a percent of the social housing units should be dedicated to seniors.
- Suggestion that there should be more 3 bedroom units.
- Suggestion that the West End Seniors Network be allowed to use the amenity space.
- Suggestion that the parking ramp needs to be better incorporated and currently feels like wasted space.

- Comment that the building fits well with West End Plan.
- Support for LEED Gold certification goal.

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1055 Harwood Street
FORM OF DEVELOPMENT DRAWINGS

Site Plan



South Elevation



East Elevation



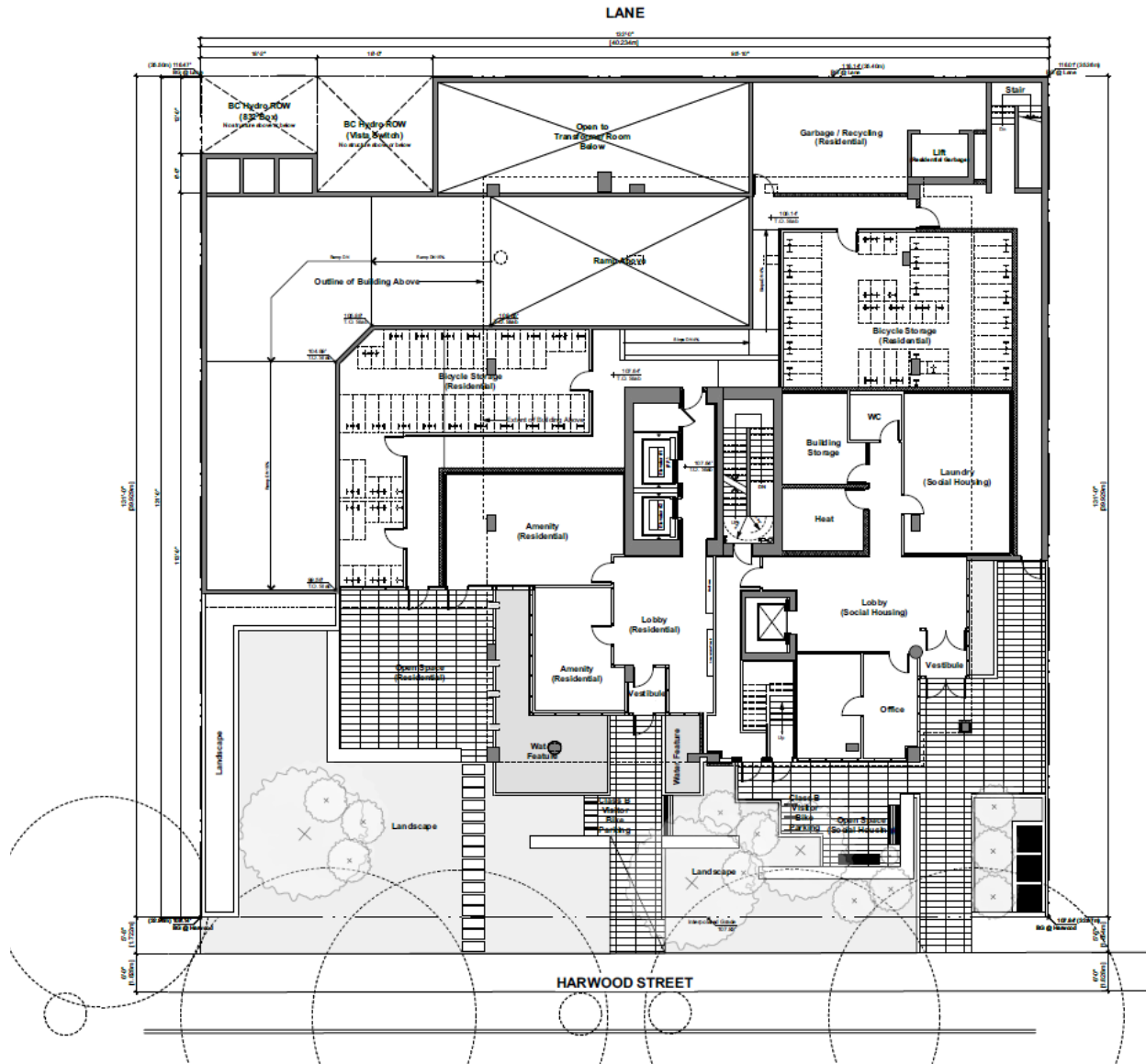
North Elevation



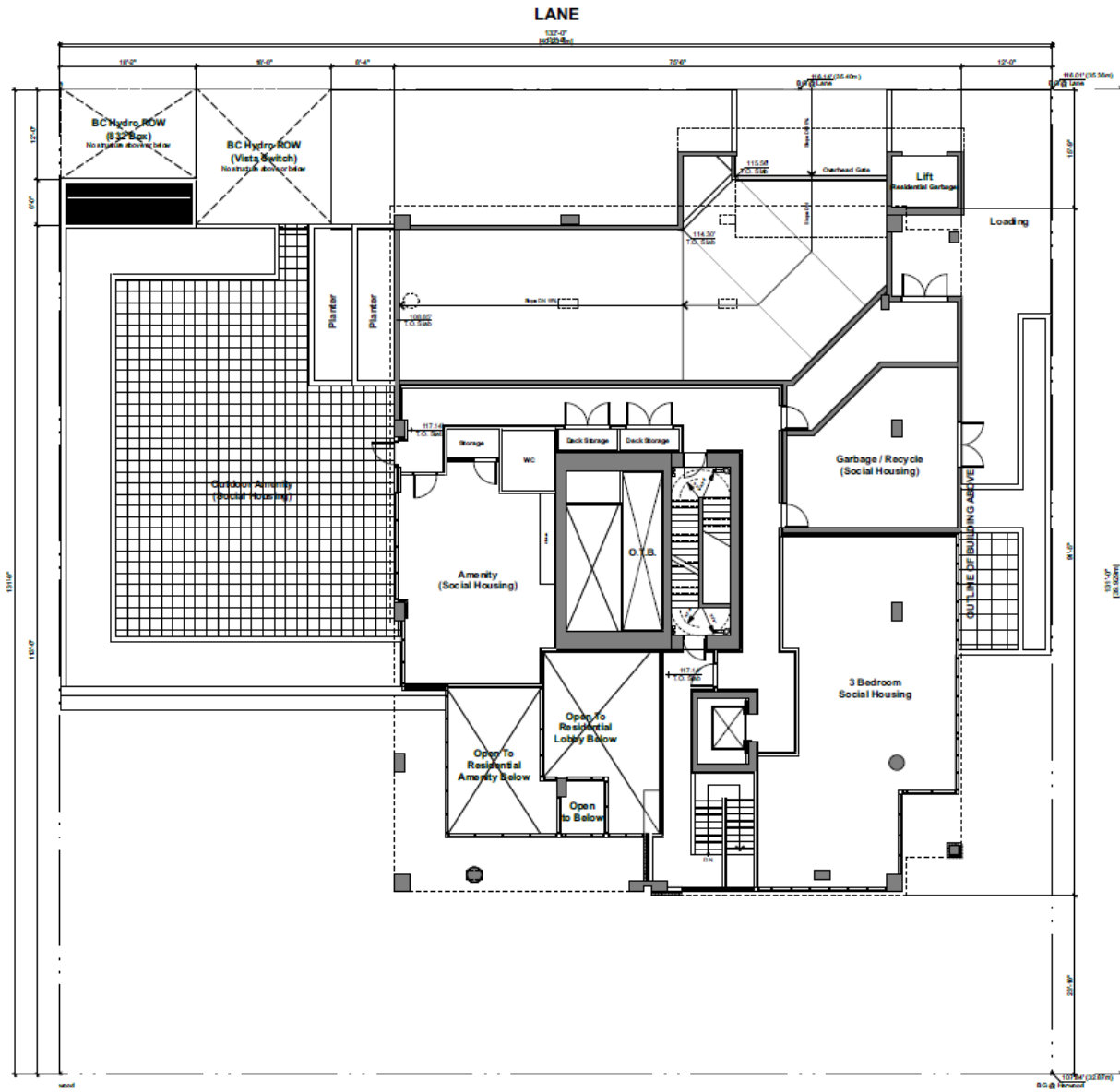
West Elevation



Level 1 Floor Plan

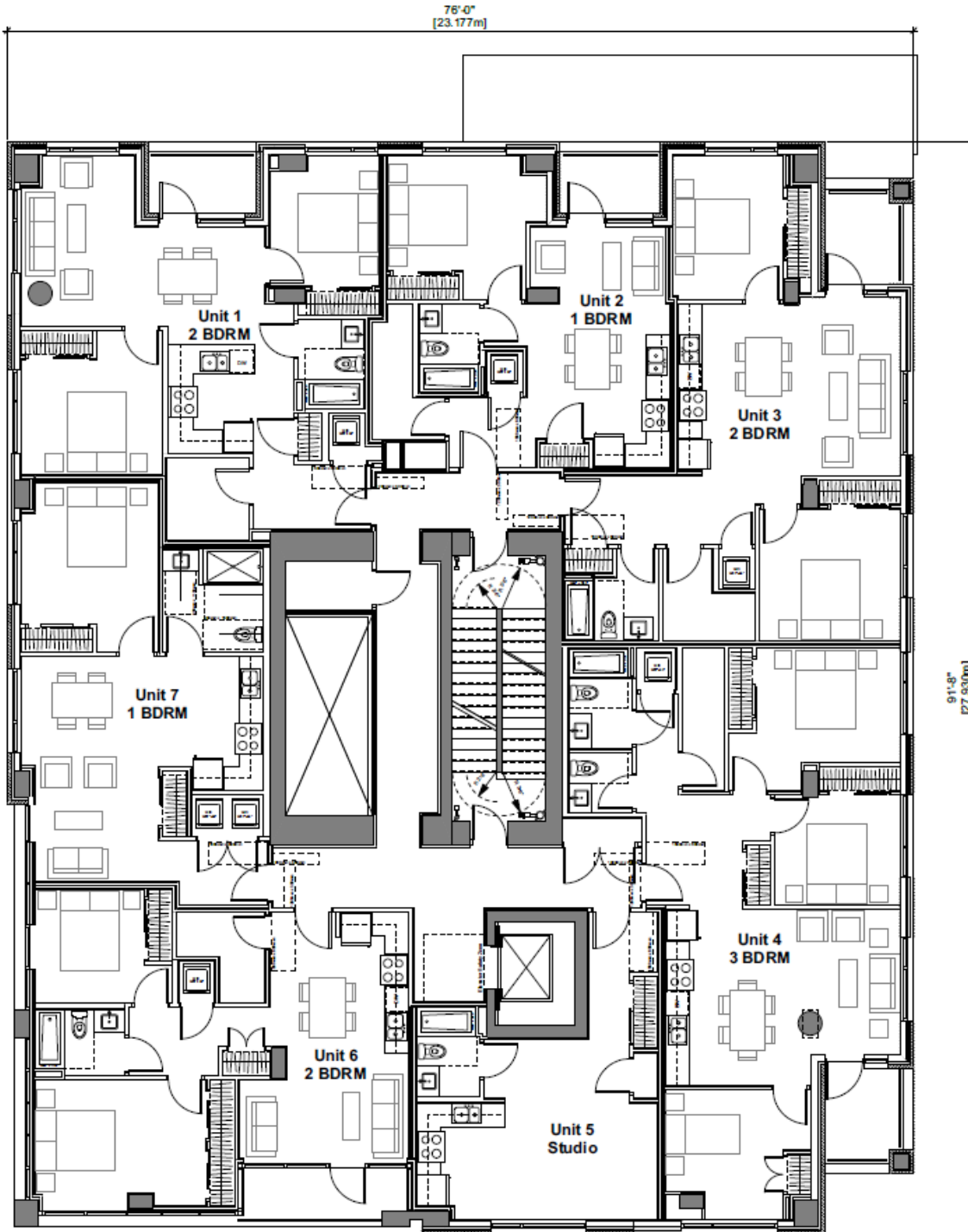


Level 2 Floor Plan

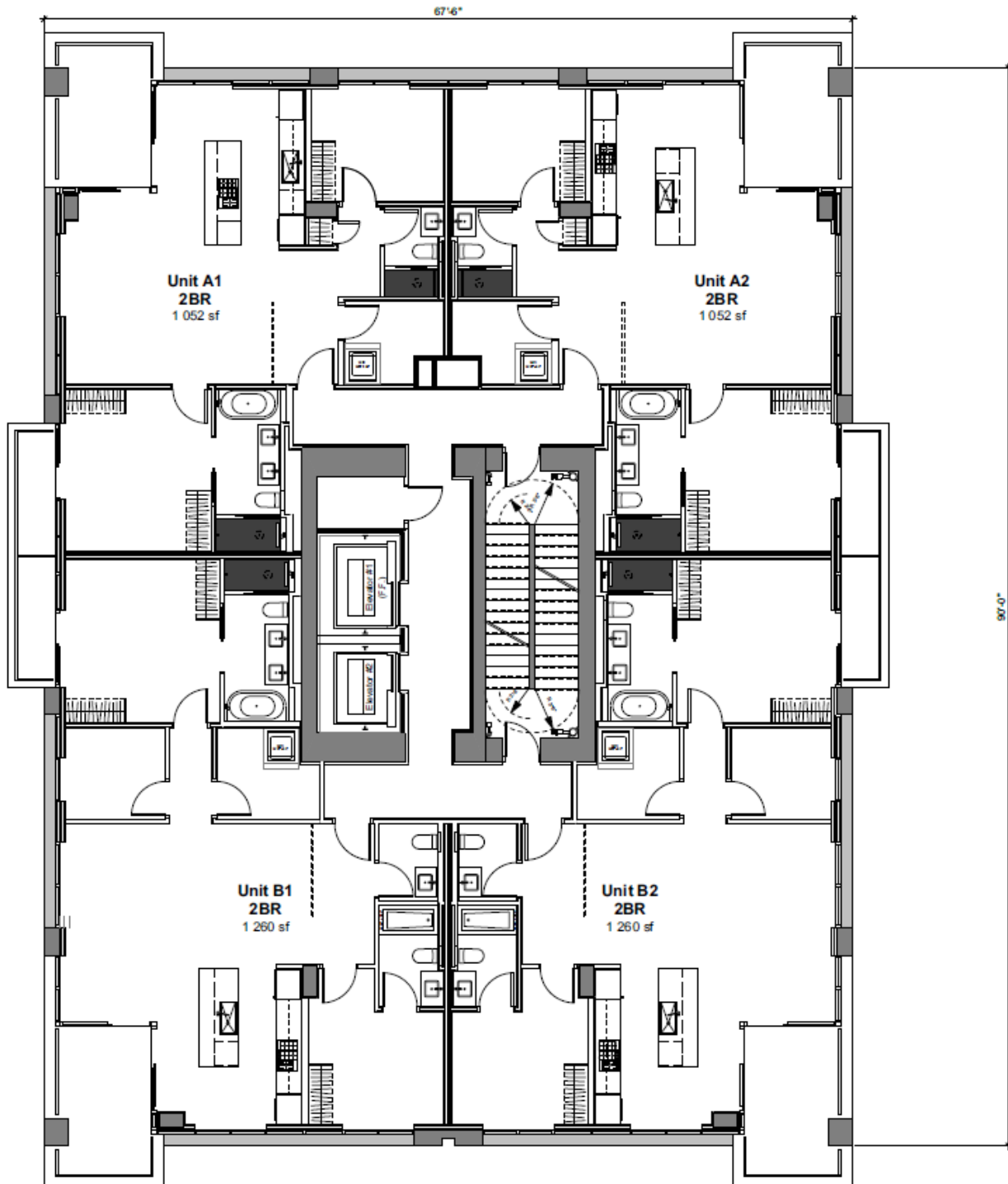


HARWOOD STREET

Typical Floor Plan – Social Housing



Typical Floor Plan – Market Housing



Perspectives



**1055 Harwood Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

To build a 32-storey residential building with social housing and market strata residential units.

Public Benefit Summary:

In addition to 44 social housing units, the project would also result in a cash CAC contribution of \$6,619,470 (total CAC @ \$310 per sq. ft.), a public art contribution and a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	RM-5A	CD-1
FSR (site area = 17,291.0 sq. ft.)	2.20	9.95
Buildable Floor Space (sq. ft.)	38,040 sq. ft.	171,958.0 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)	\$594,185	\$2,001,924
		Public Art (effective September 30, 2017: \$1.98/sf)	N/A	\$253,771
		Social Housing (@ \$475 per sq. ft.)		\$21,319,900
	Offered	Community & Civic Facilities		\$2,202,959
		Parks & Open Space		\$1,539,689
		Childcare		\$1,339,781
Affordable Housing			\$489,179	
Transportation		\$385,915		
Heritage		\$661,947		
TOTAL VALUE OF PUBLIC BENEFITS		\$594,185	\$30,195,065	

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

**1055 Harwood Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

APPLICANT AND PROPERTY INFORMATION

Street Address	1055 Harwood Street
Legal Description	PID 015-749-134; Lot 12, Block 12, District Lot 185, Plan 92 PID 015-749-142; Lot 13, Block 12, District Lot 185, Plan 92
Applicant/Architect	NSDA Architects
Developer	Strand Development in conjunction with Intracorp Projects Ltd.
Property Owner	Harwood Street Project Nominee Inc.

SITE STATISTICS

Site Area	1606.4 sq. m (17,291.0 sq. ft.) Site Dimensions: 40.23 m (131.98 ft.) x 40.23 m (131.98 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	Residential w/ compatible non-res.	Residential	--																																	
Max. Density	RM-5A 2.20 FSR	9.95 FSR	--																																	
Floor Area	3534 sq. m (38,040 sq. ft.)	Total: 15,975.4 sq. m / 171,958.0 sq. ft. Social Housing: 4,068.3 sq.m/43,791 sq. ft. Market Housing: 11,907.1 sq. m/128,167 sq. ft. Note: The floor areas include a 58 sq. m rooftop mechanical room that is 75% allocated to market housing and 25% allocated to social housing																																		
Maximum Height	RM-5A – 18.3 m, up to 91.4 m (300 ft.) View Cone 3.2.1:133.2m/436.9 ft.	New Residential Tower: 91.4 m (300 ft.) / 32 storeys (subject to verification that no part of the building shall protrude into any approved view cones, including View Cone 3.2.1)																																		
Unit Mix	--	<table border="0"> <thead> <tr> <th></th> <th>Social</th> <th>Market</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>6 (14%)</td> <td>0 (0%)</td> </tr> <tr> <td>One-bedroom</td> <td>13 (30%)</td> <td>0 (0%)</td> </tr> <tr> <td>Two-bedroom</td> <td>18 (42%)</td> <td>68 (83%)</td> </tr> <tr> <td>Three-bedroom</td> <td>6 (14%)</td> <td>12 (15%)</td> </tr> <tr> <td>Four-bedroom</td> <td>0 (0%)</td> <td>2 (2%)</td> </tr> <tr> <td>Total</td> <td>43 (100%)</td> <td>82 (100%)</td> </tr> </tbody> </table>		Social	Market	Studio	6 (14%)	0 (0%)	One-bedroom	13 (30%)	0 (0%)	Two-bedroom	18 (42%)	68 (83%)	Three-bedroom	6 (14%)	12 (15%)	Four-bedroom	0 (0%)	2 (2%)	Total	43 (100%)	82 (100%)	<table border="0"> <thead> <tr> <th colspan="2">Social Housing</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>7</td> </tr> <tr> <td>One-bedroom</td> <td>14</td> </tr> <tr> <td>Two-bedroom</td> <td>18</td> </tr> <tr> <td>Three-bedroom</td> <td>5</td> </tr> <tr> <td>Total</td> <td>44</td> </tr> </tbody> </table>	Social Housing		Studio	7	One-bedroom	14	Two-bedroom	18	Three-bedroom	5	Total	44
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