



REFERRAL REPORT

Report Date: June 24, 2020
Contact: Theresa O'Donnell
Contact No.: 604.673.8434
RTS No.: 13886
VanRIMS No.: 08-2000-20
Meeting Date: July 21, 2020

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 601 Beach Crescent

RECOMMENDATION

- A. THAT the application, by GBL Architects on behalf of Pinnacle International Lands Inc., to rezone 601 Beach Crescent [*PID 024-636-282; Lot 259 False Creek Group 1, New Westminster District Plan LMP 43682*], from CD-1 (366) to a new CD-1 (Comprehensive Development) District to increase the permitted floor area from 17,338.9 sq. m to 43,745.6 sq. m (186,641 sq. ft. to 470,889 sq. ft.) and the building height from 110 m to 163 m (361 ft. to 535 ft.) to permit the development of a 55-storey residential mixed-use building with 2,310.6 sq. m (24,872 sq. ft.) of commercial uses at grade, which would contain 152 social housing units and 303 market strata housing units, be referred to a Public Hearing, together with:
- (i) plans prepared by GBL Architects received September 24, 2018 and supplemented by revised plans prepared by GBL Architects dated October 22, 2019;
 - (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 in principle, including approving in principle the form of development, subject to the Conditions of Approval 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 the application is referred to a Public Hearing, the consequential amendment to remove the site from CD-1 (366) By-law No. 7675 and adjust the by-law's maximum housing units and residential floor area correspondingly, generally as set out in Appendix C, be referred to the same Public Hearing;

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

- C. THAT, if the application is referred to a Public Hearing, the consequential amendment to the False Creek North Official Development Plan By-law to increase the maximum housing units and residential floor area for Area 1, generally as set out in Appendix C, be referred to the same Public Hearing;

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

- D. THAT, if after Public Hearing, Council approves in principle the rezoning and the Housing Agreement described in 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.

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

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

- F. THAT, subject to approval of the rezoning application, the Noise Control By-law be amended to include this CD-1 in Schedule A, generally as set out in Appendix C;

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

- G. THAT Recommendations A through F be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a bylaw rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are

at the risk of the property owner; and

- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone the site at 601 Beach Crescent from the existing CD-1 (Comprehensive Development) District CD-1 (366) (the CD-1 By-law) to a new CD-1 district to permit the development of a 55-storey residential mixed-use building with commercial uses at grade, consisting of 2,028 sq. m (21,828 sq. ft.) of commercial floor area, 152 turnkey social housing units and 303 market strata housing units. A building height of 163 m (535 ft.) is proposed.

The CD-1 (366) By-law, together with the False Creek North Official Development Plan By-law No. 6650 (the “False Creek North ODP”), establishes floor area, building height and housing unit limits for this site and the surrounding area. The City of Vancouver is the former owner of 601 Beach Crescent and, under both the CD-1 and the False Creek North ODP, the site was intended to be developed with a 17-storey tower and a 4-to-6-storey podium consisting of 152 social housing units and 138 market housing units at a maximum height of 110 m (360.9 ft.).

The Higher Buildings Policy, as amended in 2011, identified both 1480 Howe Street (Vancouver House) and 601 Beach Crescent as higher building sites, intended to serve as a gateway into the city with buildings that create a significant and recognizable benchmark for architectural creativity and quality on either side of the Granville Bridge north ramps.

In 2016, the City issued an “Invitation to Offer” for the sale of 601 Beach Crescent which stipulated that the purchaser must include in their proposed development the 152 social housing units specified for this site, with market housing making up the remainder of the development. The Invitation to Offer did not set limits on the market housing component that could be in the development and instead indicated that it would be subject to the applicable policies, including the Higher Buildings Policy, and ultimately a decision by Council on the rezoning of the site. The site was subsequently purchased by Pinnacle International Lands Inc. through the Invitation to Offer process.

Staff have assessed the application to rezone the site to a new CD-1 district and have concluded that it meets the intent of the Higher Buildings Policy and that consequential amendments are needed to the CD-1 (366) By-law and to the False Creek North ODP to enable conformance.

If approved, the rezoning would contribute on-site 152 turnkey social housing units towards achieving the City’s affordable housing goals as identified in *the Housing and Homelessness Strategy* and the *Housing Vancouver Strategy*. In addition, a \$12.1 million cash CAC is offered for off-site social housing in the vicinity of the rezoning site.

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:

- *Higher Buildings Policy, formerly the General Policy for Higher Buildings (1997, amended in 2011 to include the subject site and including amendments up to 2014)*
- *False Creek North Official Development Plan By-law No. 6650 (1990)*
- *Invitation to Offer (ITO) for 601 Beach Crescent (2016)*
- *View Protection Guidelines (1989, amended up to 2011)*
- *Green Buildings Policy for Rezoning (2009, amended up to 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)*
- *High-Density Housing for Families With Children Guidelines (1992)*
- *Housing Design and Technical Guidelines (2015)*
- *Public Art Policy and Procedures for Rezoned Developments (2014)*
- *Transportation 2040 (2012)*
- *Housing Vancouver Strategy*
- *High-density Housing Guidelines for Families with Children*
- *CD-1(366) By-law No. 7675, enacted in 1996 and amended in 2003 by By-law No. 8714 to include the subject site*
- *Beach Neighbourhood CD-1 Guidelines (1999, amended up to 2002)*
- *Bridgehead Guidelines (1997)*
- *Under the Granville Bridge Neighbourhood Commercial Centre Policies and Guidelines (2007)*

REPORT

Background/Context

1. Site and Context

The subject site, totalling 5,775 sq. m (62,168 sq. ft.) in area, is triangular in shape and located to the south of the Granville Bridge Seymour off-ramp. It fronts Pacific Street to the north, Beach Crescent to the south and Rolston Street to the west, which is under the bridge deck. The site slopes down from north to south by approximately 7.3 m (24 ft.). It is located in Area 1, the Beach Neighbourhood, of the False Creek North ODP.

The site has been vacant since the time of Expo 86, save for parking and construction staging uses. Significant adjacent developments include the 52-storey “Vancouver House” to the west, 23- to 33-storey residential towers to the south and east, and the yet undeveloped “Granville Loops” site to the north.

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

Figure 1 – Site at 601 Beach Crescent and surrounding zoning



- (a) May and Lorne Brown Park
- (b) 1455 Howe Street (Pomaria), 31-storey strata residential tower with townhouses
- (c) 888 Beach Avenue (Beach and Ocean Towers), Two 33-storey strata towers
- (d) 1500 Howe Street (The Discovery), 23-storey strata tower
- (e) 1480 Howe Street (Vancouver House), 52-storey strata and rental tower
- (f) 1462 Granville Street, under construction - two 5-storey office and retail buildings
- (g) Granville Loops
- (h) 1502 Granville Street, vacant
- (i) 610 Beach Crescent (The Icon), 24-storey strata tower with townhouses.
- (j) 583 Beach Crescent (Park West II), 31-storey strata tower with townhouses.
- (k) 550 Pacific Street (Aqua at the Park), 23-storey strata tower with townhouses.
- (l) 1495 Richards Street (Azura II), 33-storey strata tower with townhouses.
- (m) 1372 Seymour Street (The Mark), 41-storey strata tower.
- (n) 501 Pacific Street (The 501), 32-storey strata tower with townhouses and retail at grade.
- (o) George Wainborn Park
- (p) 1438 Richards Street (Azura I), 33-storey with townhouses

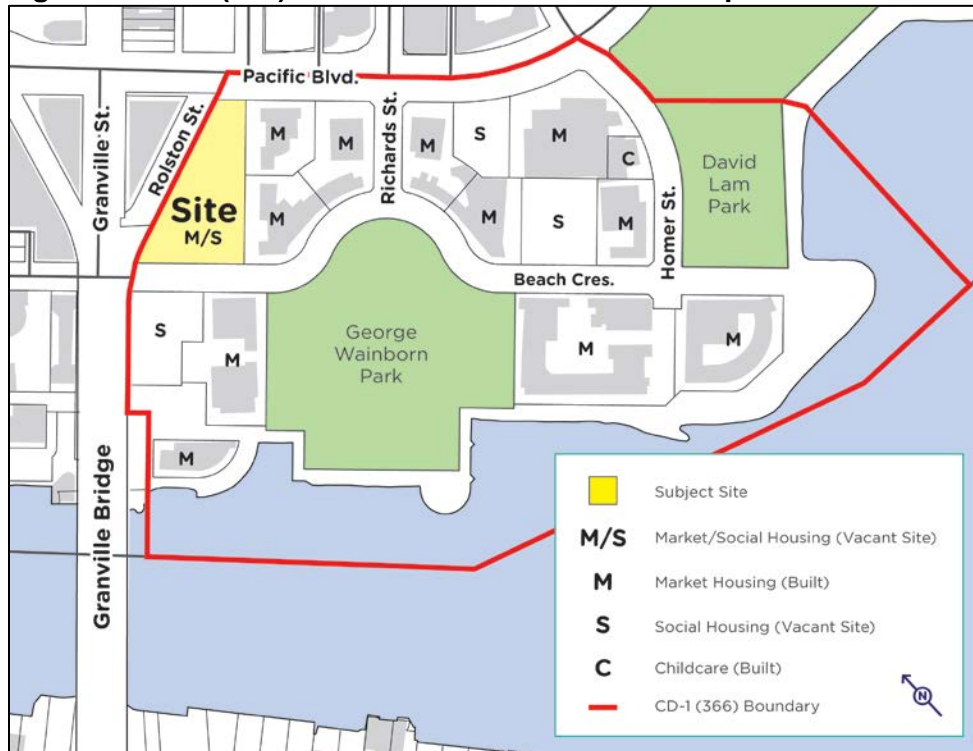
2. Policy Context

CD-1 (366) By-law

The subject site was rezoned to CD-1 (366) in 2003. It is one of four remaining unbuilt development sites in CD-1 (366), which comprises all of “Area 1 - Beach Neighbourhood” of False Creek North (Figure 2). The 14 sites in this neighbourhood which have already been developed contain market strata housing, two waterfront parks and one childcare centre. Non-market (social) housing is called for on the remaining four undeveloped sites. CD-1 (366) regulates the number of housing units, as well as floor area. The housing on the built-out sites consists of 1,696 units out of a maximum of 2,266 units permitted. Of the 570 units yet to be

built on the four remaining sites, 432 of them must be social housing and 138 of them are market units. Proposed for the subject site are 152 of the social housing units and all of the 138 remaining market units permitted under the CD-1 (366) By-law. This leaves 280 social housing units to be constructed in the future on the three other remaining unbuilt sites. CD-1 (366) also sets an overall maximum floor area for residential uses at 230,446 sq. m (2,480,500 sq. ft.) and an overall maximum building height of 110 m (360.9 ft.).

Figure 2 – CD1 (366) Market and Non-Market Development Sites



Beach Neighbourhood CD-1 Guidelines

The Beach Neighbourhood CD-1 Guidelines guide the development of seven precincts within the CD-1 district, by setting parameters on height, setbacks and building form. Tower heights in the guidelines range from six to 38 storeys. The subject site is in Precinct 5 where a 17-storey tower is anticipated at the corner of Beach Crescent and Seymour Mews, accompanied by a four- to five-storey podium fronting the mews stepping down with the grade to six storeys along the crescent. Of the four unbuilt sites in the CD-1 that are to accommodate social housing, the subject is the largest with the highest building height. The guidelines call for six, eight and 12 storeys on the other three sites.

False Creek North Official Development Plan By-law

The subject site is also in the area of the False Creek North ODP. This large plan, which extends along the waterfront from the Granville Bridge to Quebec Street, provides planning for the massive redevelopment of the area, most of which has now been built out. The subject site is in "Area 1 - Beach Neighbourhood", within which four social housing sites are identified, including the subject site. The False Creek North ODP also sets maximums for housing units, broken down into market and non-market (social), and family and non-family unit types. The False Creek North ODP requirement for family housing is that a minimum 25% of all units must be for families. Maximum overall floor area amounts are also provided in the False Creek North

ODP. The provisions of the CD-1 (366) By-law and the Beach Neighbourhood CD-1 Guidelines align with those of the False Creek North ODP. Any changes to the CD-1 zoning in the False Creek North ODP area must be accompanied with consequential amendments to the False Creek North ODP, to ensure compliance of the CD-1 with the ODP.

Figure 3 – Maximum tower height in storeys per the False Creek North ODP



Higher Buildings Policy

The Higher Buildings Policy was adopted in 1997 as the “General Policy for Higher Buildings”. It allows for consideration of buildings exceeding existing height limits at designated locations. In 2011, it was amended to include the subject site as one of the locations, together with the Vancouver House site at 1480 Howe Street. The idea was that higher 129.5m (425 ft.) tall buildings on these two sites adjacent to the bridge ramps would form a gateway entry into the downtown from the Granville Bridge.

Under the policy, proposals for higher buildings must:

- Establish a significant and recognizable benchmark for architectural creativity and excellence while making a significant contribution to the beauty and visual power of the city's skyline;
- Provide lasting meaningful public legacy to Vancouver, including consideration of provisions of significant community benefits, on-site activities, and uses of community significance; and
- Minimize shadowing and view impacts on the public realm including key streets, plazas and parks, as well as on neighbouring buildings.

The amendment of the Higher Buildings Policy in 2011 set up the subject site for its future consideration through rezoning of height and density greater than that specified in CD-1 (366), in the Beach Neighbourhood CD-1 Guidelines and in the False Creek North ODP. The Vancouver House site was the first of the gateway sites to proceed to CD-1 rezoning. In 2014, it was approved for a height of 151.5 m (497 ft.) and a maximum floor area of 55,865 sq. m (601,346 sq. ft.).

Bridgehead Guidelines

The subject site is part of “North Granville Bridgehead - East Side”, where the following siting and height guidelines apply to buildings located within 30 m of the bridge deck:

- no buildings should be within 10 m (32.8 ft.) of the bridge deck; and
- within 10 and 30 m of the bridge deck, buildings up to 18.2 m (60 ft.) in height may be considered between Pacific Street and Beach Crescent provided that:
 - the roof of the building is positively articulated as a visible elevation; and
 - livability issues are satisfactorily addressed.

Under the Granville Bridge Neighbourhood Commercial Centre Policies and Guidelines

The subject site is situated across Rolston Street from the area governed by the *Under the Granville Bridge Neighbourhood Commercial Centre Policies and Guidelines*. The intent of these policies is to establish a local-serving commercial node for established and emerging nearby neighbourhoods that incorporates a high level of quality in the design of both the public realm and the architecture.

Housing Vancouver Strategy

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.

City of Vancouver Housing Design and Technical Guidelines

These guidelines help guide housing partners through the project design and development process on social housing projects which are delivered turnkey to the City. They outline the minimum standards required for materials, finishes, equipment and technical specifications. Their intent is to realize City policies and goals that include for example, the *Housing and Homelessness Strategy 2012-2021*, the *Climate Change Adaptation Strategy*, the *Greenest City Action Plan: 2020*, and the *Healthy City Strategy*, within the context of built environment. The desired outcome is to encourage livability and inclusivity, as envisioned in these policies and in accordance with the regulatory framework set out in the *Vancouver Building By-law* and the *Zoning and Development By-law*.

3. Application Revisions

The rezoning application for 601 Beach Crescent was received by the City on September 24, 2018. Following stakeholder engagement, including public consultation and review by the

Urban Design Panel, the applicant in collaboration with the City revised the application with a resubmission received on October 22, 2019.

Feedback, received during public consultation and from the Urban Design Panel, which informed the resubmission includes:

1. Concerns related to podium setbacks along Beach Crescent.
2. Concern related to the character and integration with Seymour Mews.
3. Minimization of shading of May and Lorne Brown Park.
4. Amendment of the podium design to minimize shading of outdoor amenity space.

Strategic Analysis

1. Proposal

The applicant, GBL Architects on behalf of Pinnacle International Lands Inc., proposes rezoning the subject site from CD-1 (366) to a new CD-1 to allow for a 55-storey residential mixed-use tower with a two-to-eight storey podium containing:

- retail uses at grade along Rolston Street and Beach Crescent,
- townhouses at grade along Seymour Mews,
- 152 turnkey social housing units in the podium, and
- 303 market strata housing units in the tower.

Figure 4 – Proposed building looking northeast

While the site is already zoned pursuant to CD-1 by-law, staff recommend that a new CD-1 By-law be created and that the CD-1 (366) By-law be amended to remove 601 Beach Crescent from it, allowing the subject site to have its own zoning and a site-specific form of development approved for it at the same time. It is proposed that the site remain in the area of the False Creek North ODP. Consequential amendments to the False Creek North ODP and to the CD-1 (366) By-law are proposed in Appendix C which remove the subject site from the CD-1 (366) By-law and allow for the new CD-1 to comply with the False Creek North ODP.

2. Land Use

The land uses in the application include the social housing required on this site in the False Creek North ODP, as well as market strata housing. The social housing is to be delivered in the podium while the strata housing is located in the tower. Commercial-retail use will be provided in the ground level along the Rolston Street and Beach Crescent frontages. This is consistent with the *Under the Granville Bridge Neighbourhood Commercial Centre Policies and Guidelines*, which aim to create a vibrant neighbourhood-focused shopping area in conjunction with the Vancouver House parcels to the west. These parcels are now mostly built out, with a grocery market and a drug store having opened at the base of the Vancouver House tower.

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

Density – For the subject site, the 2003 Beach Neighbourhood CD-1 Guidelines anticipated a tower of up to 17 storeys. In 2011, the *Higher Buildings Policy* was amended to identify the 600-block of Beach Crescent as an appropriate location for a higher building of up to 129.5 m (425 ft.). The Higher Buildings Policy did not identify a maximum density on this site although it was expected that significant additional density would be accommodated on the large site in a much higher form. The proposed density is 43,745.6 sq. m (470,889 sq. ft.), of which 30,182.2 sq. m (324,889 sq. ft.) is strata residential floor area, 11,252.8 sq. m (121,128 sq. ft.) is social housing and 2,310.6 sq. m (24,872 sq. ft.) is retail, service and office floor area. By comparison, the other gateway tower identified in the Higher Buildings Policy for the west side of the bridge, Vancouver House, includes a density of 55,865 sq. m (601,346 sq. ft.). Based on the urban design assessment, staff conclude that the proposed additional floor area can be accommodated satisfactorily within the proposed development.

Height – The height proposed for the tower is 163 m (535 ft.) which exceeds the 129.5 m (425 ft.) identified in the Higher Buildings Policy. Staff have evaluated the additional height and believe that a building higher than 425 ft. affords a stronger emphasis on the Granville Street gateway to downtown and better counterbalances the massing and height of the 151.5 m (497 ft.) Vancouver House which is similarly situated on the opposite side of the bridge. Although supportive of an increased height, staff believe that the maximum height of the proposed development should not exceed 163 m (535 ft.) to top of the uppermost parapet. This height will relate well to Vancouver House while accommodating sculpting of the tower crown to achieve urban design objectives including creating a significant visual contribution to the city's skyline.

Staff have also assessed the shadow impacts of the proposed development on public open spaces, including May and Lorne Brown Park and Granville Street, and have concluded that the proposed height generates shadow impacts for the park beyond what would occur with development anticipated under the Beach Neighbourhood CD-1 Guidelines (17 storeys) but not due to the height stated in the Higher Buildings Policy for the park. Staff acknowledge that there are also some shadow impacts on Granville Street (refer to Appendix E).

Conditions of Approval have been provided in Appendix B to address the overall height, as well as the need for more dramatic sculpting of the tower's crown, and for other noted urban design objectives. Through these, staff anticipate a more appropriate contribution to the downtown skyline (refer to Appendix E for the complete urban design analysis).

Form of Development – The applicant's design rationale states:

“The design simultaneously complements, contrasts and poses with its counterpart, the Vancouver House, to create a landmark gateway via Granville Street Bridge in and out of downtown. The forms are sculpted and poised, and through creating smooth, undulating curves on the body, one finds duality of form — elegant, graceful yet powerful and strong.”

The proposed building has been designed to respond to its challenging physical context, including proximity to the Granville Bridge and ramp, as well as other constraints such as typical tower separation, shadowing, sloped topography and built-form objectives established for the Beach Neighbourhood.

Figure 5 – View of both gateway towers looking north



The massing for 601 Beach Crescent combines an eight-storey podium and a 55-storey tall and curvilinear tower. This form of development resonates with the typical podium and tower typology found across the city, but is slightly evolved to provide more stepping at the base and greater integration with the surroundings. The tower and the layered podium are intended to be visually connected and integrated, and are expressed as one distinct and dynamic design that is complementary to the Vancouver House tower.

The multi-levelled and L-shaped podium supports a variety of unit types and orientations, containing social housing as well as a range of outdoor amenity terraces. Above, the tower massing aims to respond spatially to the silhouette of the Vancouver House to further enliven this bridgehead entry to the downtown peninsula. Moreover, the asymmetric curvature of the carving, the transparent treatment of the facades, and the canted roof that will result from the proposed design conditions are all meant to contrast the orthogonality, solidity and flat roof of the Vancouver House, ultimately establishing a level of contrast necessary to the dynamic interplay between these two towers.

Higher Buildings Policy Requirements – Consistent with the Higher Buildings Policy, this tower proposal aims to demonstrate a significant and recognizable new benchmark for architectural creativity, along with higher standard of sustainability performance. Staff recommend additional design development through the development permit stage to further enhance these qualities of the proposal.

Figure 6 – Tower Location Study (potential tower footprint vs proposed footprint)

Tower Location – As part of the rezoning process, following Urban Design Panel review, further design development was undertaken and a subsequent resubmission was received. Figure six above shows part of the design process which resulted in relocation of the tower and further reshaping of the podium with the intent to improve views from neighbouring buildings, minimize shadow impacts and provide for a higher degree of solar exposure to the podium rooftop amenity space. To this end, a proposed variance to the Bridgehead Guidelines setback from the Seymour off-ramp is supported by staff. (see Appendix E for detailed analysis).

Public Realm – The Beach Neighbourhood CD-1 Guidelines anticipate that development in this area will include a sequence of public open spaces and parks that link the new and existing neighbourhood. Furthermore, the Under the Granville Bridge Neighbourhood Commercial Centre Policies and Guidelines envision that the development of the lands beneath the Granville Bridge will provide enhanced public realm treatment, distinguishing the area as a local-serving commercial centre while meeting the City standards for safety and maintenance.

The Higher Buildings Policy further identifies as an important consideration the inclusion of open space, representing a significant contribution to the downtown network of green and plaza spaces. This application proposes a public realm design that strives to provide an active interface with the commercial uses while balancing the needs of pedestrian and vehicle movement, such as improvements along the Rolston Street interface and Beach Crescent, including a drop-off area at the south corner that is intended to integrate with the existing urban fabric. Design development conditions are included in Appendix B to ensure a high quality public realm, an animated retail environment and the incorporation of basic infrastructure to facilitate public realm activities.

Urban Design Panel – The initial submission of the rezoning application was reviewed by the Urban Design Panel on February 20, 2019 and received support with recommendations (see Appendix E and below). As required by the Higher Buildings Policy, the Urban Design Panel session was augmented with four architects, two non-local and two local, who are well known and respected for their expertise in the design of high-rise buildings. From the submission it

reviewed, the Panel was of the opinion that the building needed to improve in the following key aspects:

- develop a friendlier character that is more integrated with the Seymour Mews;
- design development to minimize shadowing of the roof amenity areas;
- design development to improve the livability of the units facing the bridge;
- design development of the podium to be less relentless and have a stronger base;
- design development of the tower connection to grade and podium;
- review tower height to further differentiate from Vancouver House; and
- design development to enhance the architectural elegance of the design.

Staff reviewed the applicant's response, to both the above commentary and the initial assessment by staff, and concluded that the project did not require further review by the Panel at the rezoning stage. Nevertheless, staff are seeking further design refinements as presented in Appendix B.

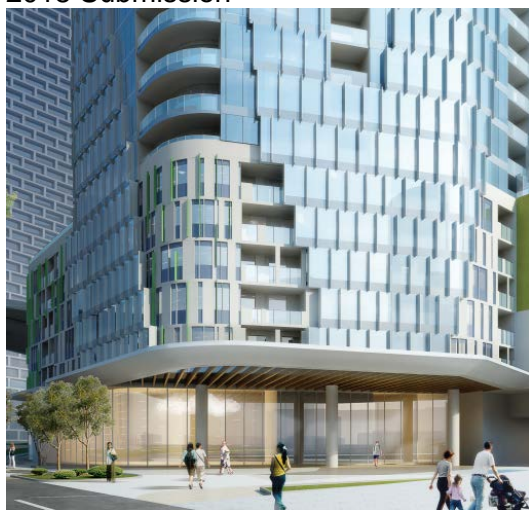
A more in-depth urban design analysis on the proposed building and its impacts can be found in Appendix E - Urban Design Analysis. Drawings demonstrating the form of development can be found in Appendix E and development statistics are in Appendix G. Staff recommend approval of the proposed form of development subject to conditions outlined in Appendix B.

2019 Resubmission – Response to Feedback

The 2018 application for 601 Beach Crescent proposed the tower coming down to grade along Beach Crescent with no setback (see Figure 7). In response to feedback from the Urban Design Panel, the tower and the sixth and eighth stories were set back from Beach Crescent in the resubmission.

Figure 7 – Podium along Beach Crescent

2018 Submission



2019 Resubmission

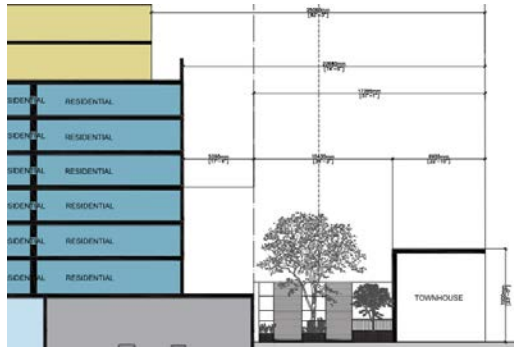


The 2018 submission proposed a four-storey podium along Seymour Mews. The 2019 resubmission includes townhouse forms along this mews, set back from the property line, with the podium set back an additional 3.5 m above the townhouses. This form complements the

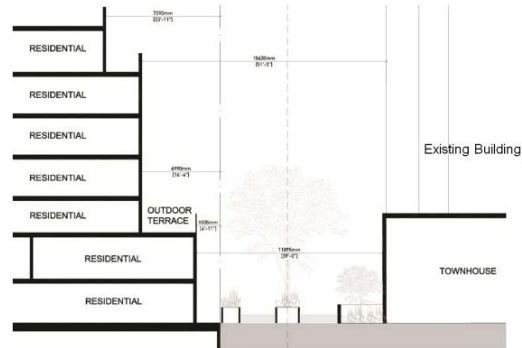
existing townhouse form across Seymour Mews and the further setback reduces solar impact to the mews.

Figure 8 – Podium adjacent to Seymour Mews

September 2018 submission



October 2019 Resubmission



The Higher Buildings Policy had anticipated shadowing of May and Lorne Brown Park, however in the 2019 resubmission the tower component is shifted back to be 100 feet north of Beach Crescent. This substantial move results in much of the tower's shadow aligning with the existing shadow of Vancouver House, thereby mitigating the impact to May and Lorne Brown Park.

Figure 9 – Shadow Analysis

UDP SUBMISSION 2019.02.20

Vernal equinox Project shadows - Previous Location

March 21
11:00 am



REVISED DESIGN 2019.10.01

Vernal equinox Project shadows

March 21
11:00 am



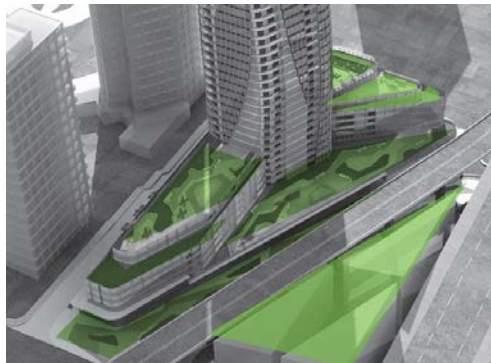
The 2019 resubmission includes a terraced podium form which reduces the length of time the rooftop outdoor amenity spaces would be shaded, shifting much of the podium-level outdoor space from the north side of the tower to the south side, further improving solar access (see Figure 10 below).

Figure 10 – Outdoor Amenity Space

2018 Submission:



2019 Resubmission:



4. Housing

The application proposes 152 social housing units and 303 market strata units. The social housing component is consistent with the False Creek North ODP which requires 432 non-market or social housing units in Area 1 - Beach Neighbourhood, of which 152 would be delivered on the subject site and the remaining 280 units will be built on three other vacant sites in Area 1 that have yet to be developed. The proposed social housing occupies 23.6% of the gross floor space in the 601 Beach Crescent development, meeting a condition of the sale of the property that requires that the social housing occupy at least 20% of the gross floor area.

In addition to social housing, the False Creek North ODP anticipates that 138 market housing units would be developed on the subject site. In 2011, the possibility for the site to have greater height and density, and therefore more housing, came with the amendment to the Higher Buildings Policy. The City subsequently tendered the site for sale with the opportunity for a purchaser to achieve a greater amount of market housing through rezoning, on the condition that the 152 social housing units required by the False Creek North ODP be included in the site's development and be delivered turnkey to the City. The form of development presented by the applicant achieves 303 market housing units in addition to the 152 social housing units. Staff are supportive of the form of development and of the inclusion of 165 additional market units on the site.

The False Creek North ODP, under section 3.3.1, further sets a requirement that social housing units comprise 11.05% of all housing units across the whole False Creek North ODP area, leaving 88.95% to be market housing units. As the subject site is within the area of the False Creek North ODP, the inclusion of 165 more market units impacts the ratio of market to non-market housing, as indicated in the revised percentages shown in Figure 11, below. Overall, the False Creek North ODP would have marginally less (0.16% less) social housing. This shortfall, which is the equivalent of 21 social housing units, is expected to be addressed when the remaining sites in the False Creek North ODP are developed, including Northeast False Creek which will have a minimum of 20% social housing.

Figure 11 – False Creek North ODP housing unit maximums for market and non-market

	current ODP (2013)		proposed amended ODP	
	units	percentage	units	Percentage
social housing (non-market)	1,272	11.05%	1,272	10.89%
market housing	10,239	88.95%	10,404	89.11%
Totals	11,511	100.00%	11,676	100.00%

At the time of the initial adoption of the False Creek North ODP in 1990, the target for social housing was 20%, or 1,530 units, for the entire False Creek North ODP area. A portion of that housing was subsequently delivered on the first areas to come forward for development in the vicinity of the Roundhouse, as funding for these buildings was provided by senior levels of government. As that source of funding declined, it became increasingly difficult to deliver the social housing in the False Creek North ODP area. Some social housing was switched to market housing to help finance construction of a social housing building in the Quayside Neighbourhood. As a result, the target for social housing was reduced to 1,272 units. Delivering social housing in False Creek North continues to be a challenge. In addition to the four social housing sites in Beach Neighbourhood which have yet to be developed, there are a number of other vacant social housing sites in the False Creek North ODP areas to the east.

While rezoning the subject site will ensure the delivery of the 152 social housing units intended for it in the False Creek North ODP, the rezoning further proposes to help mitigate the under-delivery of social housing in the area by offering a \$12.1 million cash CAC to be directed to the delivery of social housing in the vicinity of the site, including within the False Creek North ODP area should that opportunity arise. The value of \$12.1 million is derived from the cost of 21 units of social housing, represented by the above-noted shortfall caused by the rezoning of the subject site.

Achievement Toward Social Housing Targets – This application, if approved, would add 152 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 *Housing Vancouver Strategy*. The approval of these units would bring the total number of social housing units approved since 2017 to 4,809 units.

Figure 12 – Progress Toward 10-Year Housing Vancouver Targets for Non-Market Housing Units as of March 31, 2020

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
Social, Supportive, and Co-op Housing Units	12,000	4,657*

Note: 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

Affordability – At a minimum, 30% of the social housing units must rent to households with incomes at or below Housing Income Limits (HILs) established by BC Housing, at rental rates of

no more than 30% of household income. These units would target households with incomes in the range of \$15,000 to \$68,000 per year. The inclusion of Low End of Market units would target non-family households with annual incomes of up to a maximum of \$71,810 and families with annual incomes of up to a maximum of \$107,000, incomes that are in line with BC Housing's low and moderate income limits for 2019. Staff intend to work with senior levels of government and non-profit partners to deepen affordability.

Upon completion of the development, all 152 of the turnkey social housing units along with the required parking and loading, storage, utility and amenity spaces, common areas, mechanical, electrical, metering and other rooms and areas for the exclusive use of the owner, tenants and occupants of the social housing units will be contained in the remainder after the air space subdivision of the site and title to the remainder 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 operate the social housing parcel. If the application is approved, recommendation on the operator of the social housing units, along with the key terms of any related agreements (including rents, operating and capital maintenance costs, and monitoring and reporting requirements) would be presented for Council consideration in a future report.

Family Housing Requirements – With regard to the unit mix in the social housing, 55 of the 152 social housing units in the development, or 36%, would be family units (i.e. two or more bedrooms and comply with the *High Density Housing for Families with Children Guidelines*). The False Creek North ODP indicates a total of 255 social housing family units for all of Area 1 - Beach Neighbourhood. The False Creek North ODP (Section 3.3.1) sets out a broad family unit requirement for the entire False Creek North ODP area of 25% of the total units. The application proposes that 176 of the 303 strata units, or 58%, will have two or more bedrooms. The proposed number of family units in the development more than satisfies the False Creek North ODP family unit requirement. Provisions are included in the draft CD-1 By-law to secure both the 55 family units in the social housing and the minimum 25% family units in the strata housing. As currently proposed, across all 455 housing units in the development, half would be suitable for families.

Figure 13 - Family unit mix on subject site

	Required by False Creek North ODP	Proposed
Social housing		55 of 152 units (36%)
Market housing		176 of 303 units (58%)
TOTAL	25% (114 of 455 units)	231 of 455 units (50%)

Note: to qualify as a family unit, it must contain at least two bedrooms and comply with *High-Density Housing for Families with Children Guidelines*.

The proposed plans are generally consistent with *High-density Housing for Families with Children Guidelines* for the inclusion of common indoor and outdoor amenity areas for the market and social housing. Design development is required for the provision of a shared outdoor children's play area for the social and strata housing. This area will provide for shared creative play opportunities and motor skills development. Refer to conditions for more information.

The proposed project is well suited to accommodate family childcare units because it has social housing units located adjacent to the outdoor amenity area. A family childcare unit is a housing unit with access to its own outdoor space, preferably abutting a shared amenity space, within

which childcare services can be provided to a small number of children. A condition has been added requiring inclusion of two family childcare units in the social housing portion of the project (see Appendix B).

Urban Agriculture – The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The *Urban Agriculture Guidelines for Private Realm* encourage edible landscaping and shared gardening opportunities in private developments. Design development is required to include the necessary supporting infrastructure for urban agriculture in the outdoor amenity spaces for both the strata and social housing units, to facilitate urban agricultural activity by residents. See Appendix B for more information.

Tenant Protection – The site is vacant and contains no rental units. As a result, a Tenant Relocation Plan is not required.

5. Transportation and Parking

Parking and loading access is provided from Beach Crescent, leading to three levels of underground parking. A total of 387 vehicle parking spaces are proposed, including 373 regular spaces and 14 accessible spaces. Under the Parking By-law, only accessible and visitor spaces are required, and there is no maximum for residential uses.

Loading – For the proposed floor area and uses, the Parking By-law would require a minimum of four Class A loading spaces and five Class B loading spaces. The application proposes seven Class A loading spaces and four Class B loading spaces.

Bicycle Spaces – Under the Parking By-law, the minimum required bicycle parking for the development is 938 Class A spaces and 30 Class B spaces. The applicant proposes 920 Class A spaces and no Class B bicycle spaces.

In addition to on-site vehicle parking, the site is well served by transit. Frequent bus service is available on Granville Street and Pacific Street.

6. Environmental Sustainability

The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy.

This application has opted to satisfy the *Green Buildings Policy for Rezoning*s under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modeling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets.

As this project falls under the *Higher Buildings Policy*, which requires applications demonstrate leadership in sustainability and carbon neutral buildings, staff have worked with the applicant to create project-specific targets. These targets significantly enhance the passive design and reduce the carbon emissions by a further 50% beyond the *Green Buildings Policy for Rezoning*s.

Conditions related to sustainability are set out in Appendix B.

PUBLIC INPUT (refer to Appendix D)

Standard public consultation for the 601 Beach Crescent application took place following its submission in November 2018. In response to feedback from the public, from the Urban Design Panel and from other stakeholders, the applicant submitted a revised application in October 2019. Staff re-consulted the public following the resubmission. Both processes and the response received from the public are presented below.

Public Consultation – November 2018 Submission

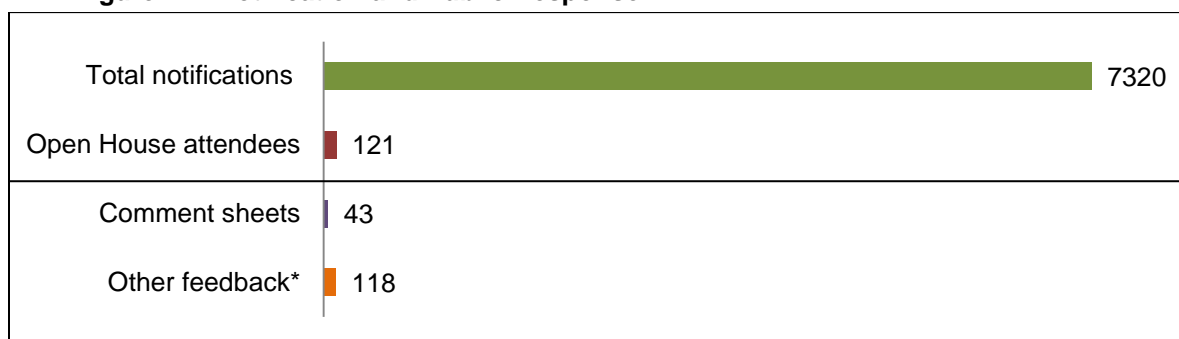
Public Notification – A rezoning information sign was installed on the property on October 5, 2018. Approximately 7,320 notification postcards were distributed within the neighbouring area on or about November 15, 2018. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

Community Open House – A community open house was held on November 26, 2018 at the Executive Hotel at 1379 Howe Street. Staff, the applicant team, and 121 members of the public attended the event.

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

- In response to the November 26, 2018 open house, a total of 43 comment sheets were received from the public.
- Approximately 118 emails and online comments were also received.

Figure 14 - Notification and Public Response



The following comments were the most frequent from the open house and email feedback.

Support for the proposal cited the following:

- Supportive of architecture and urban design treatments
- Proposal provides social housing
- Appropriate height, scale and massing

Concerns expressed by respondents included the following:

- Inappropriate building height

- Proposal will create additional traffic congestion
- Incoming density will strain existing infrastructure, services, and community amenities
- Inadequate architecture, urban design or materials
- Existing policy is unsuitable for the area
- Ensure housing is kept affordable
- Additional parking supply needed
- Inappropriate podium placement or setbacks
- Proposal has poor transportation connectivity
- Inappropriate massing, scale, and density
- Lack of capacity in schools, daycare, or childcare nearby
- Proposal should offer additional affordable housing units

A detailed summary of public comments in response to the rezoning application may be found in Appendix D.


Revised Rezoning Application (submitted October 22, 2019)

Public Notification – A revised site sign including the information on the resubmitted rezoning application was installed on the property and approximately 7,683 notification postcards were distributed within the neighbouring area on or about October 25, 2019. Notification and application information, as well as an online comment form, were provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps). A second community open house was not held.

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

- In response a total of approximately 39 emails and online comments were also received

Figure 15 - Notification and Public Response

Total Notifications	 7,683
Open House Attendees (N/A)	0
Comment Sheets (N/A)	0
Other Feedback*	39

The following comments were the most frequent from the email feedback, which was based on themes identified in five comments or more.

Support for the proposal cited the following:

- Satisfied with the location of new tower placement

Concerns expressed by respondents included the following:

- Unsatisfied with the location of new tower placement
- Inappropriate building height

- Inadequate architecture, urban design, or materials
- Lack of capacity in schools, daycare, or childcare nearby
- Proposal will create additional traffic congestion

A detailed summary of public comments in response to the rezoning application may be found in Appendix D.

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. Sites within the False Creek North ODP are exempt from DCLs as per the City's DCL By-Laws. Public amenities and infrastructure are to be secured and negotiated as part of the approval of each CD-1 application under the False Creek North ODP, therefore there are no DCLs payable on the development of this rezoning site.

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 floor area calculation, except that for projects providing social housing, that floor area is excluded from the calculation of the public art contribution.

With 32,492.8 sq. m (349,761 sq. ft.) of eligible floor area proposed for the subject site, a public art budget of approximately \$692,527 is anticipated.

The Public Art rate is finalized at the development permit stage and is subject to periodic adjustment to address inflation.

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, taking into consideration community needs, area deficiencies and the impact of the proposed development on City services.

In-kind Contribution

Social Housing – The applicant has offered turnkey delivery of 152 units of social housing to the City, of which 55 units are to be suitable for families. This in-kind contribution is valued at approximately \$66 million.

Cash Contribution

In addition to in-kind delivery of social housing, a cash contribution of \$12.1 million is offered by the applicant, to be directed to provide further delivery of social housing in the vicinity of the rezoning site.

See Appendix F for a summary of all of the public benefits for this application.

Financial Implications

As the rezoning site is in the area of the False Creek North ODP, this site is not subject to DCLs.

If the rezoning application is approved, the applicant will be required to provide new public art on-site with an estimated value of \$692,527, or make a cash contribution to the City for off-site public art.

The application contributes towards the provision of social housing by delivering on site 152 turnkey units and by providing a further cash CAC contribution of \$12.1 million toward more social housing in the vicinity of the site.

The City will select a non-profit partner to operate the Social Housing Units through a procurement process in line with the City's procurement policies and subject to approval by Council. The City will work with its partner 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 Housing Vancouver Strategy and that aligns with the needs and opportunities across the Vancouver Affordable Housing Endowment Fund (VAHEF or non-market housing portfolio). The lease payment for the site will be based on affordability delivered. Any revenues, generated from the project, lease payment and future operating surpluses, will be reinvested for affordable housing within VAHEF.

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.

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 Higher Building Policy. The addition of 152 turnkey social housing units will also help achieving key public benefit objectives in and around the False Creek North neighbourhood.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to Public Hearing together with a draft CD-1 By-laws as generally shown in Appendix A. Further, it is recommended that, subject to the Public Hearing, the application, including the form of development as shown in the plans in Appendix E, be approved in principle, subject to the application fulfilling the Conditions of Approval in Appendix B.

* * * * *

601 Beach Crescent
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, to By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 ().

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses;
 - (b) Cultural and Recreational Uses;
 - (c) Retail Uses;
 - (d) Service Uses; and
 - (e) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 4.1 The design and layout of at least 25% of the dwelling units not 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*".
- 4.2 The design and layout of at least 55 of the social housing dwelling units must:
- (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "*High Density Housing for Families with Children Guidelines*".

Floor Area and Density

- 5.1 The floor area for all uses combined must not exceed 43,745.6 m².
- 5.2 The floor area used for dwelling uses must not exceed 41,463 m².
- 5.3 The floor area used for social housing must be no less than the greater of 3,775 m² or 20% of the total floor area for all uses combined.
- 5.4 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.
- 5.5 Computation of floor area must exclude:
- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the permitted floor area for dwelling units; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
 - (c) 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.

- 5.6 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board residential amenity areas, except that the exclusion must not exceed 10% of the permitted residential floor area.
- 5.7 The use of floor area excluded under sections 5.5 and 5.6 must not include any use other than that which justified the exclusion.

Building height

6. Building height, measured from base surface to the top of parapet must be 163 m, provided that consideration is given to making a significant contribution to the beauty and visual power of the city's skyline to the satisfaction of the General Manager of Planning, Development and Sustainability.

Horizontal angle of daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, 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.
- 7.5 An obstruction referred to in section 7.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 (___).
- 7.6 A habitable room referred to in section 7.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10 % or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

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

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

Zoning and Development By-law

9. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 ()

* * * * *

**601 Beach Crescent
CONDITIONS OF APPROVAL**

Note: If the application is referred to a public hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans, prepared by GBL Architects received September 24, 2018 and supplemented by revised plans prepared by GBL Architects dated October 22, 2019, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

- 1.1 Design development to reduce the building height to comply with the CD-1 By-law.

Note to Applicant: The maximum height is to be 163 m as calculated from base surface to top of parapet subject to achievement of a significant architectural contribution to city's skyline (e.g. visual interest, dynamic sloped form, unique character) to the satisfaction of the General Manager of Planning, Urban Design and Sustainability.

- 1.2 Design development to significantly improve the massing with the goal to achieve architectural excellence, including through the following:

- (a) Improve how the tower meets the podium and grade;

Note to Applicant: The Urban Design Panel stated that further design development of the podium to be less relentless, have a stronger base and better connection of the tower to grade is needed. While staff acknowledge that there have been improvements from the initial submission, the tower and podium should be better integrated and demonstrate a singular identity. The way the tower currently meets the podium at various locations is arbitrary and unresolved, particularly at the courtyard interface or facing the mews.

- (b) Explore more modest massing and lower terracing towards the south corner;

Note to Applicant: Further investigation of the terracing concept to transition more gradually towards the south corner and 583 Beach Crescent should be pursued. Projections of approximately 2-3 storey to create additional and generous south-facing terrace areas with roof gardens should be considered. This strategy should also contribute to a more pedestrian friendly scale at grade by covering visually undesirable vehicular exposed areas.

- (c) Set back the 8th storey of the podium fronting Beach Crescent;

Note to Applicant: The intent is to reduce the scale and height of the podium at this location to achieve the anticipated 6-storey expression and, therefore, to increase contextual fit. An additional 10 ft. setback at this level should be provided.

- (d) Enhance the tower sculpting and curvature of forms and strengthen its inherent relationship with the façade;

Note to Applicant: Further carving into the building mass is needed to help counterbalance the dramatic and orthogonal silhouette of the Vancouver House. The massing and architectural expression and material treatment must be blended together coherently.

- (e) Redesign the tower crown to achieve a sloped massing that is canted at a minimum angle of 35 degrees formed by the parapet at the perimeter and that it slopes downwards towards the east, including:

- (i) extension of the curvilinear and sculpted massing of the tower through to the highest point of the building/roof line;
- (ii) demonstration that no additional protrusions or rooftop appurtenances (elevator overrun, machine room, rooftop mechanical equipment, etc.) occur above the tilted plane referred to above; and
- (iii) provision of a unique and expressive tower crown design, including through material treatment, that is similar to a façade (mesh trellis, high-quality materials, green roof, etc.);

Note to Applicant: The intent is to enhance its architectural contribution of the development to the beauty and visual power of the city's skyline, as outlined in the Higher Buildings Policy as well as to further differentiate its roofline from that of the Vancouver House.

- (f) Confirmation of 80 ft. minimum separation from the adjacent Park West II tower to the proposed tower.

Note to Applicant: Separation should be measured from the face of the most protruding component of the existing building at its northwest façade.

Note to Applicant: The intent of this comprehensive condition is to improve the design in accordance with the Higher Buildings Policy objectives, including enhancing the dynamic interplay between the building and the Vancouver House for the experiential intent of the gateway and to refine the podium-tower morphology to a more sympathetic and contextual massing. It is also intended that the building further assert its own distinct identity, yet be complementary to the adjoining Vancouver House.

- 1.3 Design development to improve the open space and the public and private interfaces, including:

- (a) Significantly enhance the open space and interface at the south corner, including through exploration to remove the vehicular drop-off area;

Note to Applicant: The Urban Design Panel recommended that further design development is needed to diminish the vehicular impacts at the entry on this corner. This area should become a key pedestrian-oriented open space and be more integrated with the adjacent Seymour Mews.

- (b) Enhance the Rolston Street/Beach Crescent corner area to further strengthen the pedestrian amenity of the plaza;

Note to Applicant: The design of this area should be re-envisioned to increase the connectivity between the commercial uses and the open space, including through fully accessible routes and the provision of public seating and landscaping treatments.

- (c) Ensure that retail frontages along Rolston Street, Beach Crescent and other highly visible façades accomplish the following:

- (i) Fine-grained, detailed and engaging frontages, including prioritizing transparency at the street level, and;

Note to Applicant: Seamless and accessible transitions from the public to private realm at full perimeter, including a high degree of in-out connectivity should be provided. Designs such as the proposed large planter along Beach Crescent, segregating the public realm next to the building face from the sidewalk, are to be avoided.

- (ii) Have considerable architectural expression, texture, visual variety and pedestrian detail; and

Note to Applicant: There should be no blank walls facing any public view. Façades should wrap around the building at every corner visible to the public.

- (iii) Are permeable and inviting with entries and access to anchors from the street clearly defined and identifiable to the public, implementing stepped slabs within the buildings;

- (d) Ensure the interface along the mews responds adequately to the existing topography and configuration.

Note to Applicant: Due to the schematic design proposed and lack of sufficient information, staff are unable to evaluate. Further assessment will occur at future development permit stages.

Note to Applicant: The intent of the above condition is to provide a high-quality public realm treatments which prioritize over vehicular flows the needs of pedestrian movements, which respect the principles of universal and accessible design, and provide a more cohesive and legible landscape design and treatment consistent with the

architectural concept at full perimeter. Public realm features, such as a clear hierarchy between pedestrian and bike flows, landscaping, seating opportunities, and patio spaces need to be considered. Depressed entries located within the public realm are to be avoided and should be located within the building envelope.

1.4 Design development to improve the outdoor podium rooftop spaces through the following:

- (a) Configure and strengthen the program of the large podium levels through a clear programmatic hierarchy;

Note to Applicant: The outdoor spaces of the podium areas should be visually divided from large communal space towards the northwest to smaller spaces for both communal gathering and private intimate use respectively. This will also allow the creation of a spectrum of play opportunities with a range of different territories, suitable for different kinds of play at different ages and to develop a strong sense of community identity.

- (b) Provide community-oriented opportunities and roof program, including edible planting, increased shared urban agriculture garden plots and overall amenity space;

Note to Applicant: Profuse greenery to provide shade and to reduce urban heat island effect is expected from projects of this significance. Shared gardening areas should be designed to adhere to the City's Urban Agriculture Guidelines for the Private Realm and should provide maximum solar exposure, universal accessibility and amenities such as, raised beds, water for irrigation (hose bib locations), potting bench, tool storage and composting.

- (c) Maintain (or increase) the level of openness, including at the level of the main podium level (3rd floor); and
- (d) Provide sufficient and suitable co-located indoor and outdoor amenity spaces that are adequately oriented.

1.5 Design development to the building design and expression to better address the architectural objectives of the Higher Buildings Policy, including:

- (a) Provide a more cohesive and robust elegance while reinforcing the architectural concept; and

Note to Applicant: As indicated by the Urban Design Panel, the architectural elegance of the design should be elevated and achieve a more disciplined, simple and cohesive building expression. The treatment should strengthen the massing concept and integrate the sustainability features of the façade in a logical and effective way.

- (b) Provide excellent high-quality materials and the exceptional level of detailing and rigor implied and necessary to accomplish and construct the proposed design aesthetic.

Note to Applicant: This includes the general sculptural qualities of form, the expression and tectonic language of the glazed veil, reveals, skin and resolution of curved glass without use of facets, and the full integration of mechanical equipment.

- 1.6 Design development to demonstrate that remarkable levels of livability are achieved in accordance with the expected standards for architectural excellence, including;

- (a) Provision of sufficient and suitable private open space for all units, including for the social housing units;

Note to Applicant: In accordance with the High-Density Housing for Families with Children Guidelines, each family unit should have a private open space which is a minimum of 1.8 m deep by 2.7 m. Enclosed balconies are not supportable. Direct access from living room to private open space should be provided.

- (b) Enhance the units design by:

- (i) Providing qualitative design measures to address livability impacts due to proximity to the Granville Bridge;

Note to Applicant: The Urban Design Panel noted that the livability of the units facing the bridge should be improved. These measures should contemplate further setbacks, reconfiguration of unit layout, etc., with the goal to minimize impacts, such as noise and view impacts.

- (ii) Designing and configuring appropriate living room and bedroom sizes;

Note to Applicant: Adequate bedroom layouts should permit residents to circulate within the bedroom once furniture is accommodated. Bedrooms with corridors are not supported. Any narrow space within the bedroom should not be more than 6 ft. deep, have at least a 1:1 depth-to-width ratio and demonstrate its usability (display layouts with furniture; e.g. desk, bookshelves or piano). Additionally, windows should be substantial with high enough header-level to permit light into the main portion of the room and comply with the Horizontal Angle of Daylight regulation.

- (iii) Complying with minimum unit size;

Note to Applicant: The minimum size for a unit should not be less than 400 sq. ft. including for studio units.

- (iv) Ensuring that units are not below 3 ft. at the adjoining grade; and

- (v) Complying with the Horizontal Angle of Daylight regulation.

Note to Applicant: Windowless bedrooms and dens are not supported.

- (c) Provide drawings with layouts and furniture, including for private open space.

Note to Applicant: Demonstration of usability of all habitable spaces through layouts with adequate furniture must be provided.

1.7 Confirmation of an excellent level of the sustainability performance, including;

- (a) Provision of green roofs and high-visual quality on, at a minimum, all podium rooftops; and

Note to Applicant: Refer to the Roof-Mounted Energy Technologies and Green Roofs Bulletin:

<https://bylaws.vancouver.ca/bulletin/bulletin-roof-mounted-energy-technologies-and-green-roofs.pdf>

- (b) Exploration to outperform the proposed sustainable performance of the building;

Note to Applicant: This is intended to recognise the current climate emergency situation and the capital importance of transforming and adapting the built habitat, in view of the fact that buildings and construction work cause almost 40% of carbon dioxide emissions into the atmosphere, with the consequent impact on the natural habitats. Architectural excellence should further take into consideration leadership in environmental design.

- (c) Demonstration that the building will not contribute to adverse microclimate effects, including mitigation of wind effects on the podium rooftops, pedestrian areas at grade including Seymour Mews and on the Granville Bridge.

Note to Applicant: Wind studies should be completed by registered professionals with relevant expertise and subsequent integrated design measures should be provided, with the goal to ensure high levels of comfort for building occupants and pedestrians.

1.8 Ensure provision of the following:

- (a) High-performance triple-glazing with low e-coating employed as the typical cladding system;
- (b) Thermally broken balconies throughout the building; and
- (c) Provision of integrated and efficient solar shading devices (vertical fins, etc.).

Note to Applicant: The proposed measures illustrated in the rezoning application, outlined above, should be consistent or outperformed at subsequent development permit stage.

1.9 Provision of a conceptual lighting strategy and implementation plan for pedestrian-scale lighting to enhance the public realm environment.

Note to Applicant: This condition should be met for at the development permit stage. Public realm lighting needs to be coordinated to meet Engineering Services's standards and requirements.

- 1.10 Provision of a conceptual signage strategy to ensure a well-conceived and disciplined approach to announcing tenancy.

Note to Applicant: The strategy should confirm general signage hierarchy, location and type. Back-lit box signs are not supported.

- 1.11 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:
<https://vancouver.ca/files/cov/appendix-a-bird-friendly-design-guidelines-rt-10847.pdf>

Landscape

- 1.12 Design development to the ground plane landscape treatment by the following:

- a) Develop a landscape character which is in keeping with the architectural expression, having fluid, curvilinear forms;
- b) Enhance the plaza area at the west, creating a more inviting, friendlier interface with the commercial uses and providing significant community benefit;
- c) Enhance the quality of the public realm interface along Rolston Street, including clear pedestrian circulation; and
- d) Develop a friendlier and more significant landscape interface along the east side, more integrated with Seymour Mews.

- 1.13 Design development to the upper-level terraces to create and maintain highly visible, viable planted layers overhanging the edges, in keeping with guidelines for increased sustainable objectives, with shapes and programming which complement the architectural expression.

Note to Applicant: The planting should include providing more significant, detailed landscape plans for each exposed terrace level. Landscape management and maintenance agreements should be in place to ensure viable plantings into the future.

- 1.14 Design development to improve the sustainability strategy, by the following:

- a) Provide intensive and extensive green roofs on all available flat rooftops, to be commonly accessible and usable and to provide open spaces with improved solar orientation;
- b) Add substantially more landscape around all entry areas, to accent and soften them;

- c) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems); and
 - d) Add planters with overarching shrubs to common upper-level decks, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence.
- 1.15 Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab, by lowering the slab for planting on the main level to the greatest extent possible, rather than planting in raised planters.

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

- 1.16 Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and on the project’s open space and public realm;
- 1.17 Design development to the Integrated Rainwater Management Strategy to explore opportunities for on-site rain water infiltration and soil absorption, as follows:
- (a) Maximize natural landscape best management practices;
 - (b) Minimize the necessity for hidden mechanical water storage;
 - (c) Increase the amount of planting to the rooftop areas, where possible;
 - (d) Consider linear infiltration bio-swaes along property lines, at lower site areas;
 - (e) Use permeable paving;
 - (f) Employ treatment chain systems (gravity fed, wherever possible); and
 - (g) Use grading methods to direct water to soil and storage areas;

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

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

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

- 1.19 Provision of a full-size, to scale and dimensioned Tree Management Plan, coordinated with survey and arborist report.
- 1.20 Provision of coordination between Landscape Plan and architectural Site Plan, for most updated information.
- 1.21 Provision of complete information, such as references on the Roof Deck Plan, confirming all landscape elements.
- 1.22 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

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

- 1.23 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: 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.

- 1.24 Provision of a Tree Management Plan.

Note to Applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/ protection related matters.

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

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

- 1.26 Coordination for the provision of new street trees or any proposed City-owned tree removals adjacent to the development site, where applicable.

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the*

satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

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

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

- 1.28 Provision of an outdoor Lighting Plan.

Crime Prevention through Environmental Design (CPTED)

- 1.29 Design development to respond to CPTED principles, having particular regards for:

- a) Theft in the underground parking and loading areas;
- b) Residential break and enter;
- c) Mail theft; and
- d) Mischief in alcove and vandalism, such as graffiti.

- 1.30 Design development to reduce opportunities for ground level break and enter;

Note to Applicant: Ground-level units with canopies facing streets have shown to be most susceptible to break and enter. Opportunities for break and enter can be reduced by deleting areas of concealment outside of doors, canopies, windows and patios and encouraging surveillance by other residents and people passing by these units. Semi-private open space should be secured from access by non-residents while remaining visually open.

Sustainability

- 1.31 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended February 2, 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>;

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

- 1.32 The applicant commits that the proposed development will exceed the sustainable design and emissions improvements required by the *Green Buildings Policy for*

*Rezoning*s, and demonstrate leadership in sustainable design as required by the *Higher Buildings Policy* (amended February 13, 2018), through the following measures:

- a) A TEDI target of 22 kWh/m²;
- b) A GHGI target of 3 kgCO₂e/m²;
- c) An improved airtightness target beyond the building by-law minimum requirement of 2.0 L/s/m²;
- d) Innovative designs or products to reduce the thermal bridging effects of balconies; and
- e) Enhanced passive cooling design, through strategies such as extensive balcony designs, exterior shading or screens, reduced or variable solar heat gain windows, or other innovative measures.

Note to Applicant: Relaxations of the above sustainability targets may be accepted where it can be demonstrated to the satisfaction of the Director of Sustainability that they are not feasible.

Housing

- 1.33 Explore an alternate location for the market housing's outdoor swimming pool so as to avoid it being directly above the social housing units.

Note to Applicant: Alternatively, demonstrate the integrity of the building envelope around and below the swimming pool, and demonstrate that there will be no noise, vibration or environmental pollution from the pool equipment to the habitable units below.

- 1.34 As per recent direction from Council (July 2018), design development to provide a larger outdoor play area that is shared by both market and social housing, may be accessed by all residents (i.e. from market and social housing), and is commensurate in size to the number of family units in the entire development.

Notes to Applicant:

- (a) detailed information regarding outdoor play area requirements is provided in the *High-Density Housing for Families with Children Guidelines*;
- (b) provide detailed drawings of outdoor play area, including materials, play elements, and equipment;
- (c) provide dimensions and areas on drawings;
- (d) play equipment and natural landscapes which encourage imaginative and motor skills developing play are encouraged;
- (e) ensure that an outdoor, weather-protected seating adjacent to the children's play area is provided for parental supervision;

- (f) provide direct barrier-free access and, if possible, clear sightlines to the outdoor play areas from the amenity rooms; and
 - (g) ensure that the access routes to the shared outdoor area do not compromise the autonomy of the social housing component (per the condition 1.35 below).
- 1.35 Include a shadow analysis and indicate the winter solstice sun exposure for each of the proposed outdoor amenities and play areas, to demonstrate compliance with section 3.3.2 (a) of the *High-Density Housing for Families with Children Guidelines*.
- 1.36 Include landscape treatment, grading, finishes and equipment in all outdoor areas, including play areas and roof gardens for market and social housing.
- 1.37 Design development for the social housing component of the development, to address the following conditions and demonstrate the compliance of the design with the *City of Vancouver Housing Design and Technical Guidelines* (in conjunction with the *BC Housing Guidelines and Construction Standards*):
- (a) Indicate the extent of the proposed social housing air space parcel with a contrasting colour hatch or outline, including all below grade spaces dedicated to its exclusive use.
 - (b) Label all social housing units to include unit type, total net floor area for each unit, net floor area for in-suite storage rooms, minimum dimensions (width) of the living area and minimum dimensions of the bedrooms.
 - (c) Include the social housing units' furniture and equipment layouts, in order to demonstrate that the functionality, room sizes and the seating capacity meet the *Guidelines* referenced above.
 - (d) Include two family childcare units (to be located on the 3rd Floor adjacent the Amenity Roof Garden) in liaison with Social Policy and Projects staff.

Note to Applicant: Provision of family childcare units should comply with section 5.7 of the *Guidelines* referenced above and with the *High-density Housing for Families with Children Guidelines*. The family childcare units should be designed to accommodate seven licensed childcare spaces in each unit, and must meet minimum licensing requirements as set out in the Province's Child Care Licensing Regulations.

- (e) Provide a minimum of eight (8) accessible social housing units, included in each of the social housing unit types (i.e. 1-bedroom, 2-bedroom, 3-bedroom, etc.) as per the *Guidelines* referenced above.

Note to Applicant: Accessible units' layouts to also demonstrate all critical dimensions for wheelchair maneuverability on the floor plans (including furniture and equipment) and should include barrier-free access to the universally-accessible private outdoor space.

- (f) Design to include the building sections to demonstrate that the clear ceiling heights in all social housing living areas meet the requirements of the *Guidelines* referenced above.
- (g) Improve the design of the social housing office to comply with the *Guidelines* referenced above. Provide the net floor area and demonstrate the functionality with furniture and equipment layout drawn to scale.

Note to Applicant: Provide direct visual connection to the lobby and include storage room for maintenance and warranty materials, equipment closet with air conditioning, furniture and equipment layout and convenient access to an accessible washroom. Explore opportunities for proximity to the indoor amenity spaces.

- (h) Improve the design of the social housing indoor amenity spaces to comply with the *Guidelines* referenced above:
 - (i) Provide the net floor areas;
 - (ii) Consider locating the common laundry room adjacent the amenity space and play area on the same level; and
 - (iii) Demonstrate their functionality, with furniture and equipment layout drawn to scale.

Note to Applicant: Improvements to provide direct visual and barrier-free connection to the outdoor amenity space and outdoor play area and to include storage room, air conditioning, kitchen and a universal washroom with a change table.

- (i) Design of the provision of utility spaces for exclusive use of social housing, to comply with the *Guidelines* referenced above; provide the net floor area and demonstrate the functionality with equipment layout drawn to scale.

Note to Applicant: Provide laundry room, janitor rooms, garbage / recycling rooms and any other similar, required spaces.

- (j) Design to include dedicated electrical and mechanical rooms. Provide a written overview of building systems and controls.

Note to Applicant: All building components that relate to the social housing must be designed and delivered in compliance with the *City of Vancouver Housing Design and Technical Guidelines* and *City of Vancouver DDC Guidelines*. Applicant is encouraged to meet with City staff to discuss the proposed concept.

- (k) Include the provision of vehicle parking for exclusive use of social housing, with an appropriate number of visitor and wheelchair-accessible parking spaces located in proximity to the elevators serving the social housing.

Note to Applicant: Provide clearly labelled and numbered vehicle parking spaces.

- (l) Include the provision of Class A and B bicycle parking for exclusive use of social housing.

Note to Applicant: Provide clearly labelled and numbered bicycle parking spots and lockers.
- (m) Continue to ensure that at least 25 of the social housing family units contain three or more bedrooms.
- (n) Locate as many as possible social housing family units (i.e. two and three bedroom units) adjacent the third floor play area, as per *High-density Housing for Families with Children Guidelines*.
- (o) Indicate the size of the children's play area.
- (p) Design development to show all family units' furniture and equipment layouts, in order to demonstrate that their functionality meets the requirements of the *High-Density Housing for Families with Children Guidelines*.
- (q) Design development to outdoor amenity areas for market and social housing (as per the *Urban Agriculture Guidelines*) to include planters with edible landscaping which would be suitable for urban agricultural activity by residents, including the necessary supporting infrastructure, such as a high efficiency irrigation and /or hose bib, potting bench, tool storage chest and yard waste composter. All supporting infrastructure should be labelled.
- (r) 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.
- (s) Development to achieve the sustainability requirements stipulated in the Invitation to Offer.

Engineering

- 1.38 The owner or representative is advised to contact Engineering Services to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that 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.
- 1.39 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.
- 1.40 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed

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

- 1.41 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or Licence. Applications for provincial Approvals or Licences can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.
- 1.42 When submitting Landscape plans, please place the following statement on the landscape plan; this plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."
- 1.43 Any loading due to the existing bridge structure must be taken into account during design of the proposed development.
- 1.44 Design Development to improve access and design of loading spaces and to comply with the Parking and Loading Design Supplement:
 - (a) Provision of internal stair free loading access to all site uses; and

Note to Applicant: Provide stair free access to the CRU located adjacent Pacific Street and Seymour Street. Clarify access to the commercial and residential elevator cores on all floors, including within the parkade on the ground floor plan.
 - (b) Design development to locate passenger spaces proximal to the lobby.

Note to Applicant: The Parking By-law requires only the first passenger spaces to be sized at 4.0 m (13') x 5.5 m (18'). Additional spaces are to be 2.9 m (9'6") x 5.5 m (18').
- 1.45 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement:
 - (a) Provision of residential and commercial Class A bicycle spaces to be located in separate bicycle storage rooms;

- (b) Provision of Class A bicycle storage rooms to accommodate maximum 40 bicycles. Except that, this number can be increased to 120 if the room is compartmentalized;

Note to Applicant: Reference Section 6.3 of the Parking By-law.

- (c) Provision of automatic door openers for all doors providing access to Class A bicycle storage; and
- (d) Relocation of Class B bike parking to eliminate encroachments on public property and rights-of-way.

Note to Applicant: Class B bicycle spaces located on public property require a separate application to the General Manager of Engineering Services and do not count toward by-law requirements for this site.

- 1.46 Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:

- (a) Provision of a residential security gate separating visitor, passenger, loading and any car share spaces from residential vehicle spaces;
- (b) Remove all columns conflicting with maneuver and drive aisles;

Note to Applicant: Ground Floor Plan appears to show a column located within the drive aisle adjacent the two accessible parking spaces.

- (c) Provision of parking curbs for all vehicle parking spaces facing pedestrian circulation routes, other vehicle parking spaces and entrances;

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

- (1) All types of parking, loading and bicycle parking spaces individually numbered, dimensioned and labelled on the drawings.
- (2) Dimension of columns and column encroachments into parking stalls.
- (3) Show all columns in the parking layouts.
- (4) Dimensions for typical parking spaces.
- (5) Dimensions of additional setbacks for parking spaces due to columns and walls.
- (6) Dimensions of manoeuvre aisles and the drive aisles at the parkade entrance and all gates.
- (7) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates. These clearances must consider mechanical projections and built

obstructions.

- (8) Additional partial section to show the entire length of the main parking ramp and to extend through proposed loading. Include grades, elevations and section lengths.
 - (9) Areas of minimum vertical clearances labelled on parking levels.
 - (10) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
 - (11) Update plans to clarify stair-free loading to CRUs located on the ground floor plan.
 - (12) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Note use of the parking ramp if required.
 - (13) Existing street furniture, including bus stops, benches, etc., to be shown on plans.
 - (14) The location of all poles and guy wires to be shown on the site plan.
- 1.47 Provision of a Loading Management Plan (LMP), including:
- (a) How the loading facility will operate;
 - (b) Management of the facility, including on-site loading manager;
 - (c) Size of the largest delivery vehicle delivering to the site and the expected frequency of all of the deliveries;
 - (d) Specify routing of the trucks from the arterial streets to and from the loading space;
 - (e) Clarify the largest truck that the loading space(s) are designed to accommodate and provide all vehicle dimensions;
 - (f) An expected Schedule of Loading Activity table for all uses;
 - (g) Identification of loading bays that can be used for unscheduled loading deliveries; and
 - (h) Loading Management and Communications Protocol for all tenants.
- 1.48 Provision of a Bridge Monitoring Strategy for the Granville Bridge, including on- and off-ramps, to track movements during excavation and construction and establish reporting thresholds and carry out mitigative measures to the Granville Bridge, including on- and off-ramps, resulting from Bridge Monitoring Strategy. The purpose of the monitoring plan is to protect public safety, and to protect the long term health of the structure adjacent to excavation works.

Note to Applicant: A refundable deposit of \$10,000 is required to facilitate an independent peer review of the plan.

- 1.49 Provision of a finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services.
- 1.50 Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Engineering Services for 4 Class B loading spaces between the retail and residential uses and to label the spaces as "Residential and Commercial Loading".

Note to Applicant: The Shared Use Agreement should specify allocated time periods for shared use by residential vs commercial units.

- 1.51 Delete the proposed layby located next to the driveway entrance on Beach Crescent.

GREEN INFRASTRUCTURE

- 1.52 Staff note that a Preliminary Rainwater Management Plan has been submitted but are seeking a more detailed response toward the City-wide Integrated Rainwater Management Plan (IRMP) requirements detailed fully in the Rainwater Management Bulletin. The applicant should take into account the following:

- (a) As per the Rainwater Management Bulletin, runoff from the first 24 mm of rainfall from all areas, including rooftops, paved areas, and landscape must be retained or reused on site. The method of capture must be prioritized according to three Tiers outlined in the Bulletin and justification must be provided for using Tier 2 and 3:
 - (i) Only those surfaces designed for motor vehicle use and other high pollutant generating surfaces require an additional 24 mm of treatment beyond the first 24 mm retained (for a total of 48 mm treated).
 - (ii) Staff will not accept the principle that distinct site areas that have large infiltration and/or storage capacity in some way compensate for those areas of the site that are impervious, without the runoff from the impervious areas being directed on to these absorbent areas, and this being clearly demonstrated.

Where areas of growing medium do not have runoff directed on to them (from above) from adjacent impervious surfaces they shall be assumed to be receiving/treating/storing only the rainfall that falls directly on to them.

- (b) The rainwater management system for the building(s) and site shall be designed such that the 10-year flow rate discharged to the sewer under post-development conditions is not greater than the pre-development 10-year flow rate for the return period specified in the City of Vancouver's Intensity-Duration-Frequency curve (IDF curve). The City of Vancouver's 2014 IDF curve shall be utilized for pre-development design flow calculations, and the City's 2100 IDF curve, which takes into account the effects of climate change, shall be utilized for post-development design flow calculations;

- (c) Water quality volume (24 mm for low pollutant generating surfaces like roofs and 48 mm for high pollutant generating surfaces like driveways) that leaves the site must be treated to a standard of 80% TSS removal by mass by using either individual BMPs that meet the standard or treatment trains of BMPs that, when combined, meet the standard:
 - (i) Provide product information for all treatment practices.
 - (ii) Products need to meet the ISO 14034 ETV certification. The applicant may propose other technologies but must provide supporting information that shows the technology meets the standard.
- (d) The applicant is to refer to the Rainwater Management Plan Bulletin <https://vancouver.ca/docs/bulletins/Rainwater-Management-Bulletin.pdf> for full submission requirements.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering Services

- 2.1 Provision for the dedication of a 12 m x 12 m corner-cut truncation in the southwest corner of the site (adjacent to Granville Street and Beach Crescent) for road purposes. A subdivision is required to effect the dedication. A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at: <http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>.
- 2.2 Provision of a Statutory Right of Way (SRW) in favour of the City for the purposes of access, maintenance, repair, rehabilitation, and retrofit of the Granville Street Bridge. The SRW shall be a minimum of 3 m wide and shall be taken from the drip line of the bridge. Designs of improvements or regrading of the SRW area shall be to the acceptance of the General Manager of Engineering Services (bridge and or structure access requirements must be considered).

Note to Applicant: If a surface SRW is provided on top of a portion of a building (i.e. underground parkade), the building shall be designed to accommodate full traffic live loading surcharge per CAN/CSA S6 CL-625 Loading.
- 2.3 Provision of a 4.5 m offset distance measured from the back of the existing curb for widened sidewalks along Beach Crescent to be achieved through building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site. The SRW will be free of any encumbrance such as vents, structure, stairs, planter walls, benches, bicycle parking, and plantings at grade (and is to accommodate the underground parking structure within the SRW agreement).

- 2.4 Provision of a 1.0 m offset distance measured from the property line for widened sidewalks along Rolston Street to be achieved through building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site. The SRW will be free of any encumbrance such as vents, structure, stairs, planter walls, benches, bicycle parking, and plantings at grade (and is to accommodate the underground parking structure within the SRW agreement).

- 2.5 Provision of a surface Statutory Right of Way (SRW) for public pedestrian use over the area of the site adjacent to the new property line at the corner of the site adjacent Granville Street and Beach Crescent to achieve a 3.0 m distance measured from the new property line.

Note to Applicant: The SRW will be free of any encumbrance at grade such as structure, stairs, planter walls, door swing, benches, chairs and tables, trees, and bicycle parking.

- 2.6 Provision of a bridge proximity agreement. The bridge proximity agreement acknowledges that the development is in close proximity to the Granville Street Bridge and is aware of bridge related environmental conditions/nuisances such as noise, debris, wildlife, maintenance requirements, traffic.

- 2.7 Provision of a support agreement in favour of the City for any walls, bulkheads, structures that are located on private property that provide continuous support (vertical, lateral) to civic infrastructure. Those structures are to be maintained by the private land owner and are to be kept in a condition satisfactory to the General Manager of Engineering Services such that support is maintained.

- 2.8 Release of Indemnity Agreement 241650M (pertaining to use of an area which is now dedicated road) prior to building occupancy.

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

- 2.9 Provision of a finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services. Refer to [Schedule B](#) of the TDM policy for detailed requirements for each measure. Provide TDM Plan as a separate package with complete information on TDM measures proposed.

- 2.10 Entry into a Transportation Demand Management agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which:

- (a) Secures provision of funding towards long-term TDM monitoring fund in the amount of \$2 per square metre of gross floor area for Downtown sites.
- (b) Secures the provision of TDM measures on the site,
- (c) Permits the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed
- (d) Agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.

- 2.11 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:

- (a) Provision of adequate water service to meet the fire flow demands of the project.

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.

Note to applicant: Based on the confirmed Fire Underwriter’s Survey Required Fire Flows submitted by Daniel Casey, P.Eng. dated September 21, 2018 the existing water infrastructure meets the fire flow demands.

- (b) Provision of cash payment in the amount of 15% of the sewer upgrade cost estimate, provided by the General Manager of Engineering Services, prior to enactment. Remainder of security to be provided prior Development Permit Issuance.
- (c) Upgrading of approximately 410 m of existing 600 mm sanitary main to 900 mm on Beach Avenue between Thurlow Street and Jervis Street [from Manhole FJD2ZB to Manhole FJD2ZN] is required.

The City of Vancouver will deliver this off-site trunk upgrade on Beach Avenue at developer’s costs. The developer is responsible for provision of 100% funding towards design and construction costs for this upgrade. The City is targeting delivery of the upgraded trunk for approximately 2021 to align with expected development occupancies. The applicant is to regularly inform the Integrated Water Management (IWM) Branch (Utilities.Servicing@Vancouver.ca) of their updated construction and occupancy schedule as the development progresses. This will assist the IWM Branch in scheduling the trunk delivery to meet the occupancy timelines of this development.

The developer may submit a flow monitoring study to confirm the extent of the upgrade, which is to be reviewed and accepted by the General Manager of Engineering Services. The study shall provide data for minimum 3 months of wet weather flow and dry weather flow, to allow for model calibration and flow estimate verification. The required upgrades may be modified based on the outcomes of the flow monitoring study, at the discretion of the General Manager of Engineering Services. The lengths and diameters of these improvements are approximate and subject to detailed design by Developer’s Engineer. The applicant may share this flow monitoring requirement with other development in the area 1290 Hornby Avenue (RZ-2018-00052). Please email Utilities.Servicing@vancouver.ca to obtain contact information for known potential developments.

The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including upgrade design drawings (90% design stage or better) are required to be reviewed and accepted by the General Manager of Engineering Services prior to development permit issuance.

Development to be serviced to the proposed 300 mm sanitary and 1350 mm storm sewers in Beach Crescent.

Groundwater requirements are not currently an immediate concern at this site. The City may require a Hydrogeological Study, Groundwater Management Plan, and/or Impact Assessment if dewatering rates are significant or concerning, to the City's discretion. The developer is advised to undertake adequate investigations to understand the site groundwater conditions early on in the planning and design process

- (d) Provision of 100% funding for signal modifications at Pacific and Richards Streets to include an accessible pedestrian signal (APS) and LED lighting.
- (e) Provision of design and reconstruction of Pacific Street adjacent the site to generally include the following: pavement, grading, curb, gutter, separated bicycle facility, sidewalk, boulevard, street trees, landscaping, transit facilities, line painting and other pavement markings, signage, lighting, pedestrian-level lighting, and utility adjustments.

Note to Applicant: City to provide a geometric design.

- (f) Provision of design and construction of Rolston Street adjacent the site to generally include the following: curbs, gutters, separated bicycle facility, public bike share pad, sidewalks, boulevards, street trees, landscaping, pavement markings, signage, lighting, pedestrian-level lighting, and utility adjustments.

Note to Applicant: City to provide a geometric design.

- (g) Provision of design and construction of Beach Crescent adjacent the site to generally include the following: pavement, grading, curbs, gutters, separated bicycle facility, sidewalks, boulevards, street trees, landscaping, line painting and other pavement markings, signage, lighting, pedestrian-level lighting, and utility adjustments.

Note to Applicant: City to provide a geometric design.

- (h) Provision of crossing design to the satisfaction of the General Manager of Engineering Services. Please review the City's Street Restoration Manual and show typical commercial crossing design on the plans and indicate if any existing street furniture, poles street trees or underground utility is impacted by the

crossing design and location. The final crossing design is to be clearly noted on the plans prior to development permit issuance.

Note to Applicant: Design development to provide one driveway crossing for parking and loading access from Beach Crescent with a minimum 3.0 m (10') from the existing driveway at Seymour Mews.

- (i) Provision of a standard concrete lane crossing, including new curb returns and curb ramps on both sides of the lane entry as per City standard.
- (j) Provision of upgraded street lighting (roadway and sidewalk), lane lighting on standalone poles with underground ducts and the required electrical infrastructure (service kiosk) adjacent to the site that meets City standards and IESNA recommendation.

Note to Applicant: A detailed Electrical Design is required to be submitted to Engineering Services for review prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services.

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

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services

- (l) Provision of street trees where space permits. Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility.

- 2.12 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.

- 2.13 Legal arrangements will be required to ensure on-going operations of certain rainwater storage, rainwater management and green infrastructure systems.
- 2.14 A Section 219 Rainwater Management Agreement Covenant will be required once the Final Rainwater Management Plan (RWMP) is accepted by the City. The Final RWMP will be attached to the covenant and be register on the property's title. After construction, the Engineer of Record will be required to inspect the RWMP system and determine whether it has been substantially completed according to the covenant and Final Plan. The EOR is to inform the City by letter bearing the Engineer's professional seal whether the system has been so constructed, and, if not, sealed "as-built" drawings showing the details of the modified system must be provided.

Sustainability

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

Public Art

- 2.16 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 contact Karen.Henry@vancouver.ca, Public Art Planner, 604.673.8282, to discuss your application.

Housing

- 2.17 Make arrangements, at no cost to the City, and to the satisfaction of the General Manager of Arts, Culture and Community Services, the General Manager of Real Estate and Facilities Management and the Director of Legal Services, for the design, construction, equipment and delivery of a minimum of 152 turnkey social housing units in no less than 20% of the floor area included in the calculation of total floor area, together with required parking, loading, storage, utility and amenity spaces, common areas, mechanical, electrical, metering and other rooms and areas for the exclusive use of the owner, tenants and occupants of the social housing units all to be contained within the remainder parcel (the "Social Housing Remainder Parcel") after air space subdivision of the development lands to be designed, constructed and equipped in accordance with the *City of Vancouver Housing Design and Technical Guidelines*; at no cost to the City. The agreement or agreements will address, but not be limited to, the following:

- (a) Breakdown of unit types (i.e. studios, 1-bedroom units, 2-bedroom units, etc.); net unit sizes, design and specifications must be as per the City of Vancouver *Housing Design and Technical Guidelines* or as described further in these conditions;
- (b) Unit design and associated storage, utility and amenity spaces must be per the *City of Vancouver Housing Design and Technical Guidelines* and *High-Density Housing for Families with Children Guidelines*;
- (c) Provision of at least 57 parking spaces for the social housing, of which a minimum of six (6) must be accessible spaces, as well as one short-term drop-off parking space for the family childcare spaces on the site. The drop-off space should be provided as close as possible to the In-Home family units and no more than 100 m from the entry.
- (d) The Social Housing Remainder Parcel must be designed to be as autonomous as possible, with design considerations maximizing the efficiency and minimizing the cost of operations over the life of the project and within the larger development. Note: the children's play area is an exception to this condition and should be accessible by both market and social housing units; and
- (e) Such other terms and conditions as the General Manager of Arts, Culture and Community Services, the General Manager of Real Estate and Facilities Management and the Director of Legal Services may in their sole discretion require.

Note to Applicant: When referring to the minimum 20% floor area to be provided as social housing units, this does not include associated parking, loading, storage, utility or amenity spaces.

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 Remainder 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 Remainder Parcel.

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

- 2.18 Grant the City an option to purchase, for a nominal purchase price, the Social Housing Remainder Parcel, exercisable upon completion of construction of the social housing. The option to purchase will contain a restriction on the issuance of an Occupancy Permit for any part of the development until such time as the Social Housing Remainder Parcel is completed in turnkey condition and title to the Social Housing Remainder Parcel has been raised.
- 2.19 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 for 60 years or the life of the building, whichever is greater, which will contain the following terms and conditions:

- (a) A no separate sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of such units will be rented for less than one month at a time;
- (d) A requirement that all units comply with the definition of “social housing” in the applicable DCL By-law; and
- (e) 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.

Community Amenity Contribution (CAC) – Cash Payment

- 2.20 Make arrangements for payment to the City the cash CAC of \$12,100,000, to be allocated towards social housing in the vicinity of the rezoning site.

Environmental Contamination

- 2.21 If applicable:

- (a) Submit a site profile to the Environmental Protection Branch (EPB);
- (b) 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
- (c) 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 site as is considered

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

* * * * *

601 Beach Crescent
DRAFT CONSEQUENTIAL BY-LAW PROVISIONS

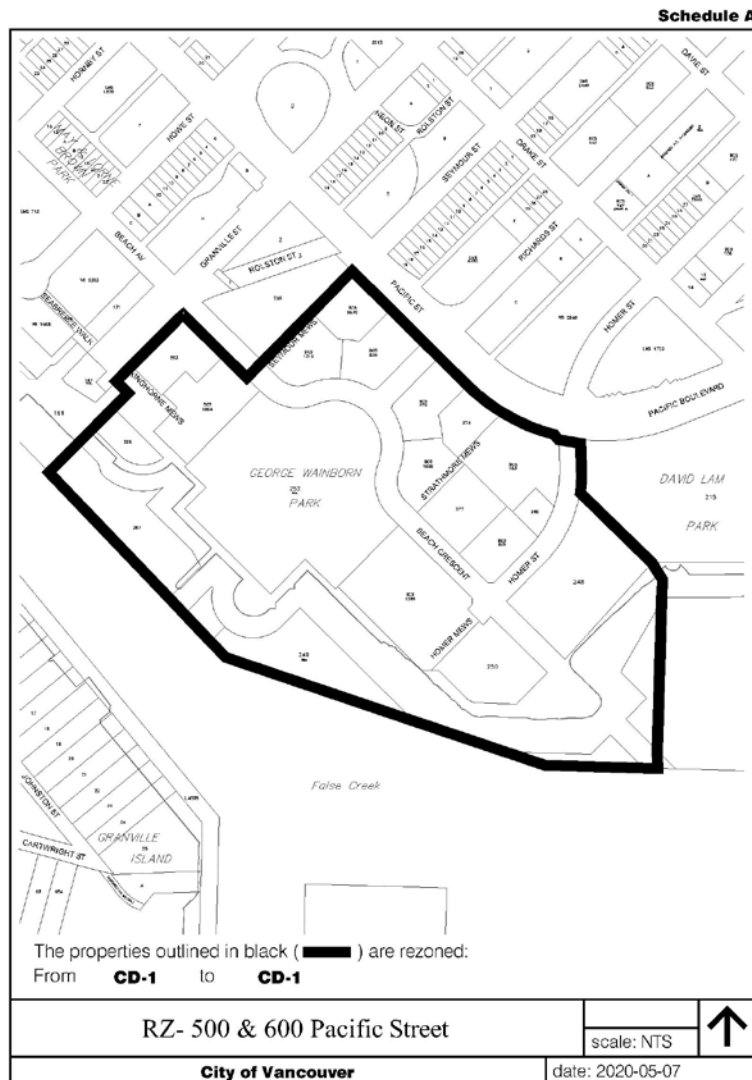
CD-1 (366) BY-LAW NO. 7675

1. This By-law amends the indicated provisions of By-law No. 7675.
2. Council strikes out section 1 and substitutes the following:

Zoning District Plan Amendment

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.

3. Council strikes out Schedule A and substitutes the following:



4. In subsection 3(a), Council strikes out “2,266” and substitutes “1,976”.
5. In section 4.5, Council strikes out Table 2 and replaces with:

“Table 2 – Neighbourhood Maximum Floor Area (in square metres)

Neighbourhood	Land Uses	
	Residential	Retail, Service and Office
Area 1 (By-law No. 7675 and By-law No. ———)	256,852	1,950
Area 2 (By-law No.7156)	114,247	1,858
Area 3 (By-law No. 6757)	84,379	3,720
Area 4/5A (By-law No. 7248)	221,183	34,610
Total	676,661	42,138

“

* * * * *

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

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

This By-law amends the indicated provisions of the False Creek North Official Development Plan By-law 6650.

1. In Section 3.3.1, Council:
 - (a) strikes out “11,511 dwelling units, having a total floor area up to a maximum of 1,024,699 meters” and substitutes “11,676 dwelling units, having a total floor area up to a maximum of 1,047,766 square metres”; and
 - (b) strikes out “11.05%” and substitutes “10.89%”.
2. In section 3.9, Council strikes out “except that a tower located in Sub-area 1B adjacent to the southwest corner of Pacific Boulevard and Homer Street, or located in Sub-area 7(a) must not exceed 110 metres in height” and substitutes “except that a tower located in Sub-area 1B adjacent to the southwest corner of Pacific Boulevard and Homer Street, or located in Sub-areas 1(a) and 7(a) must not exceed 110 metres in height”.
3. In section 7 strikes Figure # 4 and replaces with:

Area - Neighbourhood		Affordable		Market		Total Units	Floor Area		per CD-1
		non-family	family	non-family	family		m2	sq. ft.	
1 Beach	Units	117	225	1,645	353	2,431	256,852	2,764,830	CD-1
	%	7.3	10.5	67.7	14.5				
2 Roundhouse	Units	74	137	594	230	1,035	114,247	1,229,785	CD-1
	%	7.1	13.2	57.4	22.2				
3 Valetown Edge	Units	60	72	452	122	706	84,379	908,278	CD-1
	%	8.5	10.2	64	12.3				
4 Quayside	Units	98	86	1,114	117	1,415	137,281	1,477,729	CD-1
	%	6.9	6.1	78.7	8.3	★ ★			
5A Cambie-Beatty	Units	52	52	972	80	1,156	83,302	903,143	CD-1
	%	4.5	4.5	84.1	6.9				
5B East	Units	0	0	325	109	434	28,169	303,209	CD-1
	%	0	0	75	25				
5B West	Units	0	0	465	155	620	36,323	397,435	CD-1
	%	0	0	75	25				
6A Coopers Park	Units	38	63	458	155	714	70,558	759,500	CD-1
	%	5.3	8.8	64.1	21.7				
6C Abbott-Carrall	Units	0	0	0	0	0	0	0	ODP
	%	0	0	0	0				
7A Rogers Arena	Units	0	0	452	162	614	37,919	408,157	CD-1
	%	0	0	73.6	26.4				
7B Viaducts	Units	0	0	865	288	1,153	83,331	897,000	CD-1
	%	0	0	75	25				
8 International Village	Units	96	12	1,080	210	1,398	114,205	1,229,290	CD-1
	%	6.8	0.9	77.3	15				
Total		11,676	11,047,766	11,278,356					

* Refer to text section on residential land use 3, 4 for sub-area 10 (BC Place)

		Affordable		Market	
Sub-total	Units	non-family	family	non-family	family
	%	5.95	6.77	8.423	1.931
Total	Units	5.10	5.80	72.14	16.97
	%		1.272		10.404
Grand total	Units		10.89		89.11
	%		11.676		100

★ Additional 97 units from unconsolidated Beach lands
★ ★ Pay-in-lieu for 150 units
note 1: The floor area distribution between affordable and market is set out in legal agreements for each CD-1

Figure # 4
Residential Units



SIGN BY-LAW No. 11879

In Schedule A (CD-1 Zoning Districts regulated by Part 9) of the Sign By-law add:

"601 Beach Crescent	[CD-1 #]	[By-law #]	DD"
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NOISE CONTROL BY-LAW No. 6555

Amend Schedule A (Activity Zone) by adding the following:

"[CD-1#]	[By-law #]	601 Beach Crescent
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**601 Beach Crescent
ADDITIONAL INFORMATION**

1. Urban Design Panel

02- 20-2019

EVALUATION:

- **Introduction:**

Rezoning planner Leifka Vissers introduced the project located at the intersection of Beach Crescent and Rolston Street adjacent to the Granville Bridge off-ramp.

The application proposes a Comprehensive Development (CD-1) district to permit a 54-storey mixed-use building, with a 6-storey podium to include:

- 303 market residential units and 152 social housing units;
- commercial retail space at grade;
- A total FSR of 7.23;
- A building height of 535ft or 163m.

This application is being considered under the Higher Buildings policy which was adopted in 1997 and amended in 2011, which allows for the consideration of buildings exceeding existing height limits, up to 425 feet, at designated locations provided they achieve the following:

- Establish a significant and recognizable benchmark for architectural creativity and excellence while making a significant contribution to the beauty and visual power of the city's skyline
- Demonstrate and advance the city's objective for carbon neutrality for new buildings
- Provide lasting meaningful public legacy to Vancouver, including consideration of provisions of significant community benefits, on-site activities, and uses of community significance
- Minimizing shadowing and view impacts on the public realm including key streets, plazas and parks as well as neighbouring buildings.

This policy identifies two sites at the Granville Bridge Gateway to mark entry into downtown. The first is Vancouver House, currently under construction. 601 Beach Crescent is the second site.

Under the False creek North Official Development Plan (ODP), enacted in 1990 and amended in 2013, the subject site is within sub-area 1a, a 5-block residential area where retail uses are permitted.

The subject site is further zoned Beach Neighborhood CD-1 (366) under the ODP. The Beach Neighborhood CD-1 Guidelines were established in 1996 and last amended in 2003. They specify the amount of residential units and total residential floor area permitted in the CD-1 district, as well as requirements for:

- Social housing units
- Market housing units
- Family housing mix
- They establish guidelines for each of the precincts within Beach Neighborhood

Green Buildings Policy (2009 updated 2017)

Requires that all rezoning projects achieve either near zero emissions buildings or low emissions green buildings

Bridgehead Guidelines (1997)

Guide development of buildings proposed on the North Granville Bridgehead – East Side – and specifies design requirements for this site including a 20m setback, a positively articulated floor as a visible elevation and if the development addresses livability issues.

Under the Granville Bridge Neighborhood Commercial Centre Policies and Guidelines (2007)

Guides the development of a locally-serving commercial node under the Granville Bridge – development should improve and enhance the quality of the public realm through high quality architectural expressions, careful site planning and appropriate vehicular and pedestrian circulation.

View Protection Guidelines

Adopted in 1989 protect selected threatened public views, including View Cone 3.2.1 (Queen Elizabeth Park View) which crosses a small portion of this site at the north end limiting building height at that point to 444ft.

City Invitation to Offer

The city issued an invitation to offer for this site, which was previously City owned, was issued in 2016. The Invitation to offer laid out conditions on which the site would be sold, including specifying the requirement for 152 social housing units to achieve the social housing targets laid out in the False Creek North ODP.

This application is being considered under the Higher Buildings Policy, as a Granville Bridge Gateway Site.

Development Planner, Patrick O’Sullivan, described the context buildings and provided the tower separation distances between the proposed development and nearby residential towers.

Program wise, The CRU fronting at grade level wraps along Pacific street, down to Rolston and all along the corner onto Beach Crescent. The relationship between the CRU, pedestrian and public realm is meant to be very clear.

There is social housing, podium, and CRU located on levels 1 to 6. There is an amenity space and residential entry adjacent to the vehicle entry. The podium ranges from 4 storeys to 6 storeys at Pacific and Beach Street.

Levels 7 through 54 are strata residential. The provided amenity spaces including outdoor spaces, gym, amenity lounge, indoor play area, outdoor play area, function room, pool, and garden. Every unit in the proposal includes a balcony.

Although originally envisioned to permit vehicle access to both properties, Seymour Mews is a private walking street fully on the adjacent property. It has a public access ROW for pedestrians, but no shared-access-agreement in place for vehicles.

The Queen Elizabeth View Cone intersects the site at 410 ft. Given the proposed tower siting Shadows would impact May and Lorne Brown Park on the equinox between 10:30 and 11:20 am. The proposed height is 535 ft. to the parapet. For reference, Vancouver House is 497 ft. to the top of the roof slab.

For reference, the maximum floorplate as per the beach neighborhood GL's is: 6,500 sq. ft. The proposed floor plate at the base of the tower is 8,400 sq. ft. and narrows to 5,370 sq. ft, widens to 6,300 sq. ft. and tapers to 3600 sq. ft. at the very top.

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

1. Public Realm:

- Is the public realm design along Rolston Street sufficiently permeable for pedestrian access to the proposal's CRU frontages?
- Is the design of the outdoor space at the southwest corner of the site suitable for this large area – consider landscape, seating, pedestrian desire lines and sun access?

2. Podium and Base:

- Is the 6-storey height and massing of the east side of the podium a suitable scale to be fronting onto the Mew's pedestrian and low-rise ground-oriented townhouse context? (Guidelines recommend maximum 4 stories.)
- Is the 33 ft. separation between the proposed podium at the north and south ends of Rolston Street and the Seymour off-ramp sufficient to maintain views from the bridge and to ensure livability of residential use? (Guidelines recommend that portions of buildings east of the off-ramp that project above the height of the bridge deck be set back 65 ft. from the bridge dripline.)

3. Tower:

- Does the design of the proposed tower respond well to/ and work well with the Vancouver House tower in meeting the Higher Building Policy's experiential intent of a gateway to mark the entry into Downtown?
- Is the scale of the tower floorplate acceptable (8524 sq. ft. at its broadest on level 14; and; and 134 ft. at its longest dimension)?
- Does the proposed architectural excellence and sustainable performance meet the criteria to earn the height to 425 feet?
- Further, is the proposed height of 535 feet supportable, as per the Higher Building Policies and criteria, and does it make "a significant contribution to the beauty and the visual power of the city's skyline"?
- Please comment on Equinox Shadow impacts onto May and Lorne Brown Park.
- Can view impacts to nearby residential uses be improved?

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:**

Kandice Kwok, the co-founder of JYOM Architecture, introduced herself and her firm, JYOM Architects, based in Shanghai..

Ms. Kwok began by noting the challenging site slope, geometry and configuration.

The proposed tower siting intends to limit view impacts to nearby towers and also create an offsetting relationship to the Vancouver House tower which is further north. , By offsetting this, views to the park have been gained.

The tower form is slender to reduce view impacts and the tower expression is defined by movement. By having a twist we have created a conversation between the two gateway towers such that each has its individual identity.

We wanted to carve out more space from the podium to provide relief from the off-ramp. The three sides to the podium are mostly meant to be CRUs.

The main entrances for both residential areas are through Beach Crescent. We have created a garden level and an amenity where individuals will have visuals to the street. By having a buffer zone we were able to create interesting landscape.

This site needs three dimensional landscapes. The green edge divides the faster moving traffic from the slower one. The simple graphic elements have been stepped up throughout the building.

By adding repeating elements it allows for depth in the landscape. Improvements include lighting up the bridge to make it a stand out feature. Additional elements like furniture, bike parking, and benches for social engagement have been added and can be used by all individuals.

The applicant team then took questions from the panel.

- **Panel Consensus:**

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

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

- Reduce the vehicular entry crossings at Beach Crescent ;
- Develop a friendlier character that is more integrated with the Seymour Mews;
- Design development of the retail facades to enhance the pedestrian experience;
- Develop ground plane landscape treatment;
- Design development to minimize shadowing of the roof amenity areas;
- Design development to improve the livability of the units facing the bridge;
- Design Develop of the podium to be less relentless and have a stronger base;
- Design development of the tower connection to grade and podium;
- Development of tower glazing and cladding;
- Review tower height to further differentiate from Vancouver House;
- Design development to enhance the architectural elegance of the design.

- **Related Commentary:**

The panel agreed that this is a challenging site that will receive recommendations from both sides.

In general the panel supported the application at the rezoning stage however look forwards to seeing needed design development at the DP stage. A panelist noted the architectural excellence is not quite there yet and next level design process will include fleshing out the general elements of the proposal with specific design elements.

The majority of the panel's comments were organized to address each of the three main elements; the podium, tower and public realm.

The podium, along the built form facing the muse is very flat compared to the buildings on the other side which have a lot of texture. The podium and base is not the right response to the muse.

A number of panelists raised concerns regarding shading of the rooftop amenity space. The applicant was encouraged to consider orienting the amenities towards the water side instead of facing the bridge deck. Step back the higher sides of the podium, or move the tower further north so the amenity could be shifted towards the southwest side and away from the shadows.

There are challenges with the podium and base. The podium expression should be in line and relate to the tower expression. The units facing the bridge are not livable; by design you can provide privacy and re orient the units.

There is a vertical green element at the south west corner and carries on, it is relentless. This creates an aesthetic of the base being separate and robust. The tower shape is sculptural meanwhile the base design is confusing.

The slope of the site has not been taken advantage of; it's a flat podium on a sloped site. The project does not address the grade at all; it's not just how the building hits the ground but the massing as well.

In general, the panel enjoyed the form of the building, the twist is lovely, and agreed it was an important gateway contribution. It has a nice yin and yang and fits the requirements within the the Green Building Policy.

The city of Vancouver skyline is the first thing we think of when looking at extra height. The city skyline is dominated by Trump Tower and Shangri-La and this project will also have a significant presence. It is important that these towers soften the blow in the skyline especially when there are views that have not been shown. Panelists noted that it would have been nice to see the rendering from alternate points throughout the City.

A panelist noted the Vancouver House is dominant from the sky and it blocks out a lot of the views to the mountain, the project building softens this.

Some panelists noted the tower floorplate is a good proportion for the building and justifies the height. The towers are a good contribution to the city skylight; however, feel the residential view can still be improved.

Others noted there is uncomfortable relationship with the height of Vancouver House and the proposal at 601 Beach Crescent. There needs to be a difference. Don't feel reasoning was justified for the little extra height. A panelist noted the heights really has to do with the massing of the building and needs to be higher or lower than the Vancouver house.

The Vancouver house is a remarkable building that presents a unique opportunity to this site; however, the proposal should have a stronger distinction from Vancouver House.

The image of the tower really needs to represent the future of Vancouver.

The buildings should be more aligned with the east side, there would be more sun and livability of the social housing sites. There is a 33 ft separation and the towers were pulled up north and not so much in the view cone. A panelist noted keep in mind being a "good neighbor" when considering shifts of the tower.

It was noted the reasoning for why office space could not be accommodated in this area was not clear and this should be considered.

There was mixed opinion in regards to the public realm along Rolston Street, some found it to be sufficiently permeable others did not.

There is opportunity to do something engaging at Rolston St and southwest corner of the site, engage the community, presently it is a big open space. On a pedestrian level this corner can highlight the building however right now not noticeable. The frontage on Rolston St needs to be super textured, engaging, detailed and inviting.

More thought is needed to the use of the plaza. It was noted the available seating and sun access is a plus however additional seating and planting around the plaza would be beneficial. It is a small urban space but it can be a jewel.

A panelist noted the use of unique lightings and pavers was nice and noted the additional seating will also make it look more like a pedestrian gateway.

For further programming sculpture elements or public art could positively contribute to the project. The entry to the court in the south east corner is a very important entry.

The soffit of the parking entry needs further design development. A panelist noted the southwest corner provides car access, resist having only car access for pedestrian and bicycle access should be a priority. There needs to be more of a blur with what is car and what is vehicular. Due to the curve cut on the turnabout not convinced parking is the right location currently, it abandons the pedestrian, if parking could move it would benefit the edge.

Additional comments include the addition of social housing is a positive. There is not enough sun along the landscape and be aware of creating lots of issues with the mechanical systems. Building a straight wall may not be the best dialogue from the other side and simplify the shadow studies.

- **Applicant's Response:**

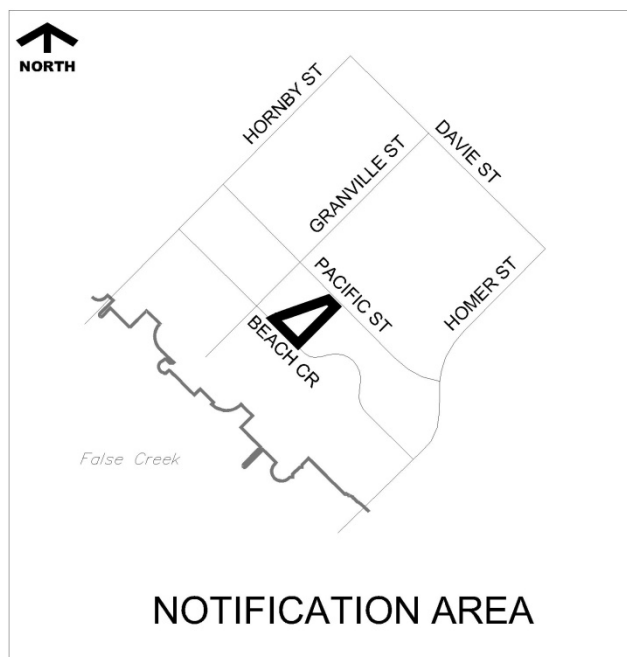
The applicant team thanked the panel for their comments.

* * * * *

2. PUBLIC CONSULTATION SUMMARY

Rezoning Application (Submitted September 24, 2018)

Public Notification – A rezoning information sign was installed on the property on Oct 5, 2018. Approximately 7,320 notification postcards were distributed within the neighbouring area on or about Nov 15, 2018. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).







Community Open House – A community open house was held on Nov 26, 2018 at the Executive Hotel's Portofino Room at 1379 Howe Street. Staff, the applicant team, and 121 members of the public attended the open house.

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

- In response to the Nov 26, 2018 open house, a total of 43 comment sheets were received from the public
- Approximately 118 emails and online comments were also received

Notification and Public Response – September 2018

Total notifications		7320
Open House attendees		121
Comment sheets		43
Other feedback*		118

Note: Each comment form or online response can include a number of comments which may reference points in support, potential concerns and questions or neutral/general statements. Therefore, staff focus on qualitative theming of comments and overall percentages are not provided.

Some duplication of responses may result where respondents chose to provide feedback to a rezoning application more than once using a number of mediums (open house comment sheet, online feedback, form letter, petition, etc.).

- **Supportive of architecture and urban design treatments** (approximately 12 responses) – Respondents felt that the building's architecture will act as a major landmark and gateway to the City's downtown. Respondents referred to the building's architecture and urban design as exciting, attractive, unique, and having a quality slim aesthetic.
- **Proposal provides social housing** (approximately 12 responses) – The social housing component of the proposal received positive feedback from respondents. Respondents acknowledged that having high and low income tenants was a positive feature of the proposal.
- **Appropriate height, scale and massing** (approximately 10 responses) – Respondents considered the building's massing, height, density, and overall scale to be attractive and appropriate for the area. Respondents felt the proposal's height could be taller.

Comments of Concern:

- **Inappropriate building height** (approximately 63 responses) – Respondents felt the proposal's height was much too high for the location as it would block views and create shadows on public streets and nearby parks. Respondents acknowledged that the proposal's height should align with nearby buildings that are lower in height.
- **Proposal creates additional traffic congestion** (approximately 48 responses) – Additional density to the area was viewed by respondents as creating automobile traffic congestion. Concern was given that Beach Crescent is becoming a thoroughfare and

traffic will bottleneck on all streets surrounding the site. With the Vancouver House adjacent to the site, respondents believe traffic congestion will only proliferate with a new development in the area. In addition, respondents were concerned with commercial trucks in the area as they service the proposal's commercial spaces at grade.

- **Incoming density will strain existing infrastructure, services, and community amenities** (approximately 43 responses) – Respondents acknowledged that the community is already at capacity in terms of population density, which would cause strain on parks, children play areas, schools, community spaces, services and infrastructure.
- **Inadequate architecture, urban design or materials** (approximately 27 responses) – Respondents viewed that the proposal's architecture and urban design as not fitting in with the neighbourhood. In addition, respondents were not satisfied with the cladding, glazing, textures or materials of the proposal. Respondents believed the building doesn't meet the benchmark of high quality urban design outlined within the City of Vancouver's Higher Building Policy.
- **Existing policy is unsuitable for the area** (approximately 20 responses) – The Higher Building Policy was criticized as being inappropriate for the location and respondents questioned the City of Vancouver's rationale for selecting the site for a higher building. Respondents questioned whether the proposal fits the benchmarks and standards to qualify under the Higher Building Policy. Respondents felt that the City's past policies that applied to the site would be more appropriate for future development.
- **Ensure housing is kept affordable** (approximately 19 responses) – Respondents expressed concern that luxury high-rise condos are out of reach for many Vancouverites and that the project's social housing needs to be guaranteed to be affordable.
- **Additional Parking supply needed** (approximately 17 responses) – Respondents felt that there isn't enough parking in the area to support the proposal in regards to residents and visitors. Respondents noted the lack of visitor parking, free parking nearby, and parking for the elderly.
- **Inappropriate podium placement or setbacks** (approximately 16 responses) – The proposal's podium and setbacks were criticized by respondents who believe the building should be shifted north and west to reduce shadowing of nearby parks and provide adequate public space for pedestrians. Respondents acknowledged that the podium units would be better positioned away from traffic and be fronting onto Seymour Mews.
- **Proposal has poor transportation connectivity** (approximately 16 responses) – Respondents viewed the proposal as having limited access into the building. Respondents felt there wasn't a large enough loading area for the commercial spaces, as well as unsatisfied with the parking entranceway along Beach Crescent.
- **Inappropriate massing, scale, and density** (approximately 14 responses) – Respondents viewed the massing, and size of the proposal as inappropriate given the site size and neighbourhood context.

- **Lack of capacity in schools, daycare, or childcare nearby** (approximately 13 responses) – Respondents acknowledged the limited number of schools, daycares, and childcare facilities to service the incoming population density anticipated from the project. Respondents indicated a need for school, daycare or childcare upgrades in the neighbourhood, and whether or not a school or childcare could be a part of the proposal.
- **Proposal should offer additional affordable housing units** (approximately 11 responses) – Respondents noted that the proposal would benefit from having additional social housing or non-profit housing.

The following are the miscellaneous comments received from the public (note: these were topics that were not ranked as highly as above).

- Fits well in the neighbourhood
- Supportive of new population density
- Proposal contributes to public realm improvements
- Proposal includes quality amenity space
- Against rising taxes and decreasing property values
- Proposal requires traffic safety and traffic calming
- Improve eco-friendly transportation modes
- Proposal should include enhanced retail at grade
- Oversupply of parking
- Additional public space preferred
- Proposal will create noise pollution
- Inadequate public consultation process
- Increased density leads to safety issues
- Against social housing in neighbourhood
- Improve materials and landscaping
- Quality of parks nearby will be lost
- Project construction will block traffic
- Proposal has inadequate sustainability components
- The community will be lost
- Scale and height of building is not seismically safe
- Offer social and non-profit housing only
- Development in neighbourhood is occurring too quickly
- Inadequate design or layout of housing units.
- City of Vancouver and private sector firms are corrupt
- Site should be converted to park space
- Against tenant evictions
- Proposal will building empty apartments
- Land should have been sold by City prior to rezoning
- Too many bicycle parking proposed

3. PUBLIC CONSULTATION SUMMARY

Revised Rezoning Application (Submitted October 22, 2019)


Public Notification – A site sign including the information for the revised rezoning application was installed on the property and approximately 7,683 notification postcards were distributed within the neighbouring area on or about Oct 25, 2019. Notification and application information,

as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps). A second community open house was not held.

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

- In response a total of approximately 39 emails and online comments were received

Notification and Public Response – October 2019

Total Notifications	 7,683
Open House Attendees (N/A)	0
Comment Sheets (N/A)	0
Other Feedback*	39

Note: Each comment form or online response can include a number of comments which may reference points in support, potential concerns and questions or neutral/general statements. Therefore, staff focus on qualitative theming of comments and overall percentages are not provided.

Some duplication of responses may result where respondents chose to provide feedback to a rezoning application more than once using a number of mediums (open house comment sheet, online feedback, form letter, petition, etc.).

Comments of Support:

- **Satisfied with the location of new tower placement** (approximately 5 responses) – Respondents were appreciative of the changes to the podium and tower locations as it would improve the public realm by creating less shadowing on nearby areas.

Comments of Concern:

- **Unsatisfied with the location of new tower placement** (approximately 12 responses) Respondents felt that the tower movement north on the property further disrupted views for nearby residents and were concerned that the change would create shadowing and lighting issues for Seymour Mews. Respondents indicated that Seymour Mews should receive greater setbacks.
- **Inappropriate building height** (approximately 10 responses) – Respondents suggested that the proposal's height was out of context given the area and that the proposal didn't respect the views of the mountains or the shadowing of nearby parks.

- **Architecture, urban design, or materials** (approximately 6 responses) – Respondents felt the proposal's overall design did not meet the qualifications of design excellence, and that a higher standard of urban design and architectural expression should be achieved.
- **Lack of capacity in schools, daycare, or childcare nearby** (approximately 6 responses) – Respondents acknowledged the limited number of schools, daycares, and childcare facilities to service the incoming population density anticipated from the project. Respondents indicated the need for school, daycare or childcare upgrades in the neighbourhood as they are at capacity.
- **Proposal will create additional traffic congestion** (approximately 6 responses) – Respondents viewed the proposal as creating additional traffic congestion along Granville Bridge and within the surrounding area. In addition, respondents were concerned with the placement of the entranceway to the parkade as it could lead to accidents.

The following are the miscellaneous comments received from the public (note: these were topics that were not ranked as highly as above).

- Concerns regarding massing, scale and density
- Proposal has a quality urban design aesthetic
- Concerns regarding Existing policies for the area are unsuitable
- Greater clarity on unit affordability
- Proposal should move ahead and be streamlined
- Increased density lead to safety issues
- Developers are taking advantage of the City
- Opposed to social housing entering neighbourhood
- Additional parking is desirable for the project
- Inadequate traffic study submitted by applicant
- Improve materials and landscaping near grade
- Project will contribute to noise pollution
- General disagreement with the proposal and City's policies.

* * * * *

601 Beach Crescent URBAN DESIGN ANALYSIS

This section provides a detailed assessment of the application received on September 24, 2018, and resubmitted on October 22, 2019, considering issues such as height, shadowing and view impacts. A basic description of the built form is provided in the Form of Development section of the report. Additional information is provided in the comprehensive Minutes of the Urban Design Panel (see Appendix D). Floor plans, elevations, sections and perspective drawings may be found in the Form of Development section that follows (see Appendix E).

Site and Context

The rezoning site is located east of Seymour off-ramp of Granville Bridge and is bounded by Pacific Street, Rolston Street, Beach Crescent and Seymour Mews.

601 Beach is a vacant triangular site (5,775 m²) that is constrained primarily by a challenging topography that is approximately 7 m grade difference from Pacific Street to Beach Crescent and by the proximity of the Granville Bridge.

Beach Neighbourhood has evolved into a high density, residential community. The blocks surrounding the subject site contain a variety of building types and heights with a minority of 2- to 3-storey buildings and a majority of concrete apartment buildings in the 18- to 52-storey range.



Figure A - Site Plan and Current Zoning

Significant adjacent development in the immediate area includes:

- a. Vancouver House - 1412-1460 Howe Street, 1410 and 1429 Granville Street, and 710 Pacific Street – 52 storey mixed-use building and two
- b. Discovery – 1500 Howe Street – 24 storey residential tower.
- c. Icon I – 638 Beach Crescent – 24 storey residential tower
- d. Parkwest Tower II – 583 Beach Crescent – 31 storey residential tower
- e. Aqua at the Park – 550 Pacific Street – 24 storey residential tower
- f. Azura II - 503 Beach Crescent
- g. The Mark – 1372 Seymour Street – 41 storey residential tower.
- h. Executive Hotel Vintage Park – 1379 Howe Street – 18 storey hotel.
- i. May and Lorne Brown Park
- j. George Wainborn Park
- k. Vacant site

Current Zoning and Applicable Policies and Guidelines

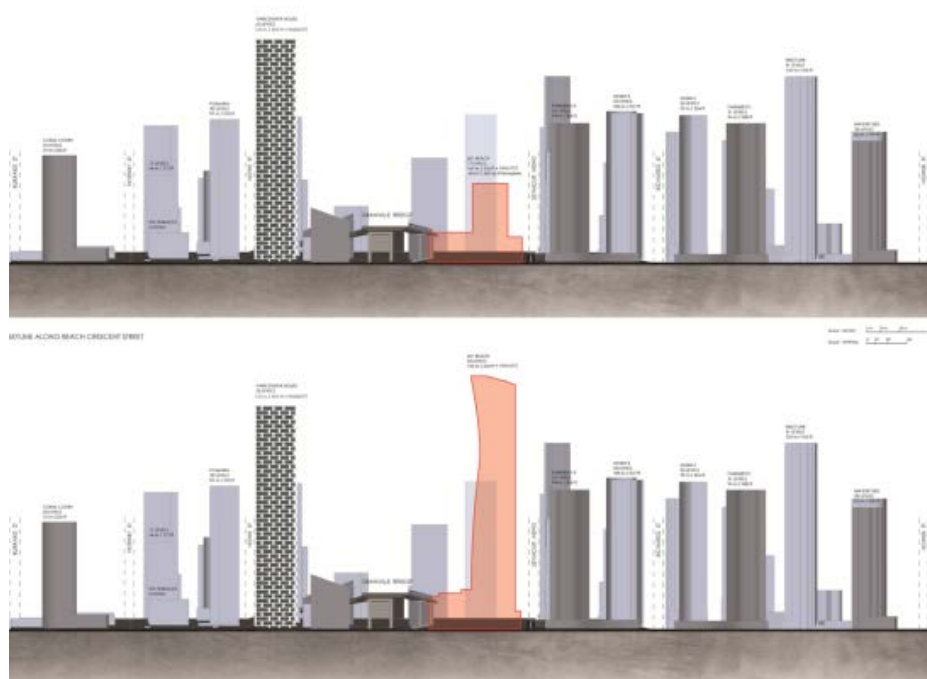


Figure B - Skyline (Permitted under Current Zoning versus Proposed)

The site is located in sub-area 1-A of the CD-1 By-law (366) and within development precinct 5 in the Beach Neighbourhood CD-1 Guidelines. In terms of height, the CD-1 specifies a maximum height of 110 m (360 ft.) within the area boundary. More specifically, the Guidelines indicate a tower height of 17 storeys and associated podiums of with 4, 5 and 6 storeys maximum for this particular site.

Under the current zoning, uses, height and densities are prescribed. The Beach Neighbourhood CD-1 Guidelines recognize this area as a primarily residential neighbourhood providing housing consistent with livability, environmental, and households and income mix objectives, particularly for families with children, and anticipate a tower located towards the southwest part of the parcel. Moreover, the guidelines reference maximum floor plate areas of 600 m² (6,458 sq. ft.), setbacks of 1.5 m for the first two storeys along Seymour Mews and minimum mews width of

9 m and 15 m for the first two levels and above respectively. A setback of 3.65 m from the property line on other streets is also anticipated. The performance of building siting and massing, architecture, setbacks, streetscape, public realm and livability are all important factors to the delivery of a well-considered high density neighbourhood.

In addition to the CD-1 (366) and Beach Neighbourhood CD-1 Guidelines (500 and 600 Pacific Street), this proposal is also guided by the Higher Buildings Policy, False Creek North Official Development Plan, the Bridgehead Guidelines, the Under the Granville Bridge Neighbourhood Commercial Centre Policies and Guidelines and the View Protection Guidelines.

Higher Buildings Policy (2018)

This policy identifies strategic locations for the development of higher buildings, located with the downtown peninsula and on one of Vancouver's three primary streets of Georgia, Burrard and Granville. The subject site, combined with the Vancouver House site on the west side of the Granville Bridge, were identified as high building sites to frame the Granville Street Gateway, with a height in the range of 425 ft.

Some of the other key objectives of the higher buildings policy are to establish a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and power of the city's skyline. Furthermore, the higher buildings should demonstrate leadership and advances in sustainable design and energy consumption. The policy also identifies other considerations, including community benefits, open space that represents a significant contribution to the downtown network of green and plaza spaces, and for buildings to minimize adverse shadowing and view impacts on the public realm including key streets, parks and plazas, as well as neighbouring buildings.

Height

One of the intents of the Higher Buildings Policy is to mark the entry into downtown from Granville Bridge. The Policy states that tower portions of buildings should be assessed based on their contribution to the city's skyline and as a recognizable benchmark for architectural creativity and excellence.

The proposed tower height is 558.4 ft. (170.2 m) measured to the top of the architectural parapet, therefore, exceeding the height 425 ft. (129.5 m) identified in the Higher Buildings Policy for this site. There are three key aspects to consider when addressing additional height in this area; contextual fit, the building's contribution to the city's skyline and shadowing impacts generated from the additional height.

It should be noted that throughout the rezoning process, residents raised concerns about height. Staff have assessed the additional height proposed and determined that some adjustments should be made to diminish the height to 535 ft. to top of parapet. Furthermore, staff are also seeking further design development of the tower crown, including by canting the top substantially towards the east, to embed all appurtenances within the tilted plane formed by the parapet and to treat the roof as a façade (the fifth façade). These modifications are meant to achieve several urban design goals — reduce shadows modestly, improve contextual fit and afford a stronger emphasis on the Granville marker entry, including enhancing the complement to the Vancouver House to better work together spatially (Figure C). The increase in height will not detract from the broader urban design objectives embodied in the High Building Policy for achieving a legible “dome shaped” skyline (Figure D).



Figure C: Approximate anticipated tower shape and height (red is proposed)

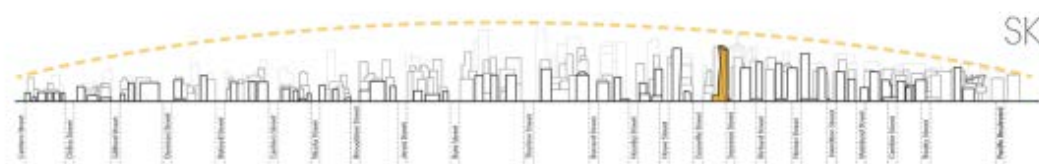


Figure D: Dome Diagram

Podium Heights – Along Seymour Mews, the Beach Neighbourhood CD-1 Guidelines anticipate building heights of maximum four storeys on the northern part and five storeys on the southern end, associated with a townhouse development.

This application proposes seven storeys facing the mews at the northern end. The massing has been stepped back (Figure E), providing a two-storey expression and 1.5 m setback as outlined in the guidelines. Additionally, the overall width of the mews exceeds the anticipated 9 m (11.89 m) and the 15 m separation above the two first levels to the neighbouring Aqua building. Further south along the mews, the massing is further set back from the mews to create a vehicular access drop-off area.

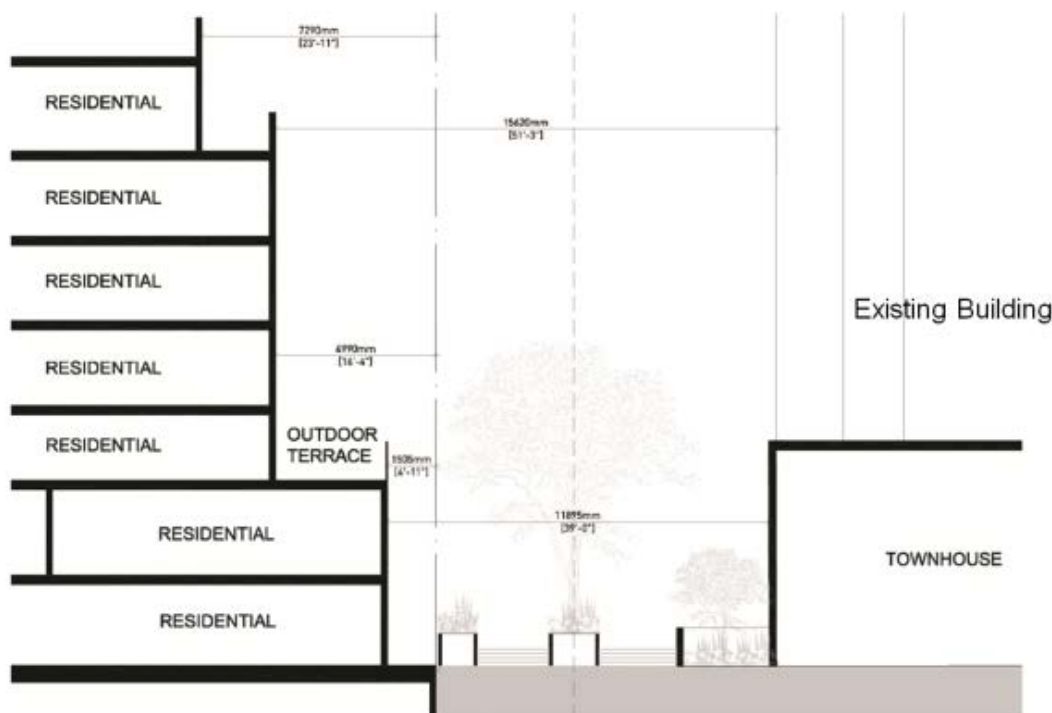


Figure E: Section across Seymour Mews

On Beach Crescent, the development exceeds the six-storey low-rise building envisioned in the current zoning and is proposing eight storeys. However, the top two floor plates are small and are setback 10 ft., thereby minimizing the impact of the massing on the street and attempting to render a 6-storey expression. Nonetheless, staff are seeking further refinements at this interface to increase contextual fit (see Appendix B).

It should be noted that Beach Crescent is currently 20 m wide between property lines and that this application is proposing a 5.69 m (18' 8") setback from its southern property line. The setback anticipated under the current zoning is 3.65 m. The vacant site across Beach, at 1502 Granville Street, may accommodate an up to seven-storey development under the CD-1 Beach Neighbourhood Guidelines.

The execution of the building's architecture will necessitate exceptional detailing, therefore, staff are also recommending detailed design development conditions to further demonstrate and secure the quality of materials and detailing presented and anticipated (see Appendix B).

Shadows Impacts

Shadow impacts are assessed on public open spaces normally between 10 am, noon and 2 pm, measured on the equinoxes. The Higher Building Policy inherently anticipates that there would be a shadow impact on May and Lorne Brown Park. The shadow analysis confirms that the proposed building does contribute to additional shadow impact onto the park from the current zoning but not from the anticipated 425 ft.

Nonetheless, staff raised this concern during the rezoning process and the applicant revised the design, relocating the tower further northeast to minimize shadows on the park at key hours, which impacted initially from approximately 10:00 to 11:10 am. As a result, the proposal continues to shadow approximately the same amount of time, however, it impacts at an earlier span of time, from approximately 9:40 am to 10:50 (spring equinox). (Figure F).

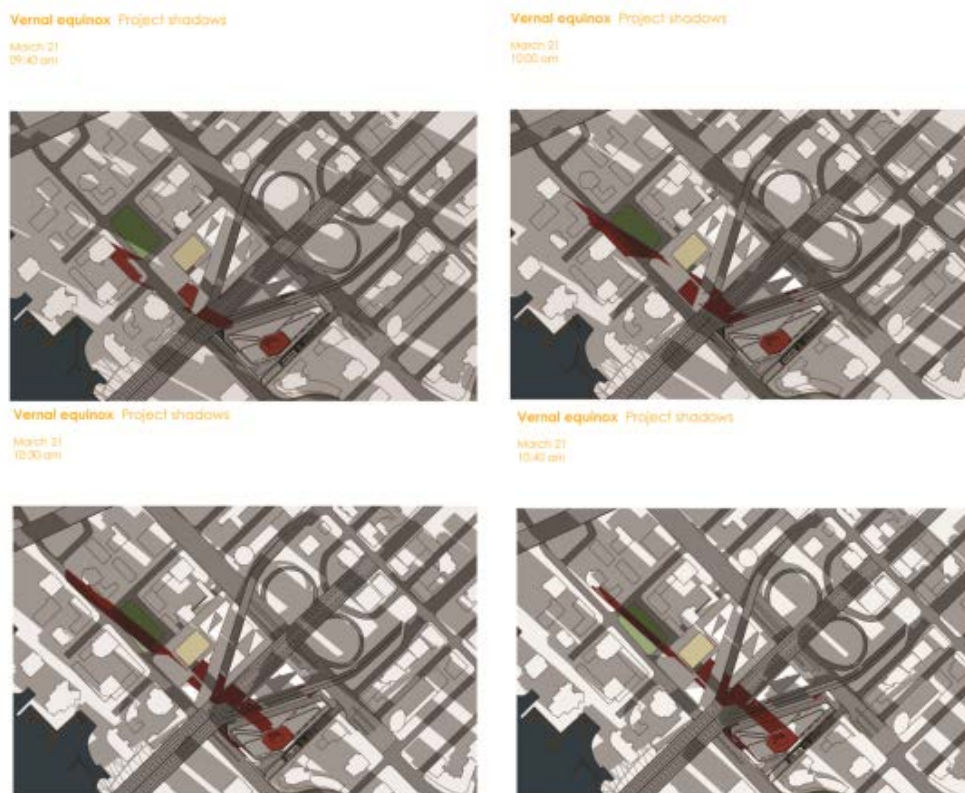


Figure F: Shadow at Spring Equinox (March 21)

The effect of the overall height is somewhat mitigated by the Vancouver House tower, which already casts shadows onto the park, by the proposed tower relocation, and by the rounded shape of its floor plates. However, the tower shadow is sufficiently long to fall across portions of May and Lorne Park during the morning of the spring and fall equinoxes.

At summer solstice the proposal does not have impact on May and Lorne Brown Park at any time (Figure G), although it does along Seymour Mews from 3:00 pm.



Figure G: Shadow at Summer Solstice (June 21)

Shadow impacts onto Granville Street are another important consideration as it is one of the city's primary shopping streets. Admittedly, the relocation of the tower to lessen the impact onto the park also implies more shadowing along Granville Street and at 558.4 ft. in height to the top of parapet, the application would cast a shadow of considerable distance across the Granville Street, until 2:30 pm (equinox) (Figure H).

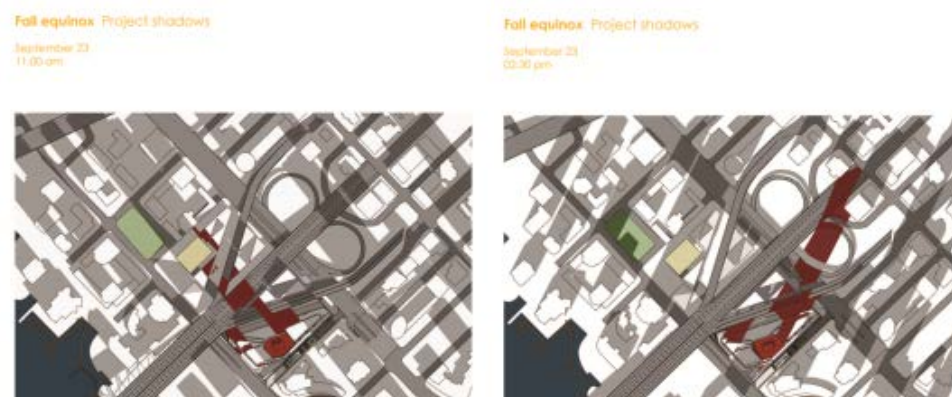


Figure H- Shadow at Fall Equinox (September 23)

Tower Placement and Separation, and Private View Impacts

Under the Higher Buildings Policy or the current CD-1, there is no minimum separation between higher buildings. Nonetheless, urban design objectives for residential livability between residential buildings utilizes a minimum horizontal separation of 80 ft. (24.3 m) between residential buildings to maintain privacy and livability, including allowing for access to daylight and air.

As illustrated below, the proposed mixed-use tower location and its floor-plate configuration provide an overall separation of 80 ft. (24.3 m) or more between itself and the neighbouring Park West II, Icon 1 and Aqua buildings (see Figure I).

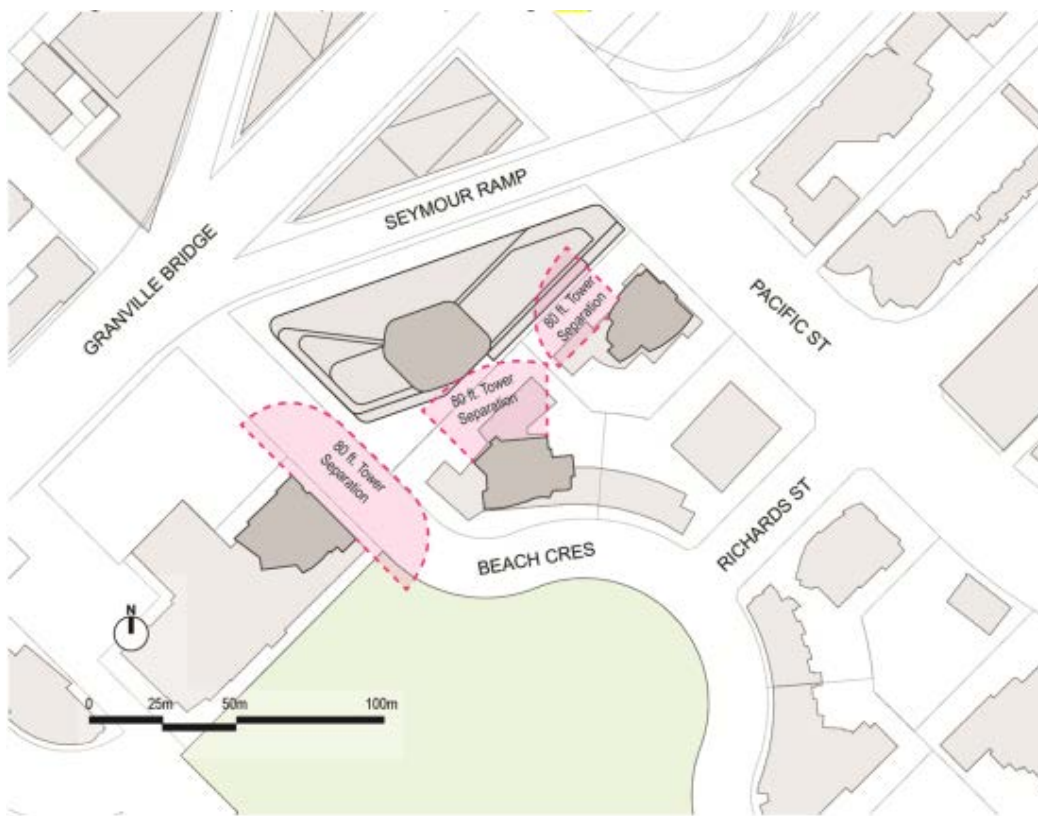


Figure I: Tower Separation

During notification, respondents raised concerns about blocking views from existing residents. The proximity could negatively access to sunlight and privacy and impact private views. Some respondents suggested that moving the tower north has not mitigated these concerns. Other respondents objected to the impact the proposed tower would have on their views toward the mountains.

Detailed quantitative analysis provided by the applicant evaluates the impact on the suite locations most affected by the proposal through the five most affected towers: Park West II, Icon I, Aqua, Azura II and the Vancouver House, and for the lower, mid and top levels. Private view impacts are generally assessed on the basis of impingement on a consistent field of view, such as the 120 degree arc used here, taken from the living room and horizontally towards distant locations such as the waterline or mountains. The impact of a new building on an existing private view up and toward the sky, or down to streets and parks is more difficult to quantify consistently from one development to another, and these vertically angled views are typically not assessed in reports.



Figure J: Private View Analysis – Park West II

This analysis (Figure J) shows that the units located on floors above Level 4 at the northwest corner currently enjoy about 103 degree arc at 200 ft. distance.

The affected arc of view, if this application is approved, is shown in gray shading in the diagram. The proposed tower would affect 45 degrees at 200 ft. distant view for the floors above Level 8, although this is likely to be similar to the effect if the site were developed with the 17-storey tower currently permitted, for the floors at Level 17 and below.

The proposed eight-storey podium mid-rise at the south corner of the site would affect further the units below Level 8, resulting in the existing units at this corner being among the most affected in terms of the width of retained views, although this is likely to be similar for the units located below Level 5 under the current zoning.

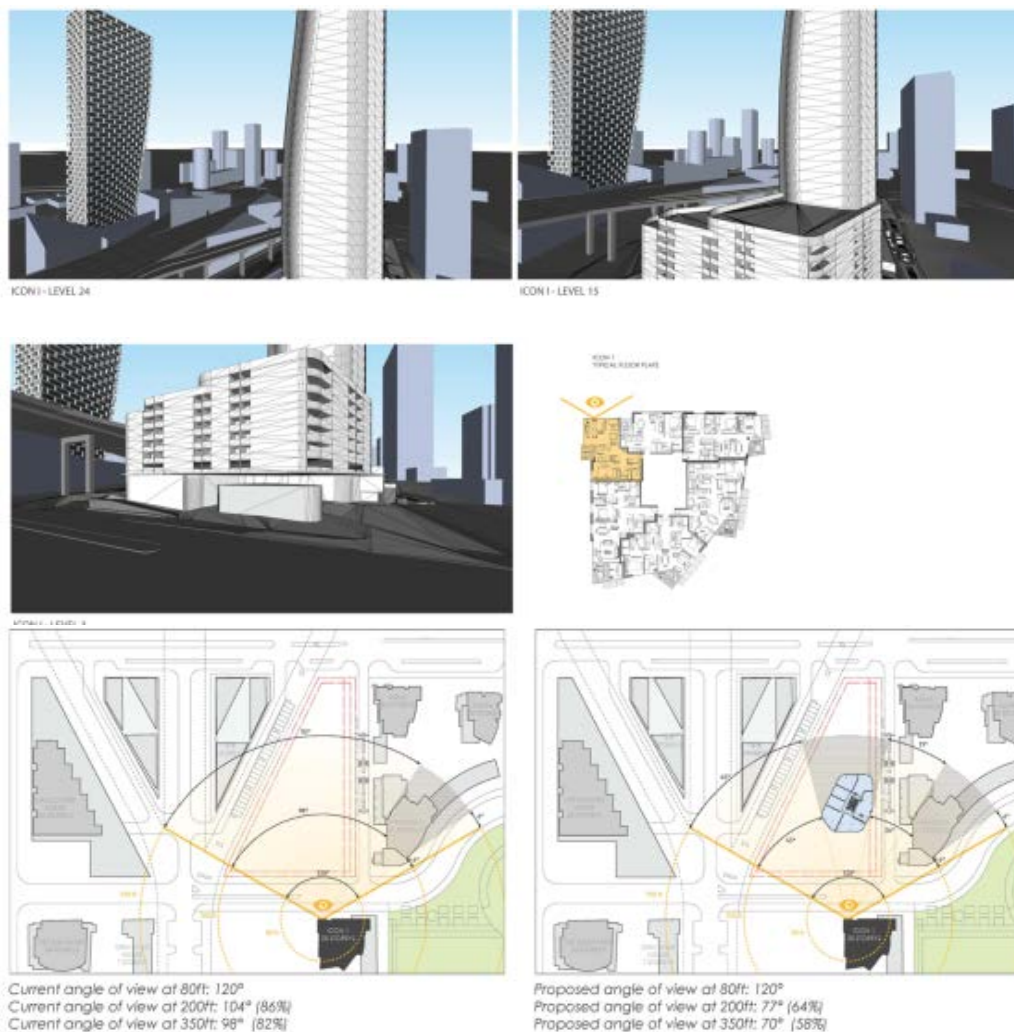


Figure K: Private View Analysis – Icon I

The higher units located in the Icon I, enjoy 104 degree arc views at 200 ft. (Figure K). The proposed tower would block about 27 degrees of distant view to the north, leaving west views toward English Bay unchanged.

The lower levels would be the most affected ones, although the view loss would be highly increased if developed under current zoning for floors at or below Level 6, due to reduced setback along Beach Crescent.

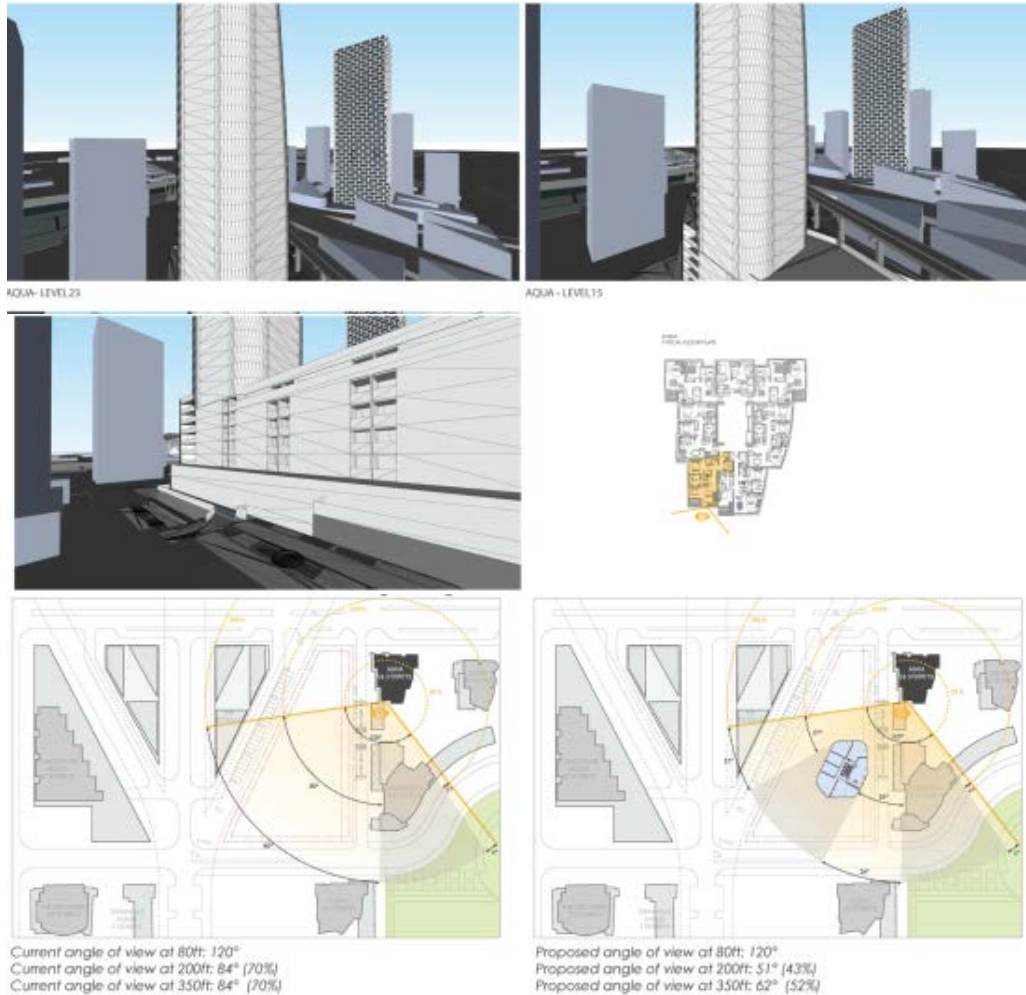


Figure L: Private View Analysis – Aqua

Figure L illustrates that the Aqua tower currently enjoys a view of 84 degree arc at 200 ft. over the vacant site. The impact of this development would allow for a 51 angle of view instead. The lower units would be the most impacted ones due to the proposed podium which would also be inevitably impacted under the current zoning for floors below Level 4.

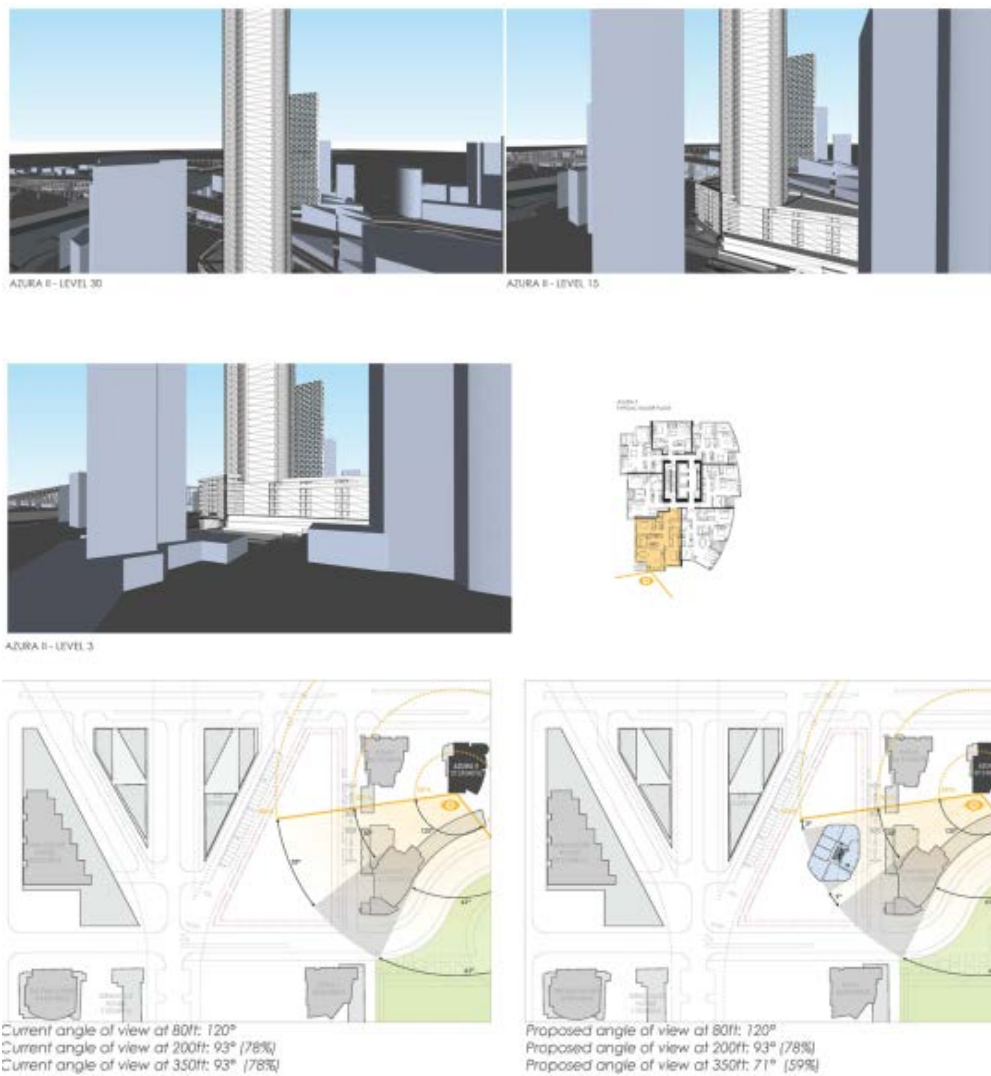


Figure M: Private View Analysis – Azura II

As shown in Figure M, Azura II will not be further impacted at 200 ft. However, 27 degree arc out of the 93 degrees of existing views would be lost at 350 ft.

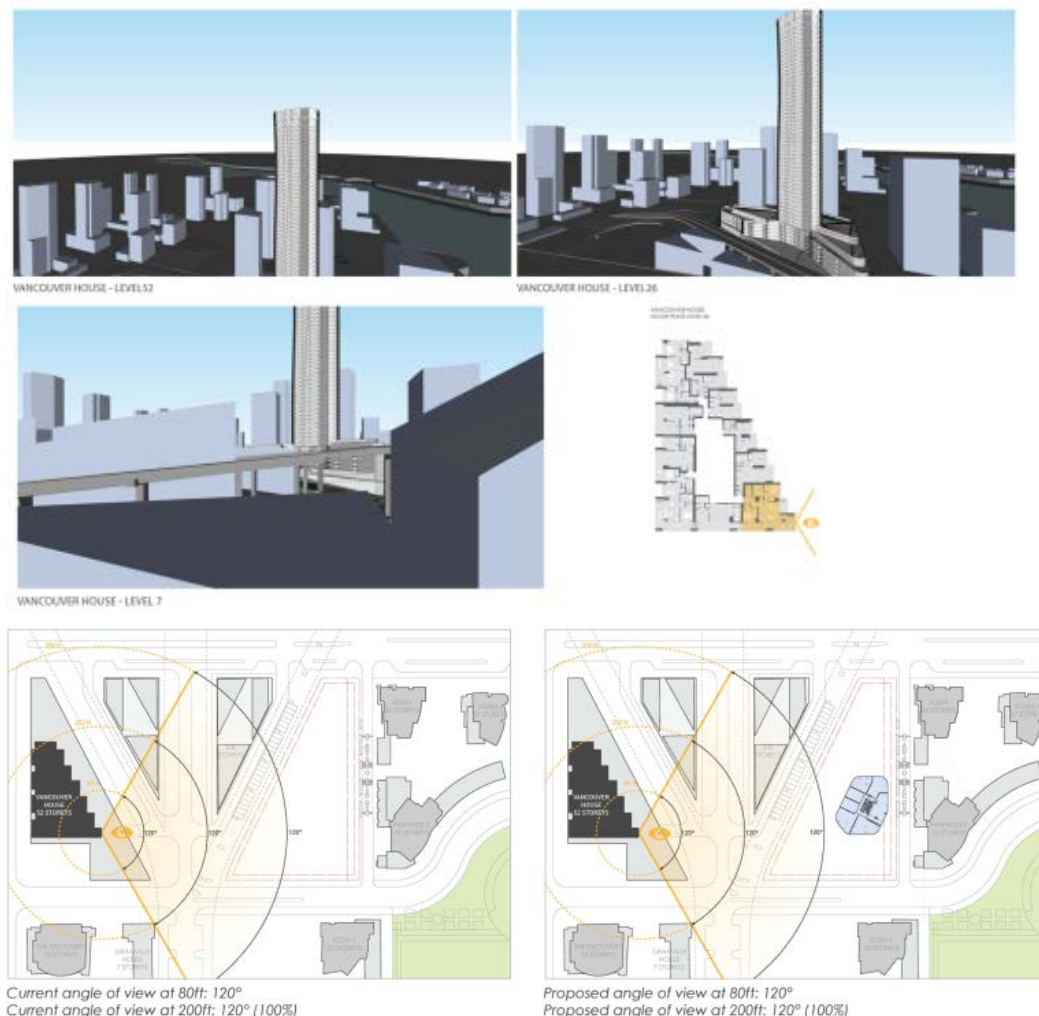


Figure N: Private View Analysis – Vancouver House Tower

No views within 350 ft. distance would be impacted from the Vancouver House tower (Figure N).

It should be noted that as part of staff direction to explore tower relocation to minimize shadowing on May and Lorne Brown Park, a better compromise for the affected views is intended by a more logical urban design final array with existing towers. A benefit of this update is the increase in sun access to podium levels.

Further to the study of the tower location, there have been other urban design considerations to minimize building mass and bulk, such as the tower compactness. Its rounded form is also intended to alleviate these impacts by easing the edges to allow for views.

The proposed floor plate size, excluding the outside balconies, varies from a high of 736 m² (7,923 sq. ft.) down to 356 m² (3,828 sq. ft.) with an average gross size of 649 m² (6,989 sq. ft.) for the levels above the podium. The average net plate sizes are slightly above the maximum size recommended in the current Beach Neighbourhood CD-1 Guidelines (600 m² vs 603 m²), but fall under the range of larger towers in the Downtown peninsula and below the Vancouver House (see Figure O).



Figure O: Applicant's Surrounding Floor Plate Analysis.

View Protection Guidelines



Figure P: View Cone Diagram.

The view cone affecting the 601 Beach Crescent site is View Cone 3 – Queen Elizabeth Park to Downtown Skyline and North Shore Mountains (Fig. 16), limiting the height of any development on the northeast portion of this site to 125.1 m (410 ft.).

The Higher Buildings Policy allows for these sites to buildings to exceed the height of this view cone when meeting its intent. Nevertheless, there are no portions of the buildings encroaching into this view cone due to the proposed tower is located further southwest, therefore, not causing any impact on the this established view cone from Queen Elizabeth Park.

Green Building Performance

The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy.

This application has opted to satisfy the *Green Buildings Policy for Rezonings* under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modeling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets.

As this project falls under the *Higher Buildings Policy* (amended February 13, 2018), which requires applications demonstrate leadership in sustainability and carbon neutral buildings, staff have worked with the applicant to create project-specific targets. These targets significantly enhance the passive design and reduce the carbon emissions by a further 50% beyond the *Green Buildings Policy for Rezonings*, which when achieved will result in one of the most energy-efficient towers in North America and a nearly zero emissions building.

Public Realm/Open Space

As previously noted, the High Building policy identifies other considerations including open space that represents a significant contribution to the downtown network of green and plaza spaces. To address this requirement the application proposes open space opportunities at the perimeter, in addition to the roof-tops amenity spaces.

The open space associated with this proposal comprises upgrades along the Rolston Street and Beach frontages and includes expanded sidewalk widths with a modest enhanced plaza area at the corner of Rolston Street and Beach Crescent (see Figure Q). Additionally, a drop-off area and parking driveway has been accommodated next to the mews on Beach Crescent. Staff are seeking further design development to improve and enhance the open space proposed.



Figure Q: Public Realm Plan

Under the Granville Bridge Neighbourhood Commercial Centre Policies (2007)

This policy included, in general, the northwest interface of the parcel along Rolston Street. The policy envisaged a neighbourhood commercial centre be developed to serve the local residential community. The development of the area is to have a retail mix anchored by grocery store, smaller retail and neighbourhood oriented service uses, restaurants, on-street parking and a high quality public realm. If office uses are considered they should be located on the upper floors of the buildings. Active frontages should contribute to pedestrian amenity and visual interest with outdoor display of goods where possible and sidewalk seating, as an extension of restaurant and café spaces.

The development of this site is challenged by the sloping topography and the restricted proximity to the bridge structures. The application embraces this challenge by stepping down the commercial spaces included in the podium along Rolston Street. As previously noted, the accommodation of pedestrian and active connection from Pacific Street to Beach Crescent is an important component to integrating this neighbourhood centre to its local context.

This policy expected that the development of these lands would include an enhanced public realm treatment that meets the City standards for safety and maintenance, while distinguishing the area as a locally serving commercial centre. Further design development is required to achieve this requirement. In a lighting implementation strategy that addresses both pedestrian lighting scale lighting and under the bridge feature lighting is also a requirement of the policy that needs to be further developed.

Bridgehead Guidelines (1997)

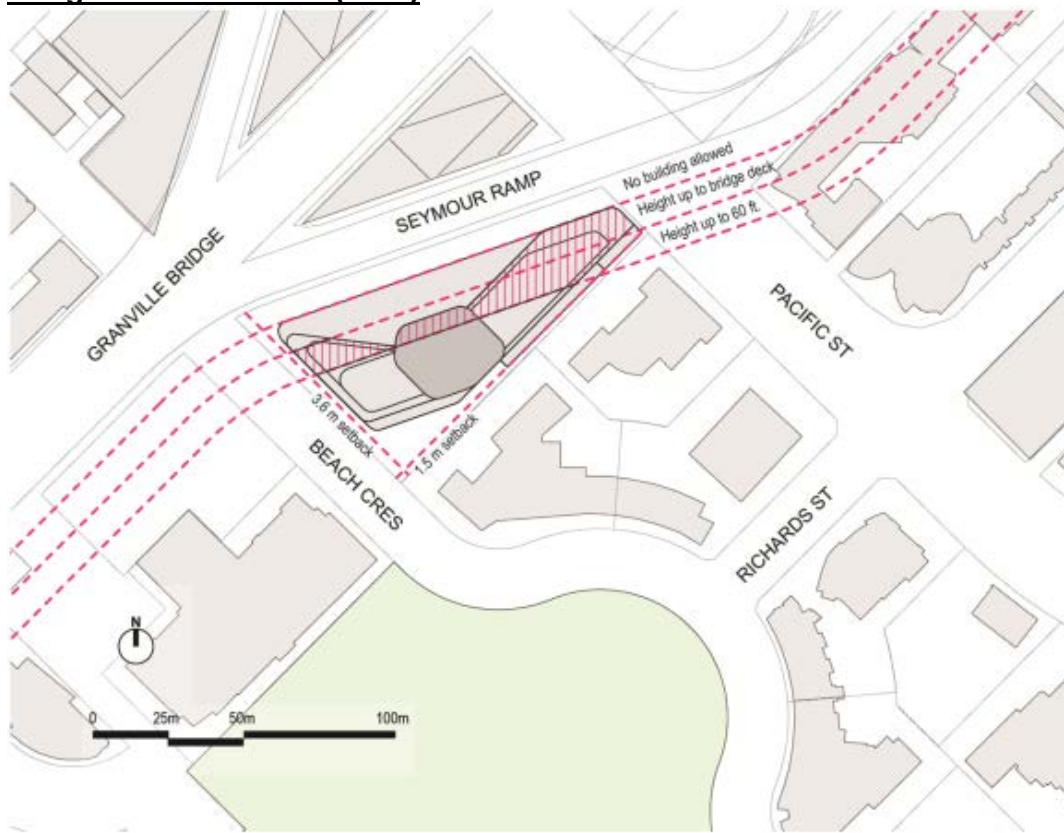


Figure R: Setbacks and Approximate Encroachment Proposed.

The intent of the bridgehead guidelines are to maintain key public views from the bridges, reinforce and enhance the experience of crossing the bridge with roof treatment for the lower buildings and establish optimum setbacks and heights for buildings adjacent to the bridges.

The bridgehead guidelines, applicable to 601 Beach Crescent, call for buildings to be set back 10 m from the Seymour off-ramp, buildings located between 10 and 30 m from the bridge deck should not exceed the height of the bridge deck except that buildings heights up to 18.2 m (60 ft.) in height may be considered provided that a minimum 20 m setback from the ramp is maintained, the roof is positively articulates as a visible elevation and design livability issues are satisfactory addressed.

The proposal respects the 10 m setback; the 20 m setback guideline has been varied, along the podium frontage. The shaping of the terracing podium component, with the stepped and roof-top outdoor amenity spaces meets the guideline intent to maintain key public views with an enhanced green roof. The tower is also encroaching into the 30m setback, a variance sought to provide a more compact floorplate and as a design strategy to respond to its counterpart, the Vancouver House mass.

Conclusion

Notwithstanding the proposed height implies a significant departure from the anticipated height under the current zoning and the Higher Buildings Policy, this application provides an ambitious series of forms and spaces, representing a significant addition to the Granville entry marker to the downtown peninsula while adding a number of social housing units.

It is the opinion of staff that the overall intent of the Higher Buildings Policy has been generally satisfied. Staff recommend urban design adjustments (See Appendix B) aimed to improve the relationship of this development with its context and anticipate that the level of design will increase through the future stages of this project.

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**601 Beach Crescent
PUBLIC BENEFITS SUMMARY**

Project Summary

To construct a 55-storey residential building with commercial uses at grade.

Public Benefit Summary

The project delivers 152 turnkey social housing units and a \$12.1 million cash CAC contribution to be directed to provide further delivery of social housing in the vicinity of the rezoning site.

	Current Zoning	Proposed Zoning
Zoning District	CD-1 (366)	New CD-1
Buildable Floor Space Remaining	19,650 sq. m (211,513 sq. ft.)	43,746 sq. m (470,889 sq. ft.)

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL	\$0
Public Art ¹	\$692,527
Cash Community Amenity Contribution	\$12,100,000
In-kind Social Housing Units	\$66,000,000
TOTAL	\$78,792,527

Other Benefits (non-quantified components):

N/A

¹ Based on rates in effect as of 2014; rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

601 Beach Crescent
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Applicant/Owner	Pinnacle International Lands Inc.
Architect	GBL Architects
Address	601 Beach Crescent
Property Identifier (PID)	PID 024-636-282
Legal Description	Lot 259 False Creek Group 1, New Westminster District Plan LMP 43682
Site Area	5,775 sq. m (62,168 sq. ft.)

Development Statistics

	Permitted Under Existing Zoning	Proposed Development	Recommended Development
Zoning District	• CD – 1 (366)	• New CD-1	
Land Use	• Residential, Retail, Service	• Residential, Retail, Service	
Floor Area	• 17,388 sq. m (186,641, sq. ft.)	• 43,745 sq. m (470,889 sq. ft.)	
Maximum Height	• Outright: 110 m (360.9 ft.) • Conditional: 129.5 m (425 ft.)	• 170 m (558.4 ft.)	163.1 m (535 ft.)
Parking Spaces	• Downtown non-residential: Max. 20 • Disability: Min. 2 spaces • Residential 0 space • Visitor 18 spaces	• Downtown non-residential: 2 • Disability: 14 spaces • Residential: 354 spaces • Visitor: 17 spaces	
Loading Spaces	• Residential: 2 Class B • Retail: Min. 2 Class B, 1 Class C • Passenger Res: 3 Class A • Passenger Ret: 1 Class A	• Residential: 2 Class A 2 Class B • Retail: Min. 1 Class A, 2 Class B • Passenger Res: 3 Class A • Passenger Ret: 1 Class A	
Bicycle Spaces	• Residential: Min. 931 Class A & 24 Class B • Retail: Min. 7 Class A, 6 Class B	• Residential: Min. 913 Class A & 0 Class B • Retail: 7 Class A, 0 Class B	

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