

## REFERRAL REPORT

Report Date: May 25, 2021  
Contact: Yardley McNeill  
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RTS No.: 14509  
VanRIMS No.: 08-2000-20  
Meeting Date: June 8, 2021

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 1190 Burrard Street

### **RECOMMENDATION**

- A. THAT the application by New Commons Development, on behalf of City of Vancouver, to rezone 1190 Burrard Street [*PID: 015-484-211, Lot A (See 428984L) of Lots 17 to 19 Block 90 District Lot 541 Plan 210; PID: 015-484-238, Lot B (Reference Plan 1606) of Lots 17 to 19 Block 90 District Lot 541 Plan 210; PID: 015-484-220, Lot C (See 428984L) of Lots 17 to 19 Block 90 District Lot 541 Plan 210; PID: 015-484-181, The South ½ of Lot 15 Block 90 District Lot 541 Plan 210; PID: 015-484-203, Lot 16 Block 90 District Lot 541 Plan 210*] from Downtown District (DD) to a new CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 5.0 to 9.11 to allow construction of a 17-storey mixed-use building with 154 social housing units, a total floor area of 11, 426 sq. m (122,992 sq. ft.) and building height of 54.31 m (178.19 ft.) be referred to Public Hearing together with:
- (i) plans prepared by ZGF Architecture Inc., received on December 11, 2019, with revisions submitted on February 23, 2021;
  - (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 approval in principle of 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 the Public Hearing.

- B. THAT, if after Public Hearing, Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and

conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

- C. THAT, subject to enactment of the CD-1 By-law, the *Sign By-law* be amended generally as set out in Appendix C;

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

- D. THAT, subject to enactment of the CD-1 By-law, the *Noise Control By-law* be amended generally as set out in Appendix C;

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

- E. THAT Recommendations A to D 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 1190 Burrard Street from Downtown District (DD) to CD-1 (Comprehensive Development) District. The application proposes development of a 17-storey mixed-use building with 154 social housing units, a social service centre and commercial use at grade. The total floor area is 11, 426 sq. m (122,992 sq. ft.) and floor space ratio (FSR) of 9.11.

The application helps to advance the policies of the *Downtown Official Development Plan* with respect to the delivery of social housing and would contribute 154 social housing units towards the goals identified in the *Housing Vancouver Strategy*. The application has been assessed and the proposed uses and form of development are supported subject to design development conditions in Appendix B. It is recommended 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 conditions outlined in Appendix B.

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

Relevant Council policies for this site include:

- Downtown Official Development Plan (1975)
- Downtown South Guidelines(1991, last amended 2019)
- Downtown South Potential ‘Benefit’ Capacity in Downtown (2008)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families With Children Guidelines (1992)
- Green Buildings Policy for Rezoning (2009, last amended 2018)
- View Protection Guidelines (1989, last amended 2018)
- Community Amenity Contributions Through Rezoning (1999, last amended 2019)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Public Art Policy for Rezoned Development (1994, last amended 2014).

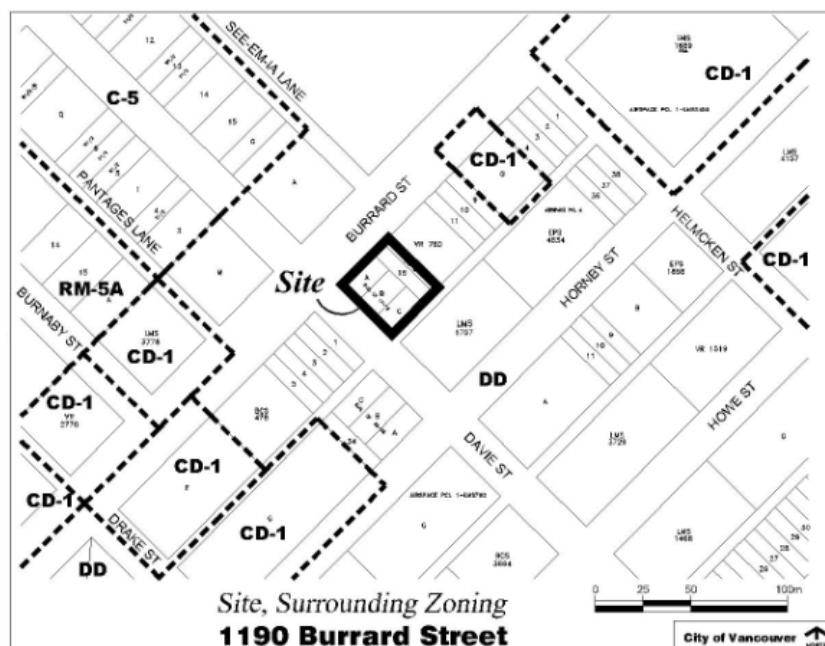
## **REPORT**

### **Background/Context**

#### **1. Site and Context**

The site is located within the Burrard Granville Sub-Area neighbourhood at the north-east corner of Burrard Street and Davie Street shown in Figure 1. The current zoning is Downtown District (DD) and is within Area M of the Downtown Official Development Plan (DODP). It is occupied with one and two-storey residential buildings containing retail uses at grade and two vacant rental units above, as well as a surface parking lot. The site does not include any historic features and there are no residential tenants on site.

**Figure 1: Location Map**



The site is surrounded by other DD zoned sites which contain high-density residential and mixed-use commercial buildings. To the north is a nine storey office tower known as the Burrard Health Centre; to the east is a 13 storey building known as London Place; and to the south is a 10 storey mixed-use building. Across the street to the west, there is an existing community garden with a current proposal to rezone 1157 Burrard Street to permit a 47 storey mixed-use tower with market residential units; hotel use; commercial space at grade; and a public childcare facility.

This project is one of a portfolio of seven sites currently being developed on City land. In April 2018, Council approved the selection of Community Land Trust Foundation of BC as a development partner through the RFP process.

**Neighbourhood Amenities** – The following neighbourhood amenities exist in the area:

- Institutional: St. Paul's Hospital (150 m)
- Parks: Nelson Park (650 m), Emery Barnes Park (600 m)
- Cultural/Community Space: The Gathering Place Community Centre (500 m), Kettle on Burrard (89 m), Pacific Cinematheque (300 m), Canadian Music Centre (160 m), Wall Centre Plaza (180 m)
- Childcare: Robert Lee YMCA Coast Capital Savings Early Childhood and Family Development Centres (400 m), Mole Hill YMCA Childcare Centre (450 m), Nelson Park YMCA (400 m), Little Beach YMCA Child Care (500 m), Nelson Park YMCA (400 m), Little Beach YMCA Child Care (500 m), The Mark (700 m), The Charleson (900 m), Atelier Children's Centre (1.2 km), Sea Star Children's Centre (1 km), Elsie Roy (1.1 km), Gordon Neighbourhood House (1 km), Dorothy Lam Children's Centre (1 km)

**Local School Capacity** – This site is located within the catchment area of Crosstown Elementary School at 55 Expo Boulevard and King George Secondary at 1755 Barclay Street. Per the *Vancouver School Board (VSB)'s Draft Long Range Facilities Plan*, dated May 29, 2019, enrolments at Crosstown Elementary in 2017 resulted in a surplus of space for 234 students. By 2027, Crosstown Elementary is expected to have a shortage of 38 spaces. Enrolment is forecast to increase in the area and a new elementary school in Coal Harbour is expected to open in 2023-2024 school year to replace the Lord Roberts Annex building. The new Coal Harbour elementary school may have some extra capacity for other elementary students in the area.

King George Secondary is the only public secondary school in the West Annex and Downtown neighbourhood. It has an operating capacity for 375 students. By 2027 it is expected to operate at 146% capacity. The VSB has restricted out of school catchment applications. The 2019 capital plan proposed to build a new school with capacity for 1,500 students in the future.

## 2. Policy Context

**Downtown Official Development Plan (1975)** - Development potential for the site is guided by Area M of the DODP, which permits the proposed social housing, social service centre and commercial uses. The DODP allows for consideration of additional density beyond the provisions of the ODP, through the rezoning process. The DODP seeks to improve the general environment and community wellness of the Downtown District as an attractive place to live, work, shop and visit.

**Downtown South Guidelines (1991, last amended 2019)** - These guidelines provide direction and criteria to evaluate new developments in the Downtown South area. Where tower sites are

being considered, direction is provided to achieve compact and slim building forms that minimize shadowing, preserve access to natural light and consider strategies to achieve privacy. The guidelines also provide direction for activating the public realm and balancing architectural expressions for mixed used buildings.

**Downtown South Potential ‘Benefit’ Capacity in Downtown (2008)** – In 2008, Council reviewed redevelopment opportunities in the Downtown South area and proposed the use of density bonusing or rezoning to achieve additional redevelopment capacity. Support for additional floor space could be achieved through redevelopment of sites up to view cone limits for projects which support public objectives for heritage building retention, affordable housing, social, community and cultural facilities, parks and transportation improvements.

**View Protection Guidelines (1989, last amended 2018)** – Council adopted guidelines to protect selected public views of the ocean, North Shore mountains, Downtown skyline and False Creek from impacts of development. The subject site is located within view cones B1, C1, and C, which at the most restrictive point, limits the maximum building height to 52.2 m (171.3 ft.).

**Housing Vancouver Strategy (2017)** – In November 2017, Council approved the *Housing Vancouver Strategy and Housing Vancouver Strategy Three-Year Action Plan* (Strategy and Action Plan). 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 government and non-profit partners to deliver housing for the lowest income households.

Overall, 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. Nearly 50% of the new units are to serve households earning less than \$80,000 per year, and 40% are to be family-size units. This rezoning application will contribute towards the targets for social housing units to be delivered under the City’s Social Housing or Rental Tenure (SHORT) pilot program, a pilot program identified within the *Strategy and Action Plan*.

## ***Strategic Analysis***

### **1. Proposal**

The rezoning application is for a mixed-use building with a height of 54.31 m (178.19 ft.), a total floor area of 11, 426 sq. m (122, 992 sq. ft.) and density of 9.11 FSR (see Figure 2). The application includes 154 social housing units, a social service centre, and commercial space at grade and on the second floor. The social service centre is intended to be occupied by QMUNITY, a non-profit group established in 1979 that supports queer, transgender, and two-spirit people. The McLaren Housing Society of BC (MHS) is the intended operator for the housing units. Their mission is to provide housing and support services for individuals and families living with HIV/AIDS and to increase the opportunity for improved health, wellness, independent living and sense of community.

This report is based on the original submission drawings dated December 11, 2019, with revisions submitted on February 23, 2021; and staff’s recommended changes with corresponding conditions in Appendix B. Key changes in the revised plans resulted in a decrease of floor area by approximately 32 sq. m. (346 sq. ft.), 15 additional social housing

units, and reduced parking spaces to provide a financially viable project that delivers increased levels of housing affordability while maintaining the general form of development as originally submitted. See the revised plans in Appendix E and the technical comparison in Appendix G.

## 2. Land Use

The rezoning application proposes social housing, a social service centre and commercial uses and is consistent with the intent of the DODP and the *Downtown South Guidelines*, which seeks to provide opportunity for increased housing choices. New development is intended to be compatible with the existing character of the area.

The DODP is structured in such a way that if a site within its boundaries is rezoned to a Comprehensive Development (CD-1) District, the rezoned site is automatically removed from the DODP, without a requirement to amend the ODP.

**Figure 2: Rendering of Proposed Building from the corner of Burrard Street and Davie Street (looking north-east)**



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

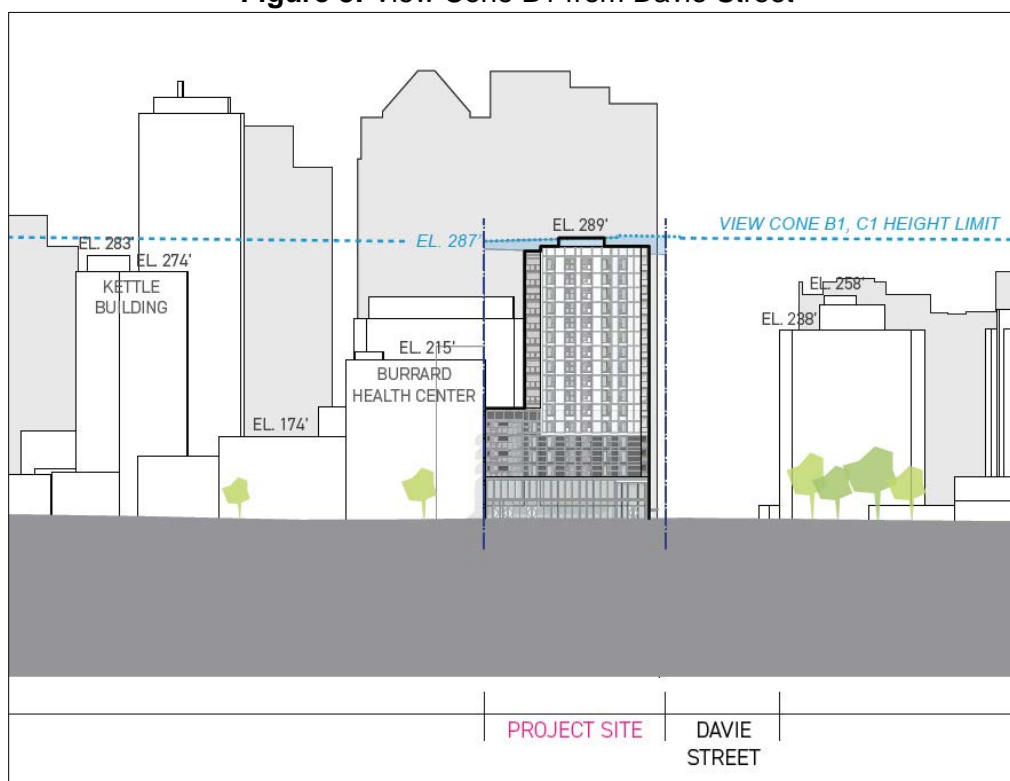
**Density** – Area M of the DODP permits a maximum density, under a development permit process of 5.0 FSR when more than two-thirds of the floor space ratio proposed is social housing. The Downtown South has a wide variety of buildings which have evolved since the implementation of the DODP and supports additional density through the rezoning process for social housing. In an effort to maximize the number of social housing units delivered and

support the provision of non-profit programming space contained in the building, staff support a density of 9.11 FSR subject to design development conditions in Appendix B.

**View Cone** –The site is located primarily within view cone B1, which protects the view from Charleston Seawall to the Lions and view cone C1, which covers Laurel Landbridge and limits the building height to approximately 52.2m (171.3 ft.). See drawings in Appendix E. There is a third view cone C, which covers a small portion of the western corner of the site. These view cones limit the buildable height to approximately 52.2 m (171.3 ft.).

The application proposes a small projection into the view cone of approximately 2.11 m (6.89 ft.) to permit the elevator overrun and machine room (see Figure 3). From an urban design analysis, relocating the elevator-core and redesigning the building mass may result in a shorter but wider building, which would add bulk to the massing and further reduce setbacks and access to open sky views. A slimmer tower with minor projections is less impactful and more in line with the tower dimensions in the Downtown District zone. Staff have reviewed the implications to the viability of the project from redesigning the building to comply strictly with the view cone, along with the impact to long range views, and support the projection as proposed in order to secure a viable social housing project.

**Figure 3: View Cone B1 from Davie Street**

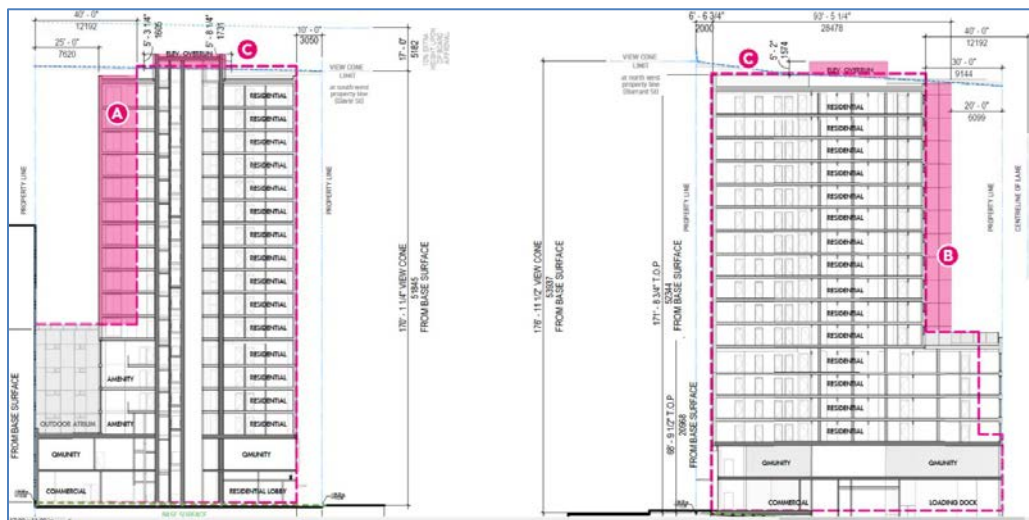


**Transition and Neighbourliness** - The proposed building is a 17-storey tower that interlocks with a six storey podium at grade. The overall floor plate is approximately 583 sq. m. (6,276 sq.ft.), which achieves a slim tower that meets the intent of the *Downtown South Guidelines*. The tower portion of the building is positioned closest to the Burrard Street and Davie Street intersection, which helps to facilitate a sympathetic interface with the adjacent properties and activate the public realm. Shadow studies have shown that the building casts a shadow on the north sidewalks of Davie Street in the morning, however, when pedestrian activities are likely to

be heavier from noon onwards, the shadow does not fall on the north side of Davie Street. See Appendix E for a shadow study that compares what is permitted under the existing zone through Development Permit and the proposed project.

The tower is setback 10.7 m (35 ft.) from the interior property line and 9.14 m (30 ft.) from the rear property line. As shown in Figure 4, there are portions of the building illustrated in pink, that project into the Downtown District zone setbacks up to 3.05 m (10 ft.). To reduce bulk, the tower corners are notched out for balconies. All units facing the rear lane have balconies which provide a buffer to separate the units from the property line. In Appendix B, staff recommend provision of screens for the balconies facing London Place to reduce overlook and improve privacy.

**Figure 4: Sections View from Burrard Street (left) and from Davie Street (right).**



The pink shaded areas indicate parts of the building that project into the setback for which the applicant is seeking a variance.

To further accentuate the appearance of a slim tower and distinguish it more from the podium, staff recommend a change in wall alignment to contribute more visual interest to the prominent intersection of Burrard Street and Davie Street, contribute to the skyline, and increase the separation between the property to the north-east. See design conditions in Appendix B.

**Public Realm** – The site is located at a significant intersection which functions as a gateway to Davie Village, an active hub for the City’s LGBTQ+ community. The building incorporates design features to activate the public realm with a prominent two-storey expression for the social service centre and architectural frames at building entrances which contribute to the visual interests of the streetscape. A series of coloured glass-fins is arranged across the width of the glass walls which provides texture to the pedestrian experience and creates a high degree of porosity from the interior to the sidewalks. Further design development conditions are identified in Appendix B.

**Social Service Centre** – A social service centre facility is located at grade and on the second level. This space is intended to support QMUNITY, a non-profit organization that operates as a resource centre to support queer, transgender, and two-spirit people and improve community connection and leadership. QMUNITY is currently located in two smaller facilities in the



downtown area and was identified in the *West End Community Plan (2013)* as requiring an expanded facility to facilitate their growing membership. In 2014, Council authorized the acquisition of the subject site with the intention of developing affordable housing units, commercial space, and providing a new larger facility for QMUNITY, subject to rezoning.

QMUNITY currently provides the following community services: free counselling, information and referrals to queer supportive specialists, one-on-one peer support, facilitated support and social groups for youth and seniors, volunteer and practicum opportunities, visitor programs, special events, queer competency workshops and advisory services, and educational resources. These services are anticipated to continue and be expanded on the subject site. The proposed centre is intended to function for office use and multi-purpose space to accommodate events for seniors and young adult gatherings, workshops, and educational events. The space is also intended to host visual art displays and small scale performance art programs.

**Amenity** – The application proposes an indoor amenity room and shared outdoor space on level three and seven for residents of the building. The level three courtyard area extends vertically up to level nine, facing the north property line and contains vertical planting. As shown in Figure 5, there is a large outdoor amenity area on level seven which can be accessed from the adjacent indoor amenity area. It contains an outdoor children’s play area, seating, and planting areas. In total, the 382 sq. m. (4,114 sq. ft.) of outdoor area has been determined by staff to be sufficient in size to accommodate a broad range of activities for residents and their guests. Staff, with the input of the Urban Design Panel (UDP), recommends relocating the indoor amenity room to be able to access both outdoor spaces. Additional landscaping and screening is recommended to provide privacy for neighbours across the lane. See design conditions in Appendix B.

**Figure 5: Level Seven Outdoor Amenity Area**



**Liveability** – A mix of studios, one-bedroom, two-bedroom and three-bedroom units are provided. All family sized units, made up of two and three-bedroom units, have full sized balconies to ensure adequate natural lighting and ventilation. To further improve liveability and ensure privacy for existing and future residents, staff recommend Juliette balconies be provided for studios and one-bedroom units; and for balconies facing east to London Place, to provide some screening devices. Staff noted there are some units facing the internalised light well at the midpoint along the interior property line, however, the windows facing the internal light well are located above eye level which minimise overlook or direct sightline issues.

Some of the units proposed in this application are relatively small. With the consideration of increased rental affordability and overall financial viability of the project, staff generally supports the approach for this development. Further design conditions are included in Appendix B to maximize the liveability of unit layouts and ensure greater access to ventilation and light.

**Landscape** – The proposal provides soft landscaping, urban agriculture, outdoor seating and children’s play area in the amenity spaces. There are a total of three City trees on site which are proposed to be retained. An additional two City trees and five new on-site trees are proposed. Landscape conditions in Appendix B will enhance the landscape design at the public realm interface to achieve pedestrian friendly building entrances that include seating opportunities and increased planting. Staff also recommend a green roof on the top of the tower to further enhance sustainability objectives.

**Urban Design Panel** – The proposal was supported by the Urban Design Panel on January 22, 2020 (see Appendix D) with recommendations. These recommendations were to further distinguish the tower from the podium, develop the building entrances, and explore opportunities to further activate the streetscape and improve the public realm. The Panel’s recommendations have informed the design conditions in Appendix B.

Staff recommend approval of the application subject to conditions outlined in Appendix B. For detailed panel comments, refer to Appendix D.

#### 4. Housing

This project, if approved, would advance a number of City housing policy objectives and strategic directions, including those articulated in *Housing Vancouver Strategy (2017)* in addition to meeting provincial affordability goals.

By delivering 154 new social housing units, this rezoning application would contribute to near and long term targets for new Social, Supportive and Co-op housing units in the *Housing Vancouver Strategy (2017)* (see Figure 6 below).

**Figure 6: Progress Towards 10 Year Housing Vancouver Targets for Non-Market Housing as of March 31, 2021\***

Housing Type	10-Year Targets	Units Approved Towards Targets
<b>Social, Supportive, and Co-op Housing Units</b>	12,000	6,103 units (50.8% towards targets)

\*Note that tracking progress towards 10-year Housing Vancouver targets began in 2017, figures include Temporary Modular Housing

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

Additionally, this application, if approved, would provide:

- New affordable rental housing for families and singles, in a location close to major transit service, and in close proximity to local services; and
- Increased housing options along the housing continuum for community residents in this local area.

**Affordability** – The project will meet the City’s definition of Social Housing with a minimum of 30% of the units rented to households with incomes which fall under the BC Housing Income Limits (HILs) levels (currently defined as annual household income of \$55,500 for a one-bedroom or less, \$67,500 for a two-bedroom unit and \$78,000 for a three-bed unit).

The City and its partners are seeking to deliver a higher level of affordability while ensuring the long-term financial viability of the project, as part of the portfolio of sites being developed on City-sites. Should the project be successful in obtaining partner funding from BC Housing or CMHC, the Housing Agreement and the lease from the City to its non-profit housing operator will secure the final affordability requirements.

**Security of Tenure** – As a condition of rezoning by-law enactment, a Housing Agreement and Section 219 Covenant will be registered on title, securing all units as social housing along with any additional affordability delivered through partner funding, as outlined above, for the longer of 60 years and the life of the building. The Housing Agreement will also include covenants that will prohibit the stratification and/or separate sale of individual units, and rental for a term of less than one month at a time.

**Unit Mix** - The application currently proposes 31% of all units be family-oriented. The application will deliver approximately 48 family-oriented units (44 two-bedroom and 3 three-bedroom units) which is less than the 35% requirement set out in the *Family Room: Housing Mix Policy in Rezoning Projects*. The proposed application is part of a larger seven City-site portfolio with Vancouver Affordable Housing Agency (VAHA), and awarded to Community Land Trust (CLT) as the non-profit developer and portfolio manager in 2018. The portfolio is anticipated to deliver approximately 1,000 homes in the city, with a target of achieving 35% family units across the portfolio. Staff are supportive of the reduced number of family units on the subject site as it allows the proposal to achieve financial feasibility which delivers deeper levels of affordability. Further, 1190 Burrard Street will be operated by McLaren Housing Society, who provides housing primarily for individuals and couples living with HIV/AIDS.

**High-Density Housing for Families with Children Guidelines** – These guidelines are intended to address the key issues of site, building and unit design which relate to residential livability for families with children. All family-oriented units are provided private outdoor space as required in the guidelines. Common outdoor amenity area is provided for all tenants on the third and seventh floors.

**Existing Tenants** – As there are no existing residential units on this site, a Tenant Relocation Plan is not required.

## 5. Parking and Transportation

The application proposes 14 vehicle parking spaces in two levels of underground parking, accessed from the lane. In addition, the application proposes 319 bicycle spaces and 2 loading spaces. The application will comply with the Parking Bylaw.

In accordance with the Parking By-law, the applicant is proposing a Transportation Demand Management Plan (TDM) plan which provides for reductions in minimum parking requirements in exchange for providing enhanced transportation demand management measures. Based on the proximity to transit, the development is eligible for parking reductions up to 60% for social housing use and 30% for commercial and service centre use. Located downtown, the site is well served by public transit with bus service in both directions on Burrard Street and Davie Street. Additional Engineering conditions are set out in Appendix B.

## 6. Environmental Sustainability and Natural Assets

**Green Buildings** – The *Green Buildings Policy for Rezoning*s requires that applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy. This application will satisfy the policy. The applicant has submitted preliminary energy modelling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets.

**Green Sites** – The *Urban Forest Strategy* sought to preserve, protect, and strengthen Vancouver’s urban forest and tree canopy for the future. Council amended the *Protection of Trees By-law* in 2014 to maintain a healthy urban forest, requiring that permission be granted to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities, and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

There are currently three existing City trees adjacent to this development with two trees on Davie Street and one tree on Burrard Street. This application proposes to add two new City trees, one on Burrard Street and one on Davie Street and five on-site trees at the outdoor amenity area on level seven. The final number of trees planted will be determined through the Development Permit process.

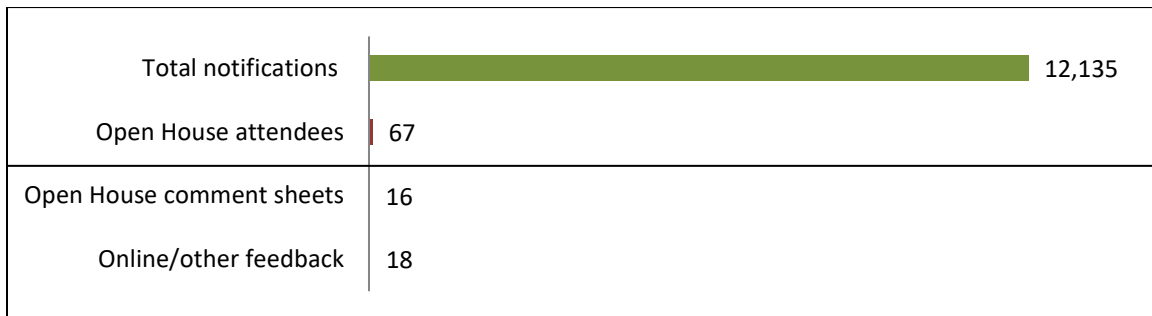
There are no natural water courses on site.

### Public Input

**Public Notification** – A rezoning information sign was installed on the site on December 24, 2019. The City’s Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)) was updated to include the proposal, open house information and an online comment form. Approximately 12,135 notification postcards were distributed within the neighbouring area on or about January 2, 2020.

**Community Open House** – On January 20, 2020 a community open house was held from 5:00-8:00 pm at the Holiday Inn Hotel, 110 Howe Street. Staff, the applicant team, and a total of approximately 67 people attended the Open House.

**Figure 7: Notification and Public Response**



\* Note that all reported numbers above are approximate

**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.).

**Public Response** – A total of 34 responses have been received via comment sheets, letters, emails or on-line comment forms (see Figure 7). A letter of opposition, signed by 47 individuals was also received at the Open House. Appendix D provides a detailed summary of the results of the public consultation. A summary of the key themes and staff responses is provided below.

*Support for the proposal cited the following:*

- Provision of affordable housing
- Space for QMUNITY
- Dedication of community amenities
- Building height, density and massing considered appropriate

*Concerns expressed by respondents included the following:*

- Neighbourhood safety and crime
- Saturation of social housing in the neighbourhood
- Number of parking spaces

**Staff Response** – Public feedback has assisted staff with assessment of the application. Response to key feedback is as follows:

*Neighbourhood Safety* – Condition of rezoning approval includes the provision of Crime Prevention Through Environmental Design (CPTED) strategies, which are intended to reduce opportunities for crime to occur and promote building security. These strategies are outlined in Appendix B.

Neighbours raised safety concerns they associate with the Murray Hotel, a Single Room Occupancy (SRO) rooming house and residential hotel located on the same block as the subject site. The Murray Hotel has a challenging history that included high levels of crime and outstanding violations with regards to standards of maintenance and management issues. Neighbours expressed concern the subject site may generate similar safety issues.

Since November 2019, the Murray Hotel has been transitioning to a supportive housing model. The City and BC Housing have opened over 1,100 units of supportive housing on 13 sites across the City over the past several years. These sites are managed safely and responsibly by non-profit housing operators and demonstrate that this approach can be successful when all partners work together. The *Housing Vancouver Strategy* identified SROs as a key priority area, with a goal of replacement of SROs with self-contained social housing units that rent at the shelter rate component of income assistance. In the interim and while full replacement is being achieved, housing partners will work together to ensure the existing housing stock is safe, well-

managed and affordable to low-income tenants. The social housing proposed at the subject site is not a SRO and would provide self-contained rental housing units.

*Saturation of Social Housing in the Neighbourhood* – There are approximately 11 non-market and social housing projects within a radius of approximately two blocks of the subject site. Many of these units are for seniors' housing with units allocated for accessibility needs. The neighbourhood is a high-density residential and mixed-use community containing offices, shops, restaurants, cultural facilities, parks, beaches, and health facilities. The neighbourhood also serves as a hub for a variety of social service organizations that includes: employment services (Work BC), social assistance (Service BC), immigration support, family services and other non-profit agencies like Directions Youth Services, Aunt Leah's, and Coast Mental Health. These organizations serve residents in the current area and the larger community.

The City's *Housing Vancouver Strategy* aims to build a significant number of social and supportive housing units over the next 10 years due to the large unmet need of affordable housing across the City. The City faces challenges at all points on the affordable housing continuum and the Downtown South neighbourhood is no exception to the challenge of affordable rental housing. One of the key strategies identified in the *Housing Vancouver Strategy*, is to strengthen partnerships with senior levels of government and the non-profit and cooperative housing sectors to deliver more affordable housing. City land can be leveraged as a key contribution to affordable housing partnerships with an emphasis on achieving affordability. In achieving affordable housing, the City can assist in the ongoing development of housing options along the housing continuum.

*Parking* – Reduced parking requirements lower the overall project cost to support the delivery of new social housing. The project will comply with the Parking By-law and the applicant is proposing a Transportation Demand Management (TDM) Plan, which provides for reductions in minimum parking requirements in exchange for providing enhanced transportation demand management measures.

## **PUBLIC BENEFITS**

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

**Development Cost Levies (DCLs)** – DCLs collected from development help pay for facilities made necessary by growth including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure.

Under provisions of the Vancouver Charter and the City-wide DCL and City-wide Utilities DCL By-laws, social housing is exempt from DCLs where a minimum of 30% of the dwelling units are occupied by households with incomes below BC Housing Income Limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication, for which a Section 219 covenant, Housing Agreement, or other security that restricts the use of such units is registered against title and where the housing is owned by the City or a non-profit organization. Based on the rates in effect as at September 30, 2020, the value of the exemption for the 9,808 sq. m (105,571 sq. ft.) social housing component of the project is estimated at \$2,958,976.

The proposed QMUNITY space is expected to meet the definition of a Social Service Centre under the Zoning Bylaw, which qualifies for a reduced DCL of \$10 per Building Permit under both the City-wide and City-wide Utilities DCL By-laws.

The floor area attributed to the commercial space is subject to City-wide DCLs and City-wide Utility DCLs on the proposed 379 sq. m. (4,083 sq. ft.) floor area. Based on the rates in effect as of September 30, 2020, the commercial component of the project will generate approximately \$83,497 in DCLs, which cannot be waived and will be paid by the applicant.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's DCL Bulletin for details on the rate protection.

**Public Art Program** – The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning proposals having a floor area of 9,290 sq. m. (100, 000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. Residential floor area attributed to social housing is exempt under this policy. The remaining floor area for the social service centre and commercial units is below the minimum threshold; therefore, no public art contribution will arise from this application.

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

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

The *Community Amenity Contributions Through Rezoning* policy provides an exemption for social housing which meets the DCL By-law definition and for the community facilities meeting certain criteria such as the social service centre.

**Social Housing** – The applicant has proposed that the approximately 154 residential units be delivered and secured as social housing. The public benefit accruing from these units is their contribution to the City's social housing stock secured for the longer of 60 years and the life of the building.

The units will be secured by a Housing Agreement and Section 219 covenant to be registered on title and requires that a minimum of 30% of the rental units shall be rented to households with an income of no more than the BC Housing Income Limits at a rent that is no more than 30% of their household income. The Housing Agreement will also include covenants that will prohibit the stratification and/or separate sale of individual units, and rental for a term of less than one month at a time.

**Social Service Centre** – The proposal includes a social service centre that is intended to be operated by QMUNITY and to provide support services, information, and wellness programs for BC's Queer, Trans, and Two-spirit communities.

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

## **FINANCIAL IMPLICATIONS**

The site is subject to both City-wide DCL and City-wide Utilities DCLs. Based on rates in effect as of September 30, 2020, the project is expected to generate \$83,517 in DCLs; the social housing component of the project is expected to qualify for an exemption valued at \$2,958,976.

The affordability requirements for the site will be secured through a Housing Agreement and Section 219 Covenant as set out in Appendix B, together with a long-term lease to the non-profit housing operator which will ensure that a minimum of 30% of the units are rented to households which earn under the BC Housing Income Limits (HILs) levels for rents that are no more than 30% of household income.

Consistent with Council policy on social housing projects, the project is expected to be self-sustaining over the long-term and does not require further operating subsidies and property tax exemptions from the City.

The Social Service Centre intended to be subleased by the City to QMUNITY as the non-profit operator of the space subject to a separate approval by Council prior to completion of the facility.

## **CONCLUSION**

Staff have reviewed the application to rezone the site at 1190 Burrard Street for a 17-storey mixed-use building and conclude the height, density, and land uses are consistent with the objectives of the *Downtown Official Development Plan*. If approved, this application would contribute to the City's housing goals by providing 154 new social housing units and a new social service centre intended to be operated by QMUNITY.

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-law 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 D, be approved in principle, subject to the applicant fulfilling the Conditions of Approval in Appendix B.

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**1190 Burrard Street  
DRAFT 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 appends 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 of Development Permit Board will issue development permits are:
  - (a) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
  - (b) Retail Uses, limited to Public Bike Share and Retail Store;
  - (c) Institutional Uses, limited to Child Day Care Facility and Social Service Centre;
  - (d) Cultural and Recreational Uses, limited to Arts and Culture Indoor Event, and Community Centre or Neighbourhood House; and
  - (e) Accessory Uses customarily ancillary to the uses permitted in this section.

**Conditions of Use**

- 4.1 All residential floor area must be used for social housing
- 4.2 The design and layout of at least 31% of the 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 Computation of floor space ratio must assume that the site consists of 1,254 m<sup>2</sup> being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The floor space ratio for all uses must not exceed 9.11.
- 5.3 Computation of floor area must include all floors of all buildings, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
  - (a) open residential balconies or sundecks and any other appurtenances, which in the opinion of the Director of Planning are similar to the foregoing, except that:
    - (i) the total area of all such exclusions must not exceed 12% of the permitted floor area; and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof gardens, if the Director of Planning first approves the design of the 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 that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
  - (d) amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10% of the total permitted floor area; and
  - (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7m<sup>2</sup> for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 The use of floor area excluded under section 5.4 must not include any use other than that which justified the exclusion.

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## Building Height

6. Building height, measured from base surface to top of parapet, must not exceed 54.31 m.

## Horizontal Angle of Daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement if:
  - (a) the Director of Planning or Development Permit Board first considers all of the applicable policies and guidelines adopted by Council; and
  - (b) the minimum distance of 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 m<sup>2</sup>.

## 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.

<b>Portions of dwelling units</b>	<b>Noise levels (Decibels)</b>
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 ( ).

\* \* \* \* \*

**1190 Burrard Street  
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 THE FORM OF DEVELOPMENT**

*Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by ZGF Architects Inc., stamped received December 11, 2020, with revisions submitted February 23, 2021, 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 refine the building's massing, composition and character by:
- (a) Pushing the tower wall-planes up to a maximum of one foot forward on the Davie Street and Burrard Street frontages above the fourth level;
  - (b) Terminate the "top" of the tower; and
  - (c) Introduce some subtle but logical variations to the window pattern for the tower.

Note to Applicant: The first sub-condition intends to achieve more planar distinction between the tower and the podium. Pushing the wall planes out one foot on the Davie Street and Burrard Street sides should, however, be corresponded by pulling some of the north and lane-side wall planes in by up to one foot. The result should be a floorplate size similar to that shown in this rezoning application (approximately 6,175 sq.ft gross). To further accentuate the tower's verticality, the wall planes on Level 5 (from gridlines C to H, 1 to 5), can also be pushed forward by one foot. It should be noted that this push-out should only begin from the fourth level and higher to avoid obstructing City Engineering services such as, but not limited to, street trees and lighting maintenance.

Note to Applicant: With regards to terminating the building "top", it is to contribute to the area's streetscape and skyline. This may be done by exploring the use of subtle material, colours and/or fenestration variations, but it should not penetrate into the view cones. Overall, this condition is to refine the design to better align with the DD zone and *Downtown South Guidelines*.

- 1.2 Design development to maintain a degree of openness between the subject and adjacent buildings by:
- (a) Providing at least 10.7 m (35 ft.) setback from the north property line and a 9.14 m (30 ft.) setback from the rear property-line; and

- (b) Avoid enclosing the balconies with heavy posts, walls and/or opaque heavy screens.

Note to Applicant: Portions of the tower may project into these setbacks; however, they are to be no more than 50 per cent of the building width they are appended to, and project no more than 3.05 m (10 ft.). The objective is to better align with the *Downtown South Guidelines* which recommend towers maintain a compact and slim appearance.

1.3 Design development to refine the public realm interface and wayfinding by:

- (a) Refining the social enterprise space for QMUNITY and residential entries to make them more distinguished on the streetscape with special attention to the QMUNITY entrance to address the Burrard Street and Davie Street junction;
- (b) Ensuring the materials used for the first two floors can continue to add texture and shadow-lines which can enhance the pedestrian experience;
- (c) Relocate the internal circulation stairs in the QMUNITY space away from the Burrard Street unit front in order to achieve more porosity; and
- (d) Coordinating with City Engineering towards public realm enhancements.

Note to Applicant: The objective is to create a comfortable, human scale pedestrian realm. As most of the walls on the first two floors are glass, the entries should be taken as opportunities to punctuate the glass surface and the overall streetscape, while improving building identity and addressing this corner as part of the gateway into Davie Village. The QMUNITY entry should be distinguished from the residential one, while retaining a similar architectural language. The size and angling of the proposed glass-fins and treatment of the mullions, including operable windows, should also add to the pedestrian realm. Ultimately, it is to balance a high degree of visual (and physical) porosity and avoiding large panes of flat glass surfaces. At the same time, this also means avoiding large columns and posts that may obscure views to the interior. This condition in conjunction with the first condition to push the tower wall-planes out, may offer an opportunity to explore how soffit materials and lighting can help enhance the pedestrian experience. Furthermore, if customised signage is pursued for QMUNITY, it should be considered in advance as to how it may add to the overall architectural expression.

1.4 Design development to remain out of the view cone.

Note to Applicant: The elevator penthouse can be considered for projecting into the view cone, however, it should not puncture any more than what is shown in the Rezoning Application.

1.5 Design development to ensure livability and privacy by:

- (a) Providing full-size balconies for all family-units and Juliette balconies or similar for studios and one-bedroom units;
- (b) Providing some screen device for balconies and portions of the roof-garden facing and/or closer to London Place;

- (c) Locating living-rooms, especially for atrium-facing units, toward Burrard Street, Davie Street, and/or the lane;
- (d) Adjusting window size and location for units around the atrium to minimise overlook; and
- (e) Relocating the indoor amenity room on Level 7 so it can access both outdoor spaces.

Note to Applicant: The private and shared outdoor open-space and indoor amenity space requirements should follow the *High-Density Living for Families with Children Guidelines*. Level 7's amenity room could switch locations with the Two-Bedroom facing the atrium to allow the amenity room to access both sides of outdoor spaces. Screening devices for windows facing London Place could include, but not be limited to, fascia-mounted planters, metal-mesh, obscure and/or fritted glass for balcony-guardrails. Details of the operability of the Juliette Balconies should be provided in the Development Permit stage.

1.6 Design development to ensure sustainability measures proposed can be realised by, but not limited to the following:

- (a) Demonstrating how the units, especially those facing south and west, can minimise excessive heat gain; and
- (b) Demonstrating how the glass-fins on the first two floors may help provide shade and prevent excessive heat gain.

Note to Applicant: Design details for the windows and glass walls, especially as they pertain to sustainability measures, should be provided. This may also be an opportunity to explore how subtle variations could be introduced to the window composition and sizes to add visual interests to the Burrard Street and Davie Street streetwalls.

1.7 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. For more information, see the guidelines at: <http://guidelines.vancouver.ca/B021.pdf>.

1.8 Unless otherwise approved by the Director of Planning, provision of a social service centre of no less than 1,239 sq. m. (13, 338 sq. ft.) of indoor space on levels 1 and 2 with a minimum of 223 sq. m. (2,400 sq. ft.) at grade.

### **Crime Prevention through Environmental Design (CPTED)**

1.9 Provision at the time of the Development Permit application for Crime Prevention Through Environmental Design (CPTED) strategies, including:

- (a) having particular regard for mischief in alcoves and vandalism such as graffiti;
- (b) consideration of mail theft in the design and location of mailboxes;

- (c) consideration of residential break and enter;
- (d) provision of outdoor common area and path lighting; and
- (e) provisions for visibility and security in the underground parking garage in accordance with the Parking By-law, including:
  - i. providing 24 hour overhead lighting at exit doors and step lights;
  - ii. providing white-painted walls, and;
  - iii. ensuring a high degree of visibility at doors, lobbied, stairs, and other access routes.

Note to Applicant: Light fixture types, locations, and illumination levels should be indicated on the landscape or site plans, and should be integrated into the site and building design. Site lighting should address strategies for path and exit lights, wayfinding, security, decoration, and mail delivery. Exterior lights should be oriented away from adjacent residential properties.

## Landscape

- 1.10 Design development to improve the public realm interface to achieve a pedestrian friendly landscape at ground level, by exploring opportunities for seating, planting and further opportunities for activation, in coordinating with Engineering limitations;
- 1.11 Design development to further refine and enhance the sustainability strategy, as follows:
  - (a) Explore providing 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;  
  
Note to Applicant: This could include Urban Agriculture plots, in keeping with City of Vancouver guidelines.
  - (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);
  - (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; and
  - (e) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.
- 1.12 Design development to expand programming to include Urban Agriculture plots in common outdoor spaces, suggested to be located on rooftops, for maximum solar orientation.



Note to Applicant: Urban agriculture plots should follow the City's Urban Agriculture Guidelines for the Private Realm and include infrastructure required, such as potting benches, hose bibs, etc. and be wheelchair accessible;

- 1.13 Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impacts on the architectural expression and the project's open space and public realm.
- 1.14 Provision of plans, plan details and documentation/calculations that support integrated rainwater
- 1.15 Design development to the *Integrated Rainwater Management Strategy* to explore opportunities for onsite 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-swales 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.

- 1.15 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.

- 1.16 Provision of a full-size, to scale and dimensioned *Tree Management Plan*, coordinated with survey and arborist report.
- 1.17 Provision of coordination between Landscape Plan and architectural Site Plan, for most updated information.
- 1.18 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.

- 1.19 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.

- 1.20 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.

- 1.21 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.

- 1.22 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 6cm 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*".

- 1.23 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.

- 1.24 Provision of an outdoor Lighting Plan.

### **Sustainability**

- 1.25 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended May 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). The requirements for Near Zero 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 June 14, 2019 or later).

### **Engineering Services**

- 1.26 Parking, loading and bicycle spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-law, except that:

(a) Provision of 1 Class B and 1 Class A loading spaces are required.

- 1.27 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

- 1.28 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site.

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

- 1.29 Submission of a letter confirming construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License.

Note to Applicant: 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.

- 1.30 Clarify garbage pick-up operations. Confirmation that a waste hauler can access and pick up from the location shown is required. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.
- 1.31 Provision of generous and continuous weather protection on both frontages.
- 1.32 Submission of a Permit to Use City Property must be submitted to Engineering Development Services for the proposed window fin solar shading devices proposed to encroach into the lane between levels 3 and 7.

Note to Applicant: Solar shade devices must be fully demountable and comply with all applicable requirements of the Vancouver Building By-law (Section 1.8.9).

- 1.33 Delete any portions of the steel vertical element at the Level 7 amenity deck proposed to encroach into the lane (item #20, page L1-1).
- 1.34 Submission of an updated landscape and/or site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning. Where a design or detail is not available please make note of the improvement on the site and/or landscape plans. The landscape plan is to include the following note:

(a) *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."*

- 1.35 Show proper curb ramps at the intersection of Davie Street and Burrard Street and the standard pedestrian lane crossing on the site plan and landscape drawings.

Note to Applicant: The site plan and landscape drawings do not show these items to City standard.

- 1.36 Show proposed Statutory Right-of-Way (SRW) on the Architectural and Landscape drawings.

- 1.37 Delete references to 'Potential Laneway Activation/Upgrades'.

Note to Applicant: Laneway is to have standard asphalt surface finish.

- 1.38 Provision of a Loading Management Plan (LMP), including:
- (b) How the loading facility will operate;
  - (c) Management of the facility, including on-site loading manager;
  - (d) Size of the largest delivery vehicle delivering to the site and the expected frequency of all of the deliveries;
  - (e) Specify routing of the trucks from the arterial streets to and from the loading space;
  - (f) Clarify the largest truck that the loading space(s) are designed to accommodate and provide all vehicle dimensions;
  - (g) An expected Schedule of Loading Activity table for all uses;
  - (h) Loading Management and Communications Protocol for all tenants.
- 1.39 Subject to acceptance of an approved Loading Management Plan (LMP), entry into legal agreements to the satisfaction of the General Manager of Engineering Services with Director of Legal Services, requiring the Owner's compliance with the LMP.
- 1.40 Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary to require the owner to prepare a detailed Transportation Demand Management (TDM) Plan for the approval of the General Manager of Engineering Services prior to Development Permit issuance, including a requirement to enter into a further legal agreement to ensure that the owner of the lands will construct, install, operate and continuously maintain the TDM measures in the approved TDM Plan.
- 1.41 Provision of a finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services with complete information on TDM measures proposed and including the following clarifications:

Note to Applicant: A TDM Plan with a minimum of 12 points is required for the social residential use and 12 points for the QMUNITY use under the 'Other' category. Reference Office point allocations for the social service center. The proposed plan achieves 11 points for the residential-social use and 22 points for the other-social service center. A single TDM measure may count towards multiple land uses if it is usable by each land use. Refer to [Schedule B](#) of the TDM policy for detailed requirements for each measure. Provide an updated TDM Plan as a separate package. The following additional information and clarifications are required to accept the TDM measures proposed:

ACT-01 – Additional Class A Bicycle Parking

- o Identify the number and location of the additional Class A bicycle parking on plans. Additional Class A bicycle parking spaces must meet the standards and minimums identified in the Parking By-law, and/or applicable Design Guidelines.

Note to Applicant: A total of 3 points appear achievable for the residential-social use for the approximately 15% additional bicycle spaces provided. Consider providing this measure for the other-social service center use for additional TDM points.

ACT-02– Improved Access to Class A bicycle parking

Note to Applicant: The proposed measure is not acceptable as a TDM measure. Elevator access for Class A bicycle spaces located on parking levels located below the first complete level of vehicle parking is a requirement of the Parking By-law.

#### ACT-05- Bicycle Maintenance Facilities

- o Note and dimension location of facilities on plans.
- o Bicycle maintenance facilities to be located with convenient access to and from Class A bicycle spaces.
- o Provision of an operational plan detailing:
  - A description of the amenities to be provided;
  - A means of providing access to all residents, commercial tenants, and the public (if applicable); and
  - Plan for maintaining these amenities.
- o If available, provision of any additional information regarding this measure (e.g. tool receipts, instructions for using an online sign-up portal, or marketing/instructional materials) that demonstrates how the property owner will operate, administer, and maintain this common facility.

Note to Applicant: A total of 2 points appear achievable for the residential-social and other-social service center uses if made available to them.

#### COM-01 – Car Share Spaces

- i. Letter of support from a car share provider
- ii. Clarify how the site will provide 24hr access, 7 days per week, to car share users

**Note to Applicant:** A total of 1 point for the residential-social use and 16 points for the other-social service center use appear achievable for this measure.

#### SUP-01-Transportation Marketing Services

- i. Provision of a description of the services to be provided.
- ii. If available, provision of any additional information regarding this measure (e.g., online signup portals or additional marketing materials) that demonstrates how the property owner will offer this service.

**Note to Applicant:** A total of 2 points appear achievable for the residential-social and other-social service center uses if made available to them.

#### SUP-03-Multimodal Wayfinding Signage

- i. Identify the general locations for proposed displays on plans.
- ii. Provide conceptual design of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed.

**Note to Applicant:** A total of 2 points appear achievable for the residential-social and other-social service center uses.

- 1.42 Subject to the acceptance of an approved Transportation Demand Management (TDM) Plan, entry into a TDM 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.
  - (b) Secures the provision of TDM measures on this site:
    - ACT-01: Additional Class A Bicycle Parking;
    - ACT-05: Bicycle Maintenance Facilities;
    - COM-01: Car Share Spaces;
    - SUP-01: Transportation Marketing Services;
    - SUP-03: Multi Modal Wayfinding Signage;
  - (c) Permits the City to access and undertake post occupancy monitoring of the TDM measures proposed.
  - (d) Agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.
- 1.43 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.
- (i) Provision of directional signage to be provided for all Class B bicycle spaces not readily visible to visitors to a site.  
  
Note to Applicant: Update plans to note the location of required directional signage. Refer to Section 6.4.5. of the Parking Bylaw for additional information.
  - (j) Provision of Class B bicycle spaces to be provided as racks to provide short-term transient parking for persons who are not residents or employees of the building.  
  
Note to Applicant: Engineering do not support Class B bicycle spaces being provided as bicycle lockers. Reference Section 6.4.5. of the Parking Bylaw for additional information.
- 1.44 Design Development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement:

- (a) A reduction of 2 Class B loading space is supported with provision of 1 Class A loading spaces to be provided in lieu. For a total of 1 Class A and 1 Class B loading spaces.

Note to Applicant: Passenger spaces (Section 7 of the Parking Bylaw) are a separate requirement from loading (Section 5 of the Parking Bylaw). One (1) Class A loading space is required and may not be shared with the Class A passenger space.

- 1.45 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:

Note to Applicant: A residential security gate, separating commercial from residential parking is not required for parking garages containing 19 or fewer parking spaces for residents of a building. Reference Section 4.13.5 of the Parking Bylaw for additional information.

- 1.46 Provision of the following information is required for drawing submission at the Development Permit stage to facilitate a complete Transportation review:

- (a) A complete tech table is required showing the calculations for the minimum required parking, loading, passenger, bicycle spaces and end-of-trip facilities, and the number of spaces being provided.
- (b) 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.
- (c) Additional partial section plans through Class B loading to show minimum required vertical clearance to the underside of raised security gates.
- (d) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Note use of the parking ramp if required.
- (e) Updated plans to show and note end-of-trip facilities.

Note to Applicant: Reference Section 6.5 of the Parking Bylaw.

## Housing

- 1.47 That the proposed unit mix, 57% studio, 12% 1-bedroom, 29% 2-bedroom and 3% 3-bedroom units, be included in the Development Permit drawings.

Note to Applicant: The unit mix may be varied under the discretion of the Director of Planning or Development Permit Board.



- 1.48 Prior to development permit issuance, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating the proposed total unit mix of studio, one-bedroom, two-bedroom and three-bedroom units.
- 1.49 The building is to comply with the *High-Density Housing for Families with Children Guidelines* (1992), and include a common amenity room with kitchenette and an accessible washroom adjacent to the amenity room.
- 1.50 Prior to issuance of development permit, applicant to display a sign on the site, throughout construction, that acknowledges that social housing is being provided as part of the City of Vancouver's initiatives. Sign design, format, and location to be approved by the City.

### **Social Policy and Projects**

- 1.51 Design development to ensure that the social service centre meets functional requirements for the intended non-profit social service organization to the satisfaction of the Managing Director of Social Policy and Projects in consultation with the Director of Facility Planning and Development.

## **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, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the General Manager of Planning, Urban Design and Sustainability (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

### **Engineering Services**

- 2.1 Consolidation of Lots A and C (SEE 428984L), and Lot B (Reference Plan 1606), of Lots 17 to 19; The South ½ of Lot 15, and Lot 16; all of Block 90, District Lot 541, Plan 210 to create a single parcel.
- 2.2 Release of Easement & Indemnity Agreement 148291M (commercial crossing) 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.

- 2.3 Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for 1 Class B loading space between the commercial and residential uses and to label the space as 'Residential and Commercial Loading'.

- 2.4 Provision of a building setback and statutory right of way (SRW) for public pedestrian use over a portion of the site to achieve a 2.0 m offset distance from the property line to the building face adjacent to Burrard Street and to achieve a 3.05 m offset distances from the property line to the building face adjacent to Davie Street. The SRW will be free of any encumbrances such as structure, stairs, door swinging and plantings at grade and is to accommodate the underground parking structure within the SRW agreement.
- 2.5 Provision of a Service Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called “the Services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in their sole discretion and holds shall be placed on such permits as deemed necessary in their sole discretion. Except as explicitly provide for in Condition 2.6(a) and 2.6(b), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.
- (a) Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by AME Consulting Group Ltd. dated. December 17, 2019, no water main upgrades are required to service the development.

Note to Applicant: The main servicing for the proposed development is 200mm. Should the development require water service connections larger than 200mm, the developer shall upsize the existing main on Davie Street from Hornby Street to Burrard Street. The developer is responsible for 100% of the cost of the upgrading. Should the development’s Fire Underwriter’s Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development at 1190 Burrard St will require the following in order to maintain both sewer flow conditions:
- i. 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.
  - ii. Development to be serviced to the 200 mm SAN sewer on Davie St or 200 mm SAN sewer on L/E of Burrard St. If the site is to be serviced by the SAN on the L/E of Burrard St, the SAN on Davie St between Burrard St and L/E of Burrard St may be abandoned as 1190 Burrard St is the only site serviced by this sewer in the existing condition.

Note to Applicant: Refer to the Groundwater Bulletin at <https://bylaws.vancouver.ca/bulletin/bulletin-groundwater-management.pdf> to

determine if a Hydrogeological study is required. Hydrogeological studies are to be reviewed and accepted by a City Engineer

- (c) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City of Vancouver (COV) standards and Illuminating Engineering Society of North America (IESNA) recommendations.
- (d) Provision of new or replacement duct bank adjacent to the development site that meets current City standards. Duct banks are to consist of electrical and communication ducts and cables, and connected to existing electrical and communications infrastructure.

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, and, in conformance with Standard Specification of the City of Vancouver for Street Lighting (draft), Canadian Electrical Code (the latest edition) and the Master Municipal Construction Documents (the latest edition).

- (e) Street improvements along Burrard Street and Davie Street, adjacent to the site and appropriate transitions including the following:
  - i. Front boulevard;
  - ii. Broom finish saw-cut concrete sidewalk from the edge of the front boulevard to the edge of the SRW area closest to the building;

Note to Applicant: Sidewalks along Burrard Street is to follow the Ceremonial Street streetscape guidelines, otherwise standard City of Vancouver surface treatments for all sidewalks and hardscape boulevards on SRW and City of Vancouver dedicated property.

- iii. Removal of the existing driveway crossing along Burrard Street and reconstruction of the boulevard, sidewalk, and curb to current standards;
  - iv. Street trees, adjacent the site, where space permits;
  - v. Mill and regrade lane south of Burrard Street to accommodate the City supplied building grades as required.
- (f) Provision of improvements to the existing traffic signal at the intersection of Burrard Street and Davie Street including:
  - i. Accessible pedestrian signals (APS),
  - ii. Installation of left turn bays and left turn arrows at all four legs of the intersection,
  - iii. Provision of adjustments to all existing infrastructure to accommodate the proposed street improvements (including any transition from protected bike lanes to adjacent street network and replacement or modification of related traffic signal equipment).

- (g) Provision of the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

Notes to Applicant: Design details of off-site improvements to be finalized at the development permit stage.

- 2.6 Provision of one or more Latecomer Agreements for the following works, which constitute excess and/or extended services:

- (a) APS as per condition 2.7(f)(ii)

Note to Applicant: The benefitting area is limited to the properties on the four corners of the intersection.

- (b) Provision of improvements to the existing traffic signal as per condition 2.7(f)(ii)

Note to Applicant: See the following catchment map for the surrounding benefitting areas:



- 2.7 Engineering Services will require all utility services to be underground for this “conditional” development. 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 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. The applicant shall provide written confirmation from BC Hydro that all required electrical plant is provided for on-site.

This proposed development is adjacent to existing BC Hydro electrical works. The applicant shall submit a surveyed clearance drawing to BC Hydro showing all BC Hydro plant and dimensioned clearances from the plant to the development. The applicant shall provide written confirmation from BC Hydro that all required clearances from BC Hydro plant have been satisfied. See BULLETIN 2015-002-EL - Clearances from Existing BC Hydro High Voltage Overhead Conductors and Transformers for more information (<https://vancouver.ca/files/cov/2015-002-clearances-from-the-existing-bc-hydro-high-voltage-overhead-conductors-and-transformers.pdf>).

Note to Applicant: Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings. The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan (<https://vancouver.ca/files/cov/2015-002-clearances-from-the-existing-bc-hydro-high-voltage-overhead-conductors-and-transformers.pdf>). All third party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc. The review of third party utility service drawings will not be initiated until the Key Plan is defined.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at [umb@vancouver.ca](mailto:umb@vancouver.ca).

## Sustainability

- 2.8 Enter into such agreements as the General Manager of Planning, Urban Design & Sustainability and the Director of Legal Services determine are necessary that require the owner to report energy use data, on an aggregated basis, for the building as a whole and for certain common areas and building systems. Such agreement or agreements will also provide for the hiring of a qualified service provider to assist the owner for a minimum of three years in collecting and submitting energy use data to the City.

## Housing

- 2.9 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function) and the Director of Legal Service (or successor in function) to enter into a Housing Agreement and Section 219 Covenant securing all dwelling units as social housing for the longer of 60 years and the life of the building, which will contain the following terms and conditions:
- (a) A no separate-sales covenant;
  - (b) A no stratification covenant;
  - (c) That the social housing units will be legally and beneficially owned by a non-profit corporation, or by or on behalf of the city, the Province of British Columbia, or Canada as a single legal entity and used only to provide rental housing for terms of not less than one month at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units;
  - (d) Requiring such units to be used for "social housing", as that term is defined in the Vancouver Development Cost Levy By-law No. 9755;

- (e) Not less than 30 per cent of the social housing units will be occupied only by households with incomes below the then current applicable Housing Income Limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication, and each rented at a rate no higher than 30 per cent of the aggregate household income of the members of the household occupying such social housing unit; and
- (f) Such other terms and conditions as the General Manager of Planning Urban Design and Sustainability 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.

### **Environmental Contamination**

2.10 If applicable:

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

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed

necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

\* \* \* \* \*

**1190 Burrard Street  
DRAFT CONSEQUENTIAL AMENDMENTS**

**DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 11879**

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

“1190 Burrard Street [CD-1 #] [By-law #] DD”

**DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW No. 6555**

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

“[CD-1 #] [By-law #] 1190 Burrard Street”

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**1190 Burrard Street  
ADDITIONAL INFORMATION**

**1. Urban Design Panel Minutes**

The Urban Design Panel (UDP) reviewed this application on January 22, 2020. The application was supported with recommendations.

**EVALUATION: Support with Recommendations (10/0)**

**1. Introduction:**

Address:	1190 Burrard
Street Permit No.	RZ-2019-00085
Description:	To develop a 17 storey mixed use building with 139 social housing units, a social enterprise space, and commercial space at grade over three levels of underground parking with 34 vehicle parking spaces, 276 bicycle spaces, and 3 loading spaces. The building height is proposed at 172 ft. with a floor space ratio of 9.14. The application is being considered under the Downtown Official Development Plan (1975).
Zoning:	DD to CD-1
Application Status:	Rezoning
Application Review:	First
Architect:	ZGF Architects
Staff:	Carly Rosenblat & Patrick Chan

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Rezoning Planner, Carly Rosenblat, began by noting this is a rezoning application to consolidate 5 lots, located at the north-east corner of the intersection of Burrard St. and Davie St. The site, 1190 Burrard St, is located within the Downtown Official Development Plan (1975) and falls within the 'Burrard/Granville Sub-Area' of the Downtown South Guidelines.

The development site is zoned Downtown District (DD) and falls within sub -area M. The site is surrounded by other DD zoned sites which contain high-density residential and mixed-use commercial buildings. The site shares a north property line with a 9 storey office tower, known as the Burrard Health Centre. To the east is a 13 storey building (known as London Place); To the south is a 10 storey building and across the street to the west, there is an existing community garden with a current proposal to rezone 1157 Burrard St to permit a 47 storey mixed-use tower with market residential units; hotel use; commercial space at grade; and a public childcare facility.

North of the community garden is St.Paul's Hospital, and to the south of the garden is an Esso gas station. This square shaped lot has a frontage of approximately 34.3 m (112 ft.) along Burrard St. and 36.6 m (120 ft.) along Davie St. with a total site area of approximately 1,254 sq. m (13,500 sq. ft.). The site is currently developed with one and two storey residential buildings containing retail uses at grade and two vacant rental units above, as well as a surface parking lot. There are no residential tenants on site. There are several view cones crossing the site: B1, which protects the view from Charleston Seawall to the Lions and C1,

which covers Laurel Landbridge and limits the building height to approximately 52.2m (171.3ft.).

### Social Housing & ODP

Rezoning potential for the site is guided by the Downtown Official Development Plan, which permits the proposed social housing, retail, and service uses. The applicant is seeking an increase in floor space ratio of 4.14 FSR on a base of 5.0 FSR for a total of 9.14 FSR for the development of social housing at 1190 Burrard St. The Downtown South Goals and Policies allows for consideration of maximum tower heights of 91m (300ft.) in this location, while the

Downtown South Potential 'Benefit' Capacity in Downtown allows for consideration of redevelopment of this site with supportable height up to the view cone limit. Neighbourhood context is an important consideration, and all projects must consider and respect transitions to surrounding areas. Pat will speak to the details of the form of development later in this presentation.

### Social Housing:

This project meets the city's definition of Social Housing as set out in the ODP. At least 30 per cent of the dwelling units will be occupied by households with incomes below Housing Income Limits set out by the Province; the housing will be owned by a non-profit corporation; and a section 219 covenant will be registered on title. Should the rezoning be approved by Council, a Housing Agreement will secure the units as Social Housing for 60 years or the life of the building, whichever is greater.

### SHORT

To note, this project is part of the City's Social Housing or Rental Housing (SHORT) program, which aims for faster production of affordable housing by reducing development approval times in half for high impact multi-family housing projects. Projects qualify for the SHORT program based on a screening process which assesses affordability levels, scale of the project, funding methods, and other factors such as building emissions.

### Proposal

This proposal is to rezone from Downtown District (DD) to CD-1 to permit a 17 storey mixed-use building with 139 social housing units, CRU units at grade, and a social service centre. The social service centre will be occupied by QMUNITY, a non-profit group that supports queer, trans, and two-spirit people.

It proposes a density of 9.14 FSR and a height of 172ft. The massing positions a tower at the corner of Burrard and Davie, with a 6 storey podium. There are 34 vehicle parking spaces and 276 bicycle parking spaces over 3 levels of underground parking accessed from the lane. The proposal is for a Passive House building.

Development Planner Patrick Chan noted this project is a Rezoning Application within the Downtown (DD) Official Development Plan area. This site is nested within other DD lots with another CD-1 social housing development on the same block. The site has a cross fall of approximately 1.5m from the Burrard-Davie corner to the east corner.

Chan then pointed the relevant documents informing this project as *Downtown Official Development Plan* and the *Downtown South Guidelines*. Their key objectives are:

Community Wellness: New developments are to improve the general environment of the Downtown District as an attractive place to live, work, shop and visit. This can be achieved through architectural and also public realm design.

Form of Development: The allowable height is 70 ft., but can be increased up to 120 ft. for social housing. However, view cone B which skims over the site caps the height to around 170 ft. The allowable density is 3.00 FSR but can be considered up to 5.00 FSR if social housing is provided.

Downtown South Guidelines:

Massing: Generally, towers should be compact and slim, to minimise shadowing, maximise separation and views of the sky between buildings, and generally reduce privacy and overlook impacts. Tower widths should be limited to approximately 80 ft. and floorplates should be approximately 6,500 sq-ft. Minor projections beyond these parameters, for articulation, can be considered but should be limited to 3 ft. depth and no more than 1/3 of the tower width. The standard DD-zone setbacks of 40 ft. for interior property-lines; 6 to 10 ft. for front street-facing property-lines; and 30 ft. for the rear are expected.

Character: Architecturally, towers should contribute to the skyline and streetscape by sculpting the upper-floors. However, appurtenances and decorative roofs should not puncture the view cones. The lower floors should add to a comfortable, human -scale pedestrian realm. This may be achieved by having distinct materials and fenestration pattern from the tower component, defined cornice-lines, etc. The commercial-residential interface, especially at grade, should be treated sensitively to make them distinct but still complementary. Residential entries should be seen as “punctuations” in the overall streetscape to improve building identity and wayfinding.

Public Realm: Greater setbacks up to 10 ft. along Davie Street are also encouraged to increase the variety of street activities such as spill-overs patios, as well as add opportunities for more robust street-tree planting. Richer materials, more details and lighting should be used to enhance the “close-up” view of the building for pedestrians. As such, large expanses of glass should be avoided at the lower floors. Lane-treatment should not be neglected either. Furthermore, shadows are discouraged on the north side of Davie Street from noon to 2pm.

Open Space: Open spaces, both semi-public and private, are expected and should comply with the *High Density Housing for Families with Children Guidelines*. Balconies should be provided for family units. Chan noted the project generally responded met these objectives. These responses are expressed through its:

Massing: A 17 storey tower sits on a six-story podium. The tower floor-plate is around 6,100 sq. ft. and the floorplate dimensions are altogether around 83.5 ft. x 65.5 ft. to help achieve a slimmer appearance. However, interior and the rear setbacks are reduced. Staff support this variance to help the social housing program achieve more viable floor plates around 6,000 sq. ft. which can better accommodate family-sized units with better lay-outs, and also attain the targeted unit-counts for financial viability. Furthermore, staff’s support for this variance also factored in London Place’s non-compliant floorplate size and location which reduces the develop ability of the subject-site if the 80 ft. tower separation is strictly applied. In previous discussion, Staff indicated a reduced setback of 35 ft. from the interior property line and 30 ft. from the rear property-line can be considered. Projection of no more than 10ft. depth in these

areas can also be considered provided they are no more than 50 per cent of the building face they are appended to.

Character: The tower is clad in white to distinguish it from the darker colored podium.

Public Realm: The first two floors of the podium, which contain the retail units and the QMUNITY Space, are fully-glazed to achieve better visual porosity between the interior and the public realm. The QMUNITY space entrance at the Burrard and Davie corner is articulated with a double-height frame; this is to address the corner as well as improve building identity and wayfinding.

Open Space: Shared outdoor spaces for the residents on Level 7. All family units and some studios facing the rear do have private balconies.

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

1. Massing + Character

The variance for the interior and rear setbacks. Particularly how it addresses the Downtown South Guidelines' objectives for a slimmer tower to minimise impacts to shadowing, open sky views and privacy, and the developability of neighbouring sites. The tower's relation to the podium, as expressed through massing, articulation and materials.

The building's contribution to the overall streetscape, especially the Burrard -Davie corner.

2. Public Realm:

The ground and second floors' interface with the pedestrian realm, with regards to setbacks, rhythm and articulation.

3. Livability + Amenity

The livability of the units. (e.g. access to natural light, air, HAD, maneuverability, etc).

Applicant's Introductory Comments:

The applicant noted this is a 17 storey project, with mixed uses. The focus is on the community. The result of the massing is a 6 storey street wall that locks with an 11 storey tower. The street wall is broken down to a 2 storey pedestrian scale, and further articulated with a 2 storey curtain wall.

The applicant noted this project adds a unique identity to the community that draws on the Davie village neighborhood. The applicant noted they wanted to enhance the experience at the street level and distribute active uses along Davie and Burrard frontage. The applicant noted they are seeking variance in the view cone. They are looking for a view cone that goes from high to low. All the parapets are in the view cone limitation.

The composition of the building is a hybrid mass timber building with panelized exterior envelopes. The applicant is looking to bring the social housing units to the market as soon as possible. There are a series of amenity spaces on levels 3-7 that have an overlook to the outdoor atrium. There is planting to animate the atrium spaces.

The landscape language contrasts the nature of the building. On the roof deck there is tiered seating with solar access. The trellis elements provide cover for the spill out from the interior. The children play area has good solar access. There is a quiet courtyard space with overlook

to Burrard St. The third floor has a contained urban garden. The applicant noted they are proposing light boxes on the ground floor level. The ground plain is simple with some additional trees.

The applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

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

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

Design development for further integrate or differentiate the tower and podium, consider exploring tower top and fenestration pattern to further differentiate tower and podium;  
Design development to the QMUNITY and residential entry points to strengthen them (consider a stronger frame element);  
Design development to the public realm to explore opportunities for seating, planting and further opportunities for activation.

Related Commentary:

The project was well received by panel.

The panel found it to be a good fit for the context, the modular construction and passive house is great. The panel noted it was great to see QMUNITY at this location. The panel supported the unit layout – compact but livable, there is a good amount of amenity and the street level activation was well received.

There were no concerns with variances and particular setbacks or intrusions into the view cone. The panel suggested because of the prominent corner, to have the residence and QMUNITY entrances strengthened to have a stronger frame element.  
Consider some differentiation or integration with tower and podium (could be in materials or setback). Consider further sculpting the tower top or fenestration presently appears like an abrupt stop. The panel noted to consider a shading device to give a unique character form to the podium.

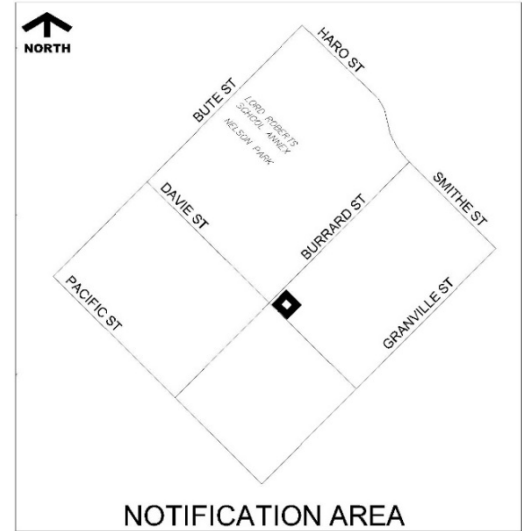
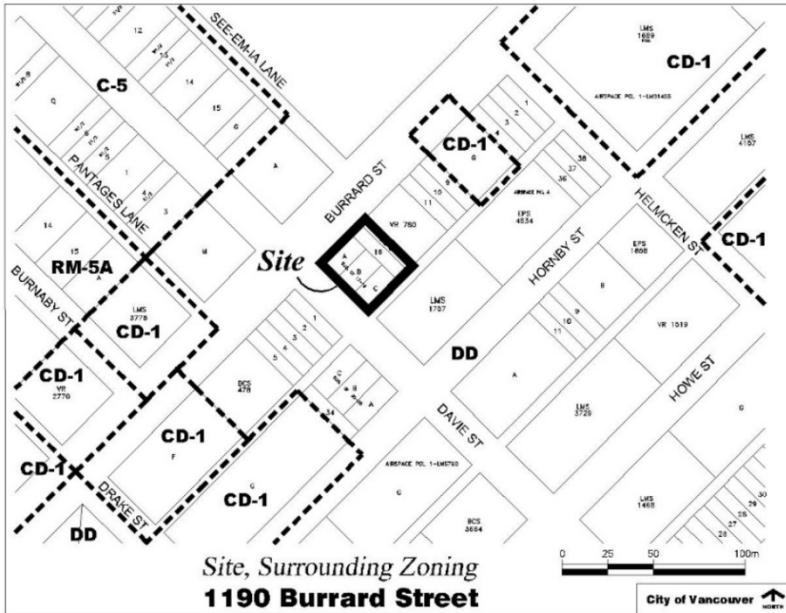
## 2. Public Consultation Summary

### Rezoning Application (Submitted December 11, 2019)

**Public Notification** – A rezoning information sign was installed on the site on December 24, 2019. Approximately 12,135 notification postcards were distributed within the neighbouring area on or about January 2, 2020. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)).

### Community Open House

On January 20, 2020 a community open house was held from 5:00-8:00pm at the Holiday Inn Hotel at 110 Howe Street. Staff, the applicant team, and a total of approximately 67 people attended the Open House.



### Public Response

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

16 comment sheets, 18 letters, e-mails, online comment forms, and other feedback were received from the public in response to the October 23, 2019, open house. Staff also received a petition with 47 signatures opposed to the application.

Total notifications		12,135
Open House attendees		67
Open House comment sheets		16
Online/other feedback		18

\* Note that all reported numbers above are approximate

**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.).

Below is a summary of all feedback received from the public by topic, and ordered by frequency:

*Generally, comments of support fell in the following areas:*

- **Affordable housing provision:** The project addresses the housing affordability crisis by bringing in more units at affordable rates. The proposal also responds to meeting more diverse residents needs through anticipated opportunities through Housing Society of BC and QMUNITY.
- **Community amenities dedication:** The project received general support for the dedicated space for QMUNITY to relocate and expand.
- **Building height, density, and massing:** The proposed height and density is considered appropriate for development of social housing. Some comments suggested the height should be increased to allow for more social housing units.
- **General support:** The proposal received general support from respondents.

*Generally, comments of concern fell into the following areas:*

- **Social housing development, safety, and crime:** The neighbourhood experiences a high volume of crime and safety concerns associated with deteriorated buildings in the area. It was expressed that current low income housing infrastructure needs to be updated and cleaned up before the neighbours can support more social housing developments in the area. Further, respondents expressed a desire that low-income projects be developed in other areas of the City for fear that increased social housing would add to neighbourhood safety concerns.
- **Building height, density, and mass:** The proposed building height is too tall and should be lowered to a mid-rise building of 5 storeys.

- **Building design:** The proposed building design and colour palette could be improved, while some respondents appreciate the QMUNITY space light features, others have cited a need for better design.
- **Location:** Some residents expressed proposing this development at this location would not be suitable due to its proximity to the Kettle and the Murray Hotel, which they believe generates crime and adds to safety concerns in the neighbourhood.
- **Property values:** The project would result in a decline of property values in the neighbourhood.

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

*General comments of support:*

- The number of parking spaces within the development is appropriate since it's located in the West End.
- Appropriate location for social services and social housing provision.
- The building design is appropriate.
- Appreciate the provision of a bicycle elevator and the proposed number of bicycle stalls.
- The proposed retail spaces and their size are appropriate.

*General comments of concern:*

- The lack of parking spaces for social service groups is concerning. It was suggested above ground parking spaces be eliminated. .
- Desire to see outdoor amenity space provided for QMUNITY members to access and provide outdoor programming for its refugee and youth members' which may improve members' mental health.
- Concern that middle class taxpayers are not being listened to and that they should be consulted on why their money is spent towards low income housing.
- Residents are already concerned about noise outside London Place and feel this proposal will make the noise situation worse.
- The project would block sunlight and views for neighbouring buildings.
- Providing more social housing and assistance to low income residents would result in more social issues in the neighbourhood.
- Residents in the area are constantly cleaning up needles; the project would worsen the situation.
- The balconies of the neighbouring building would face the wall of the proposed development.

*Neutral comments/suggestions/recommendations:*

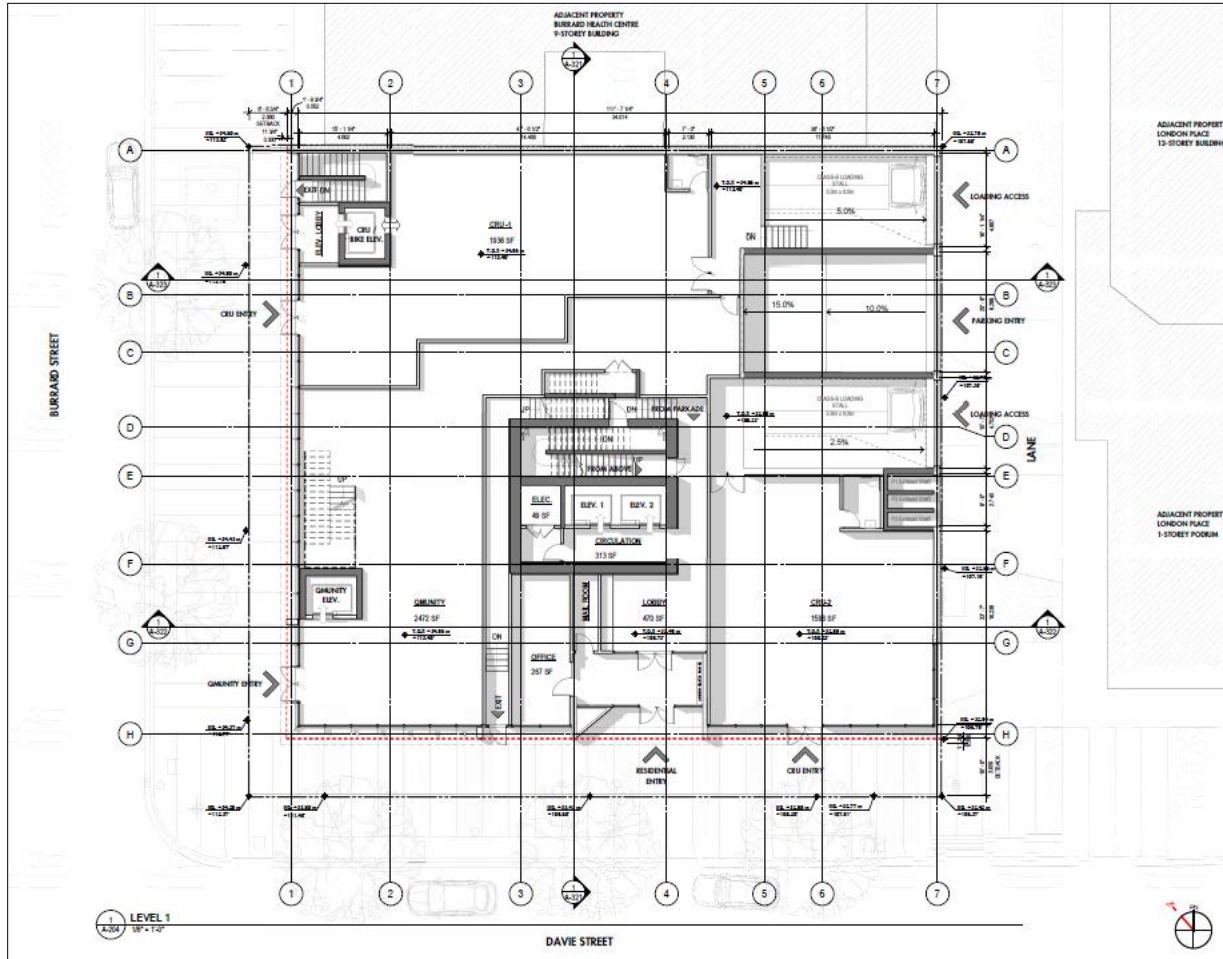


- Would like to see a small public park or sitting area for people to socialize and rest.
- Provide increased opportunities to celebrate LGBTQ identity through playful spaces within the development.
- More units geared towards older LGBTQ people would be appreciated as this group are in need of more housing support.
- LGBTQ residents are welcomed into the area.
- Improving the back alleyway should be considered if this project is approved.
- A bike lane could be extended further up Burrard Street in the future.
- The community garden that was located on the site was visited by many residents. Having green space and gardens as part of this development would beautify it.
- The second floor of this development would need a greenspace or a green house.
- Would like to see a green roof by relaxing the height restriction for view cones.
- Ensure the project is developed according to the green building code.
- Eliminating the Murray Hotel would make a positive difference in the neighbourhood.

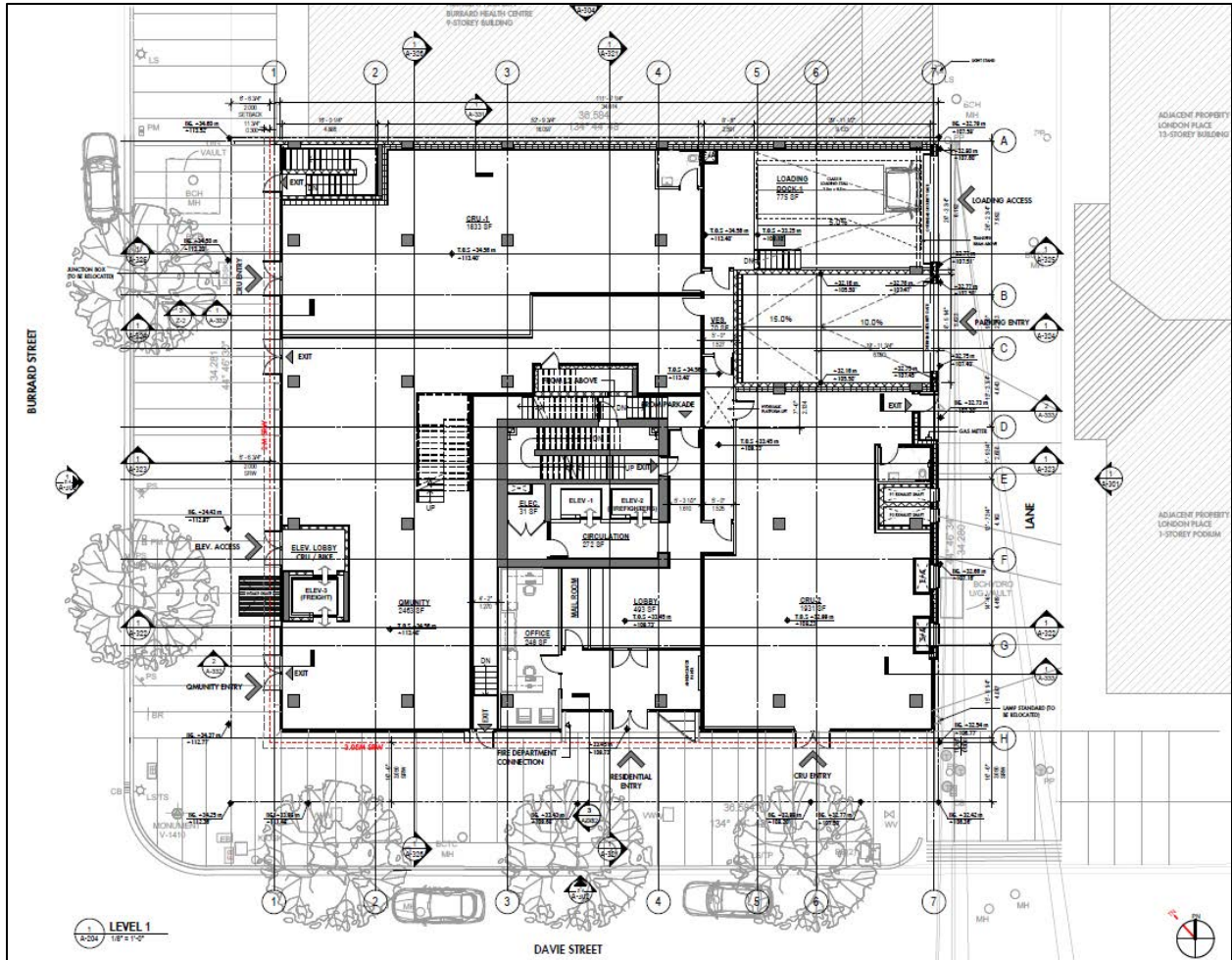
\* \* \* \* \*

# 1190 Burrard Street FORM OF DEVELOPMENT DRAWINGS

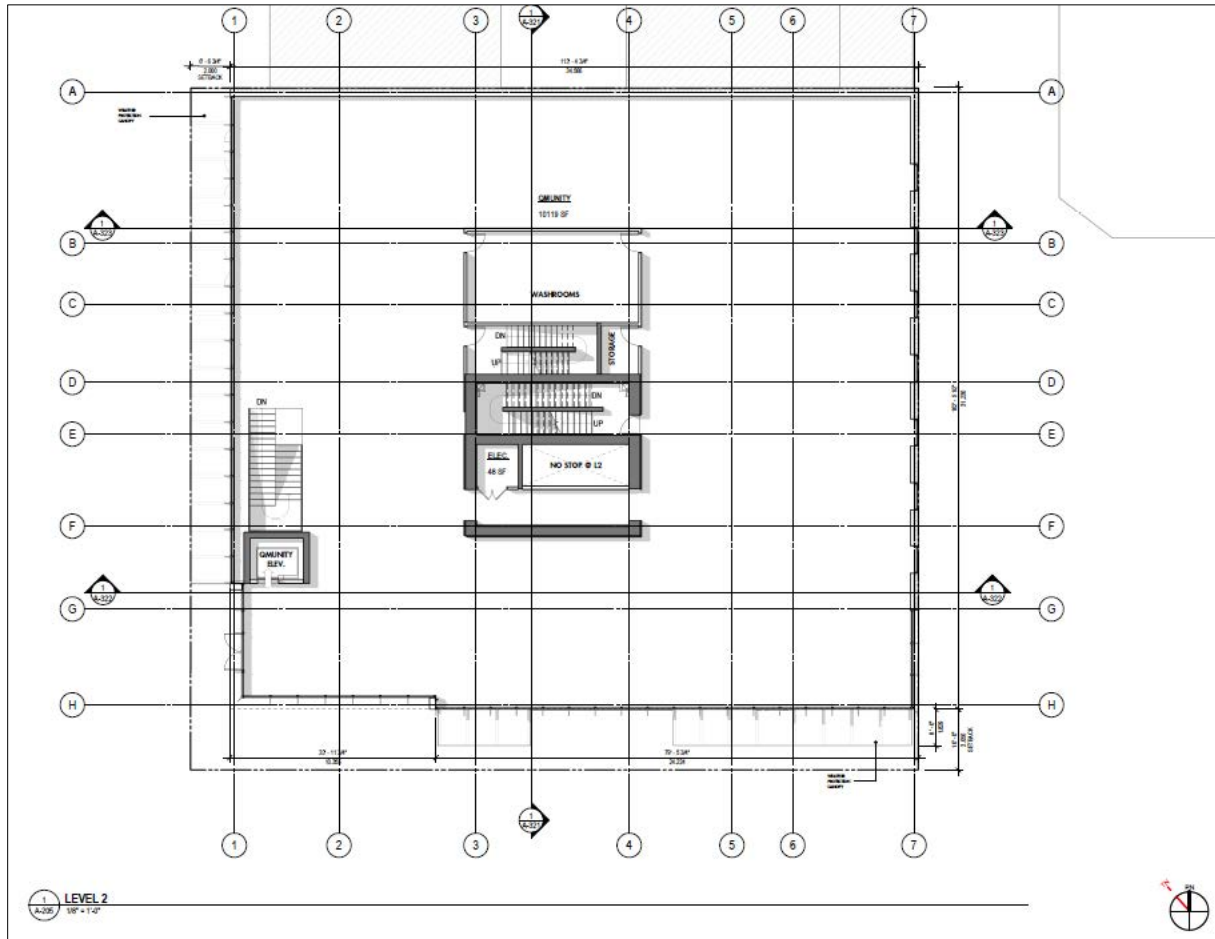
## Original Ground Floor: QMUNITY Space, Commercial Retail Units, and Residential Entry



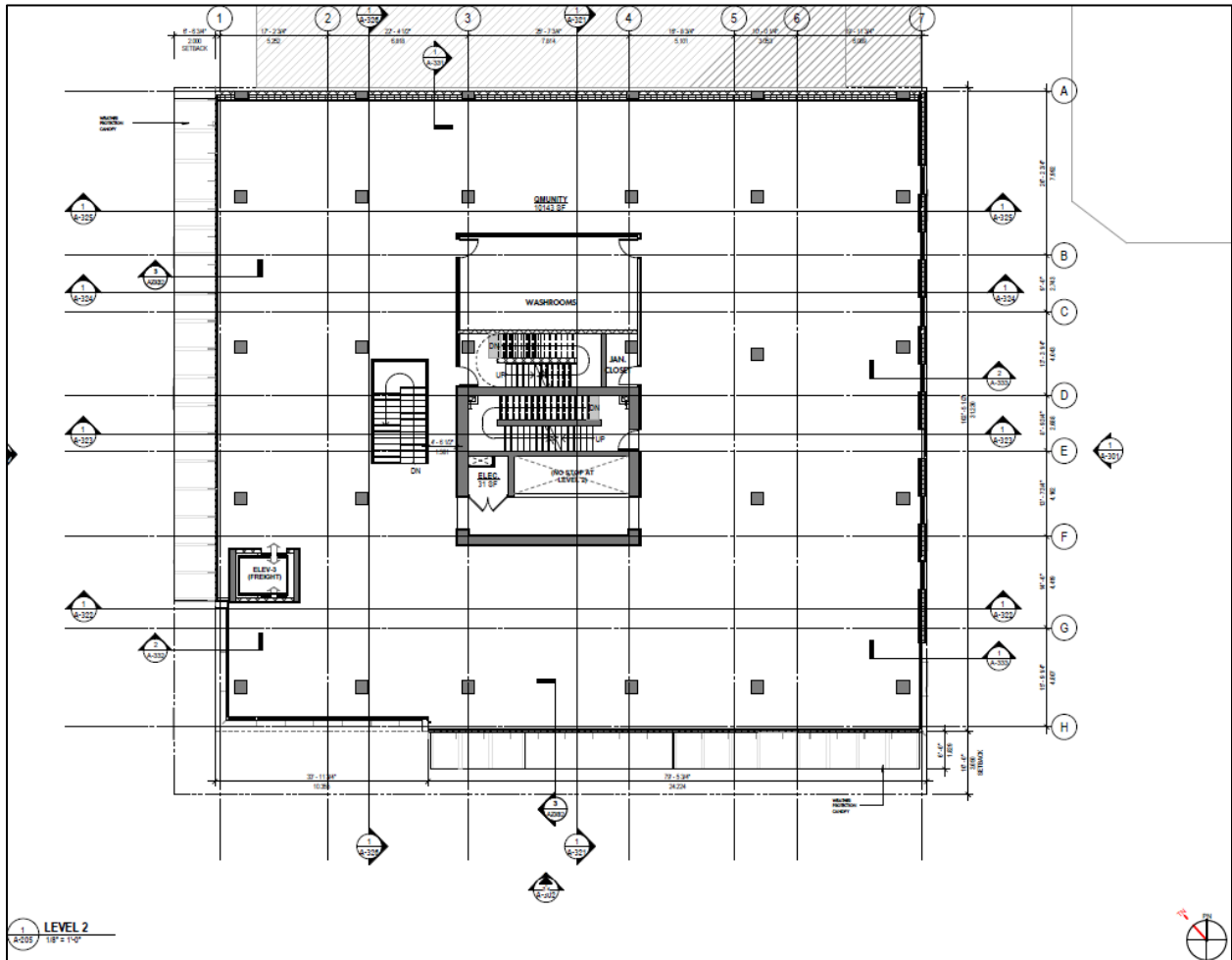
### Recommended Ground Floor: QMUNITY Space, Commercial Retail Units, and Residential Entry



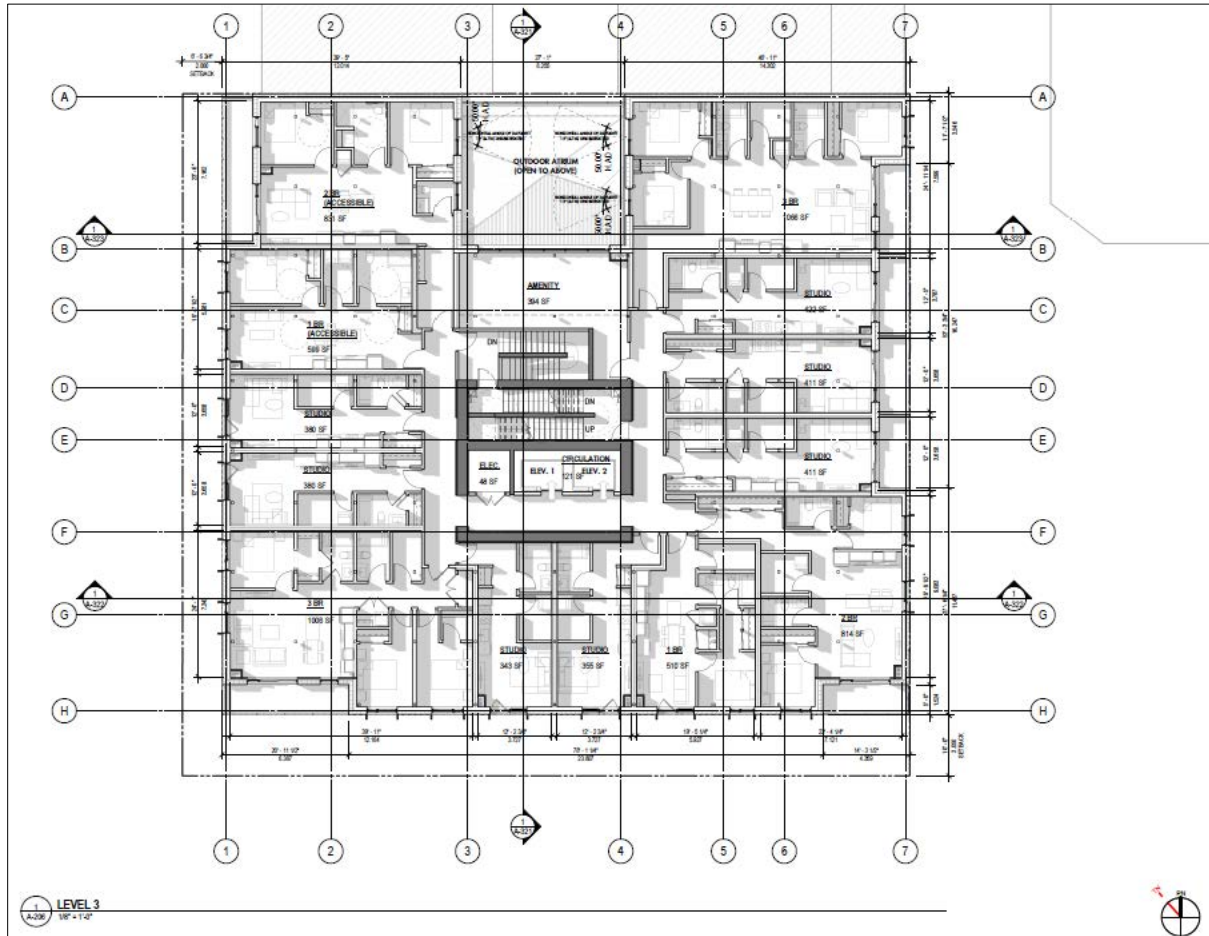
Original Level 2: QMUNITY Space



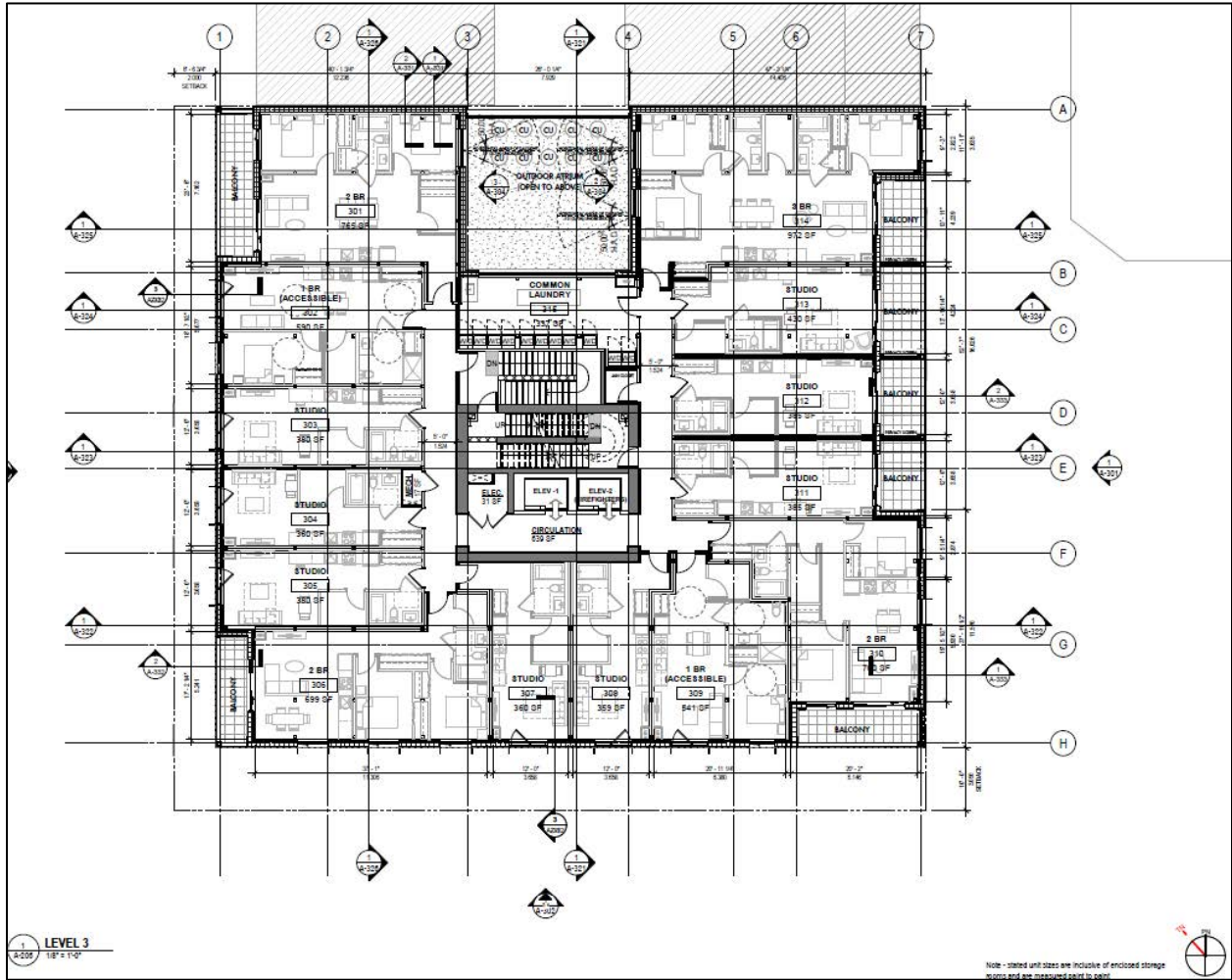
### Recommended Level 2: QMUNITY Space



Original Level 3: Residential Units and Amenity Space



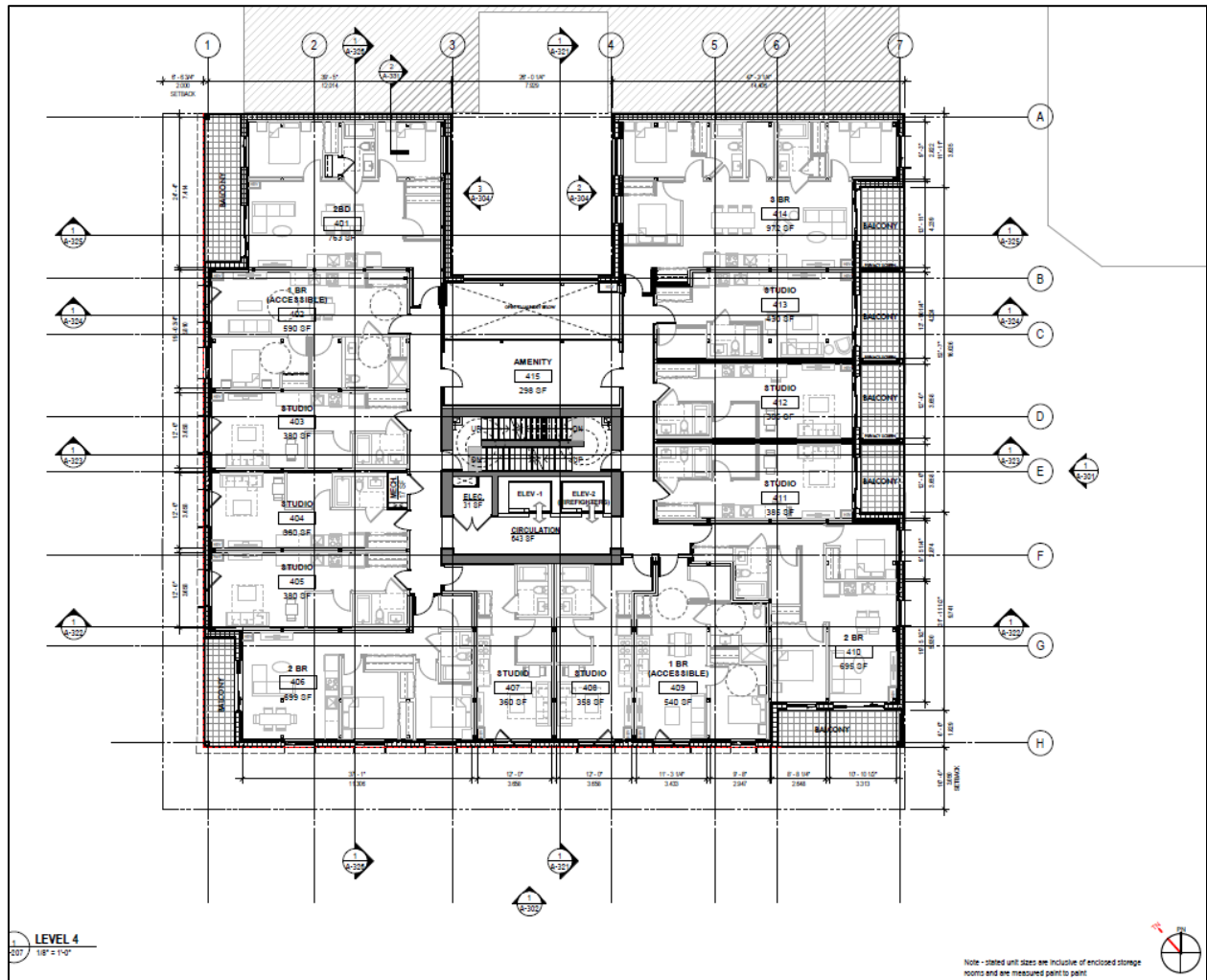
### Recommended Level 3: Residential Units and Amenity Space



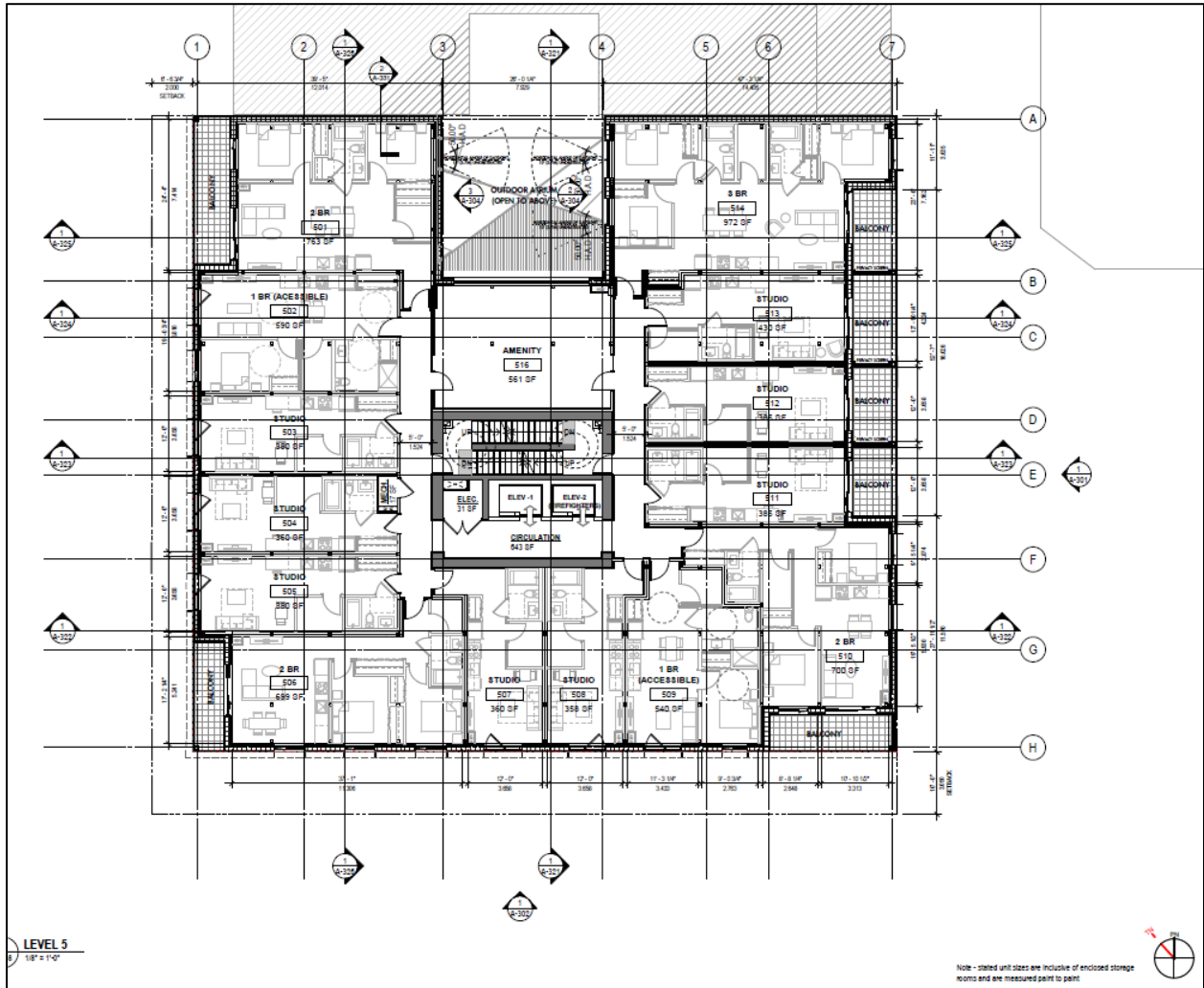




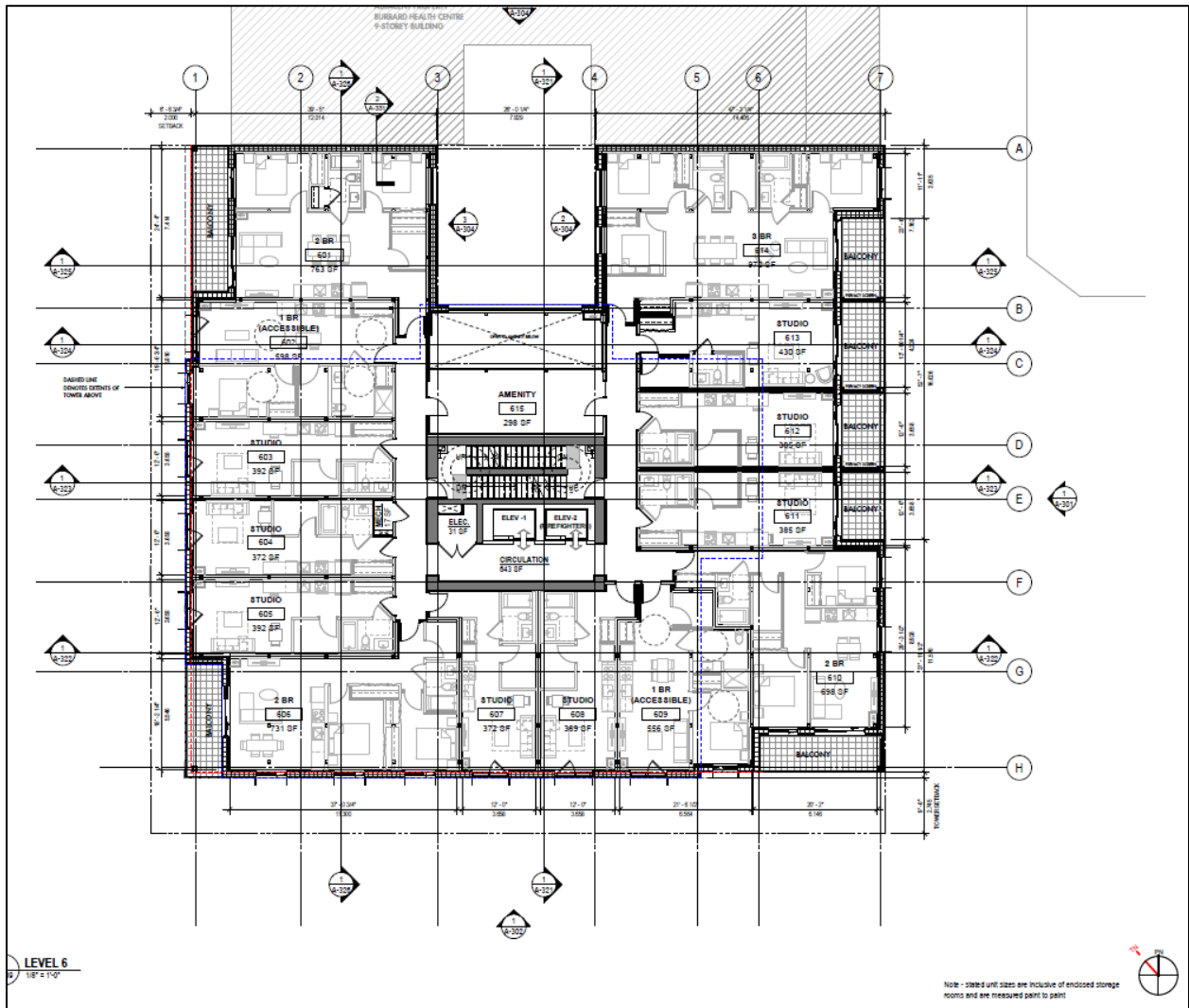
Recommended Level 4: Residential Units and Shared Indoor Amenity Space



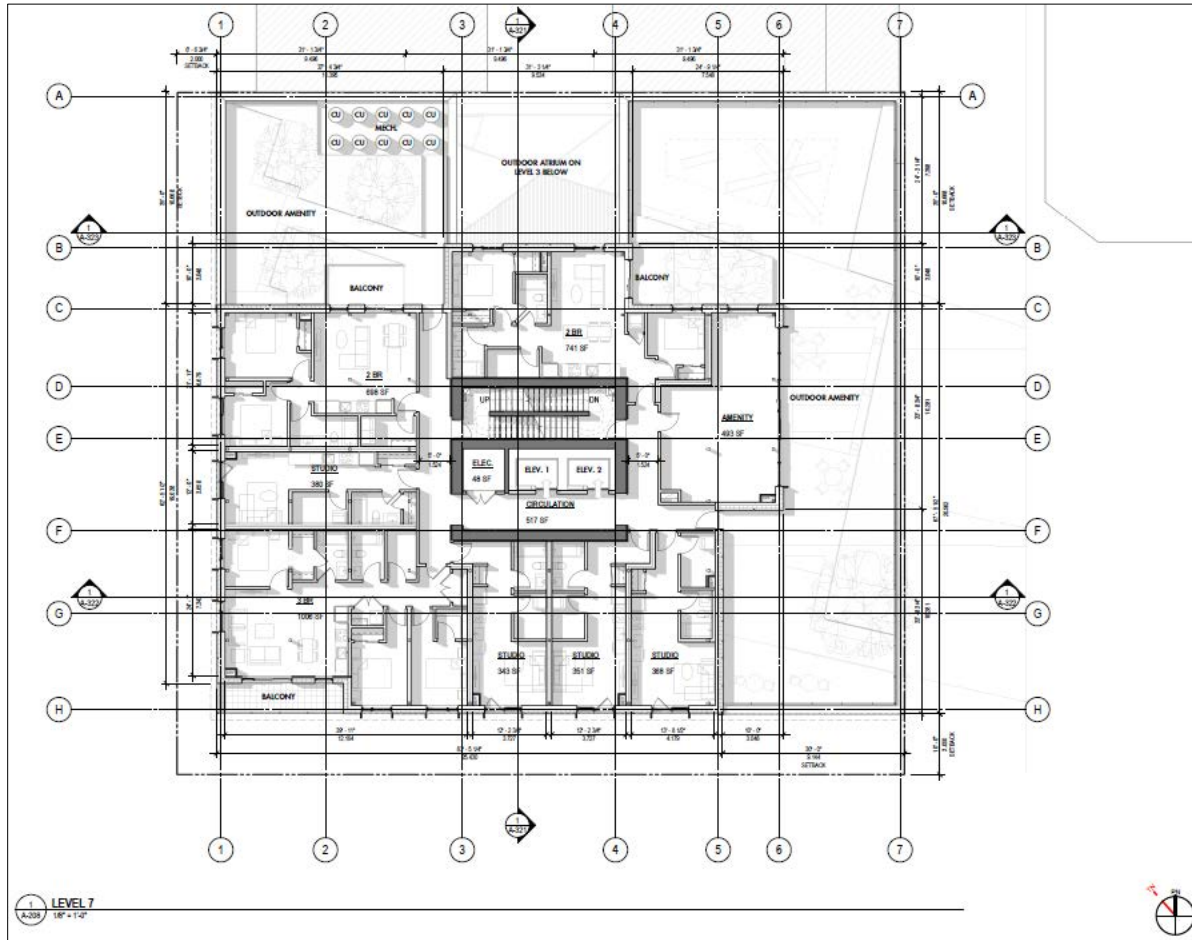
Recommended Level 5: Residential Units and Shared Indoor Amenity Space



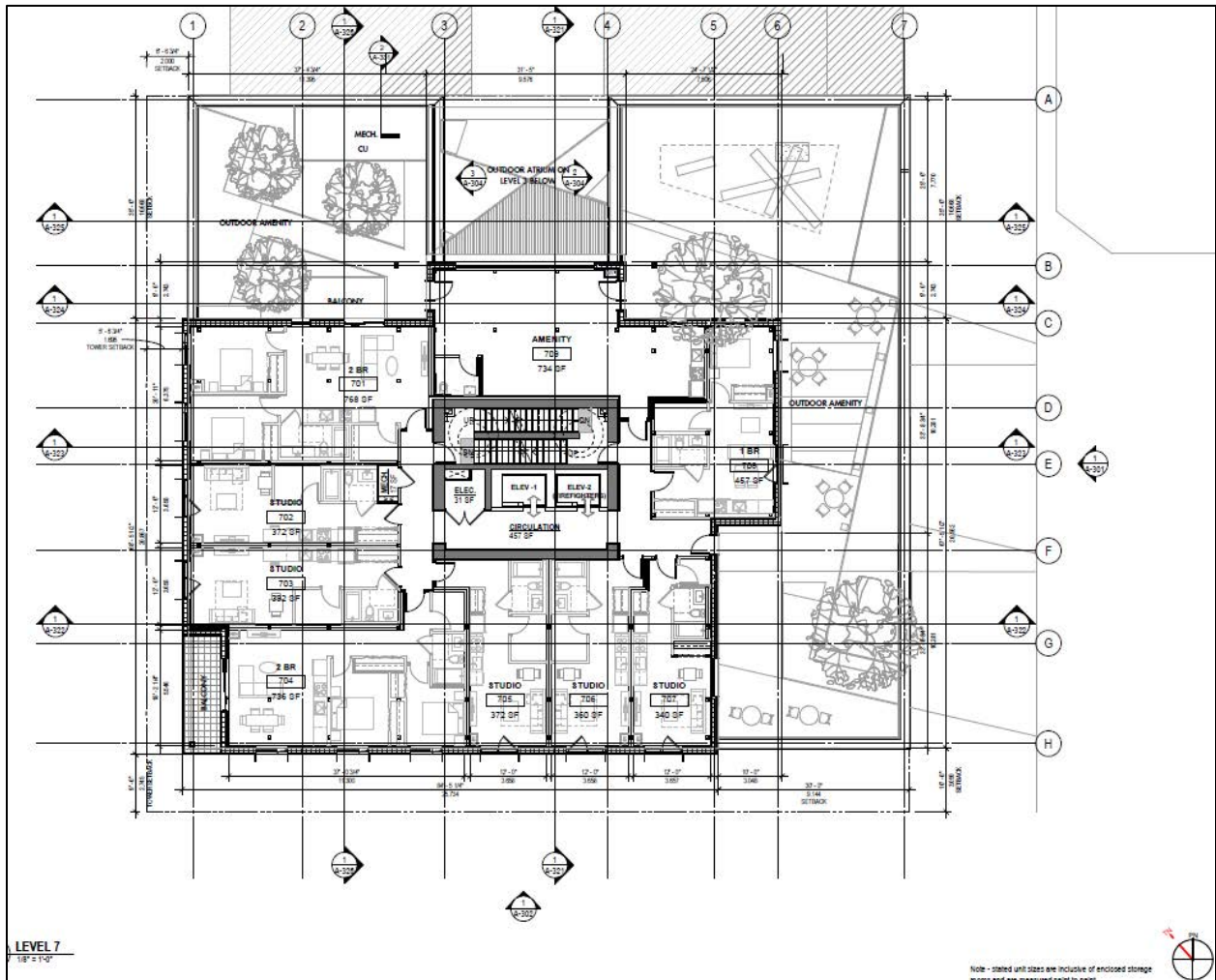
### Recommended Level 6: Residential Units and Shared Indoor Amenity Space



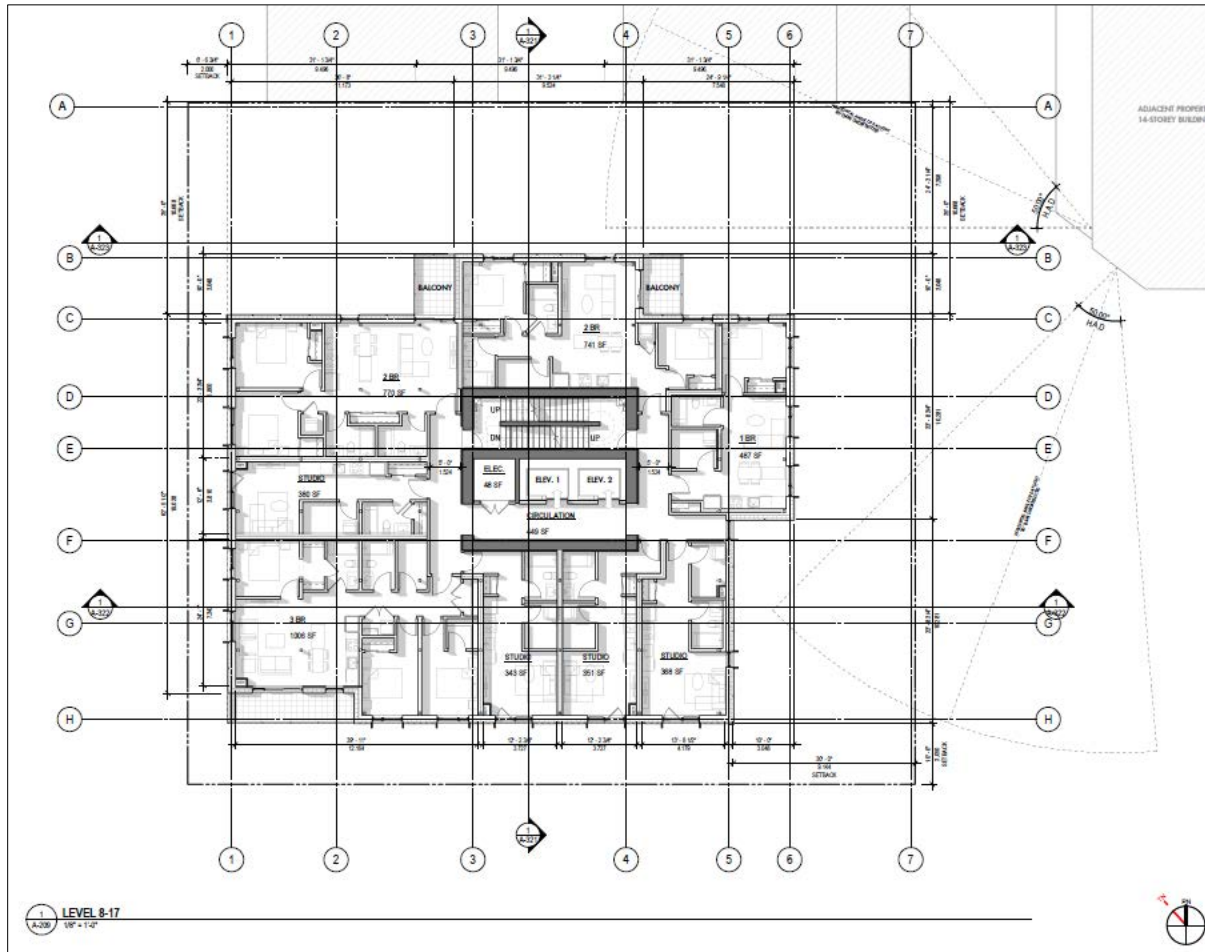
Original Level 7: Residential Units and Shared Indoor and Outdoor Amenity Space



Recommended Level 7: Residential Units and Shared Indoor and Outdoor Amenity Space

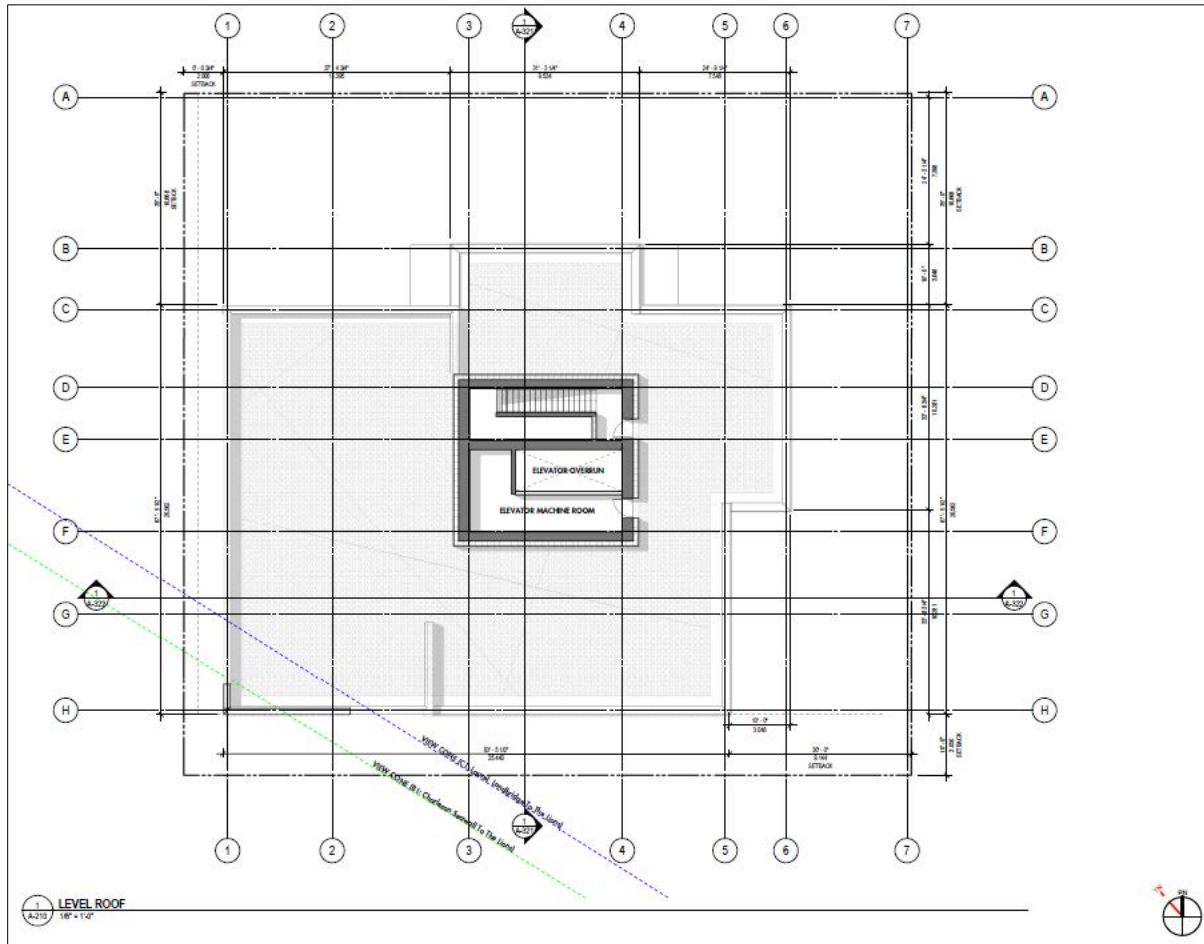


Original Levels 8-17: Residential Units





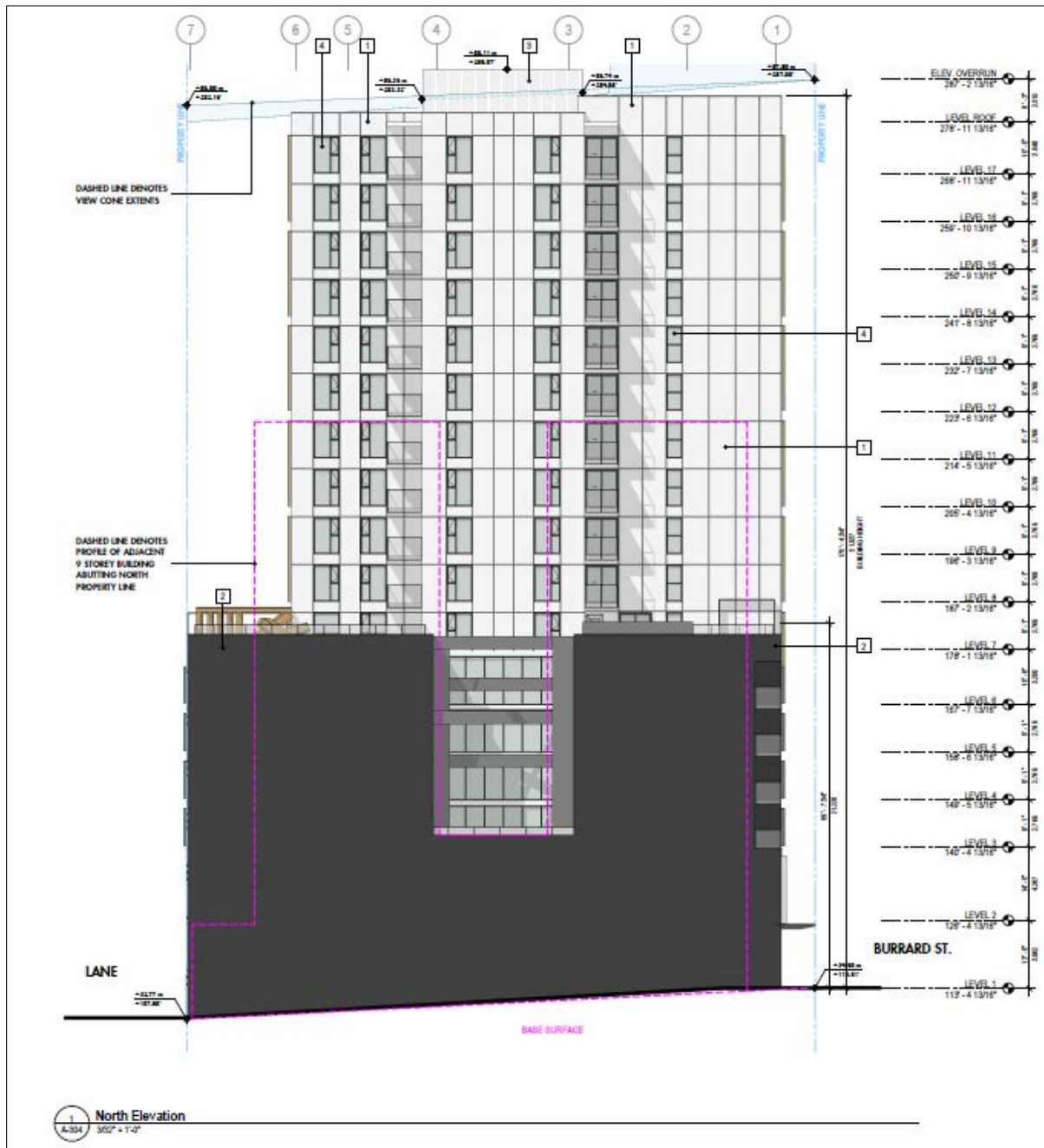
### Original Roof Level





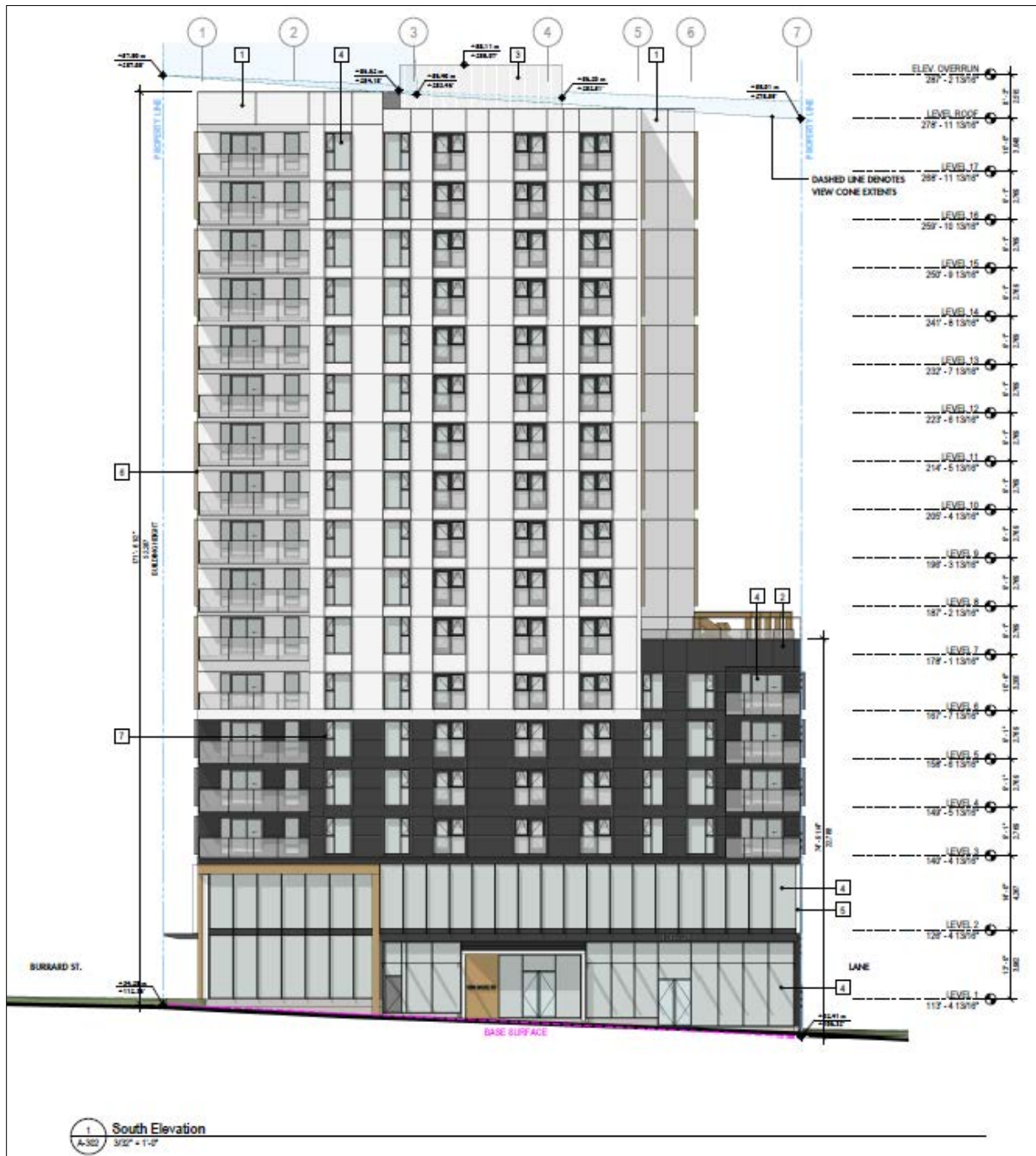


Original North Elevation:





Original South Elevation: View from Davie Street

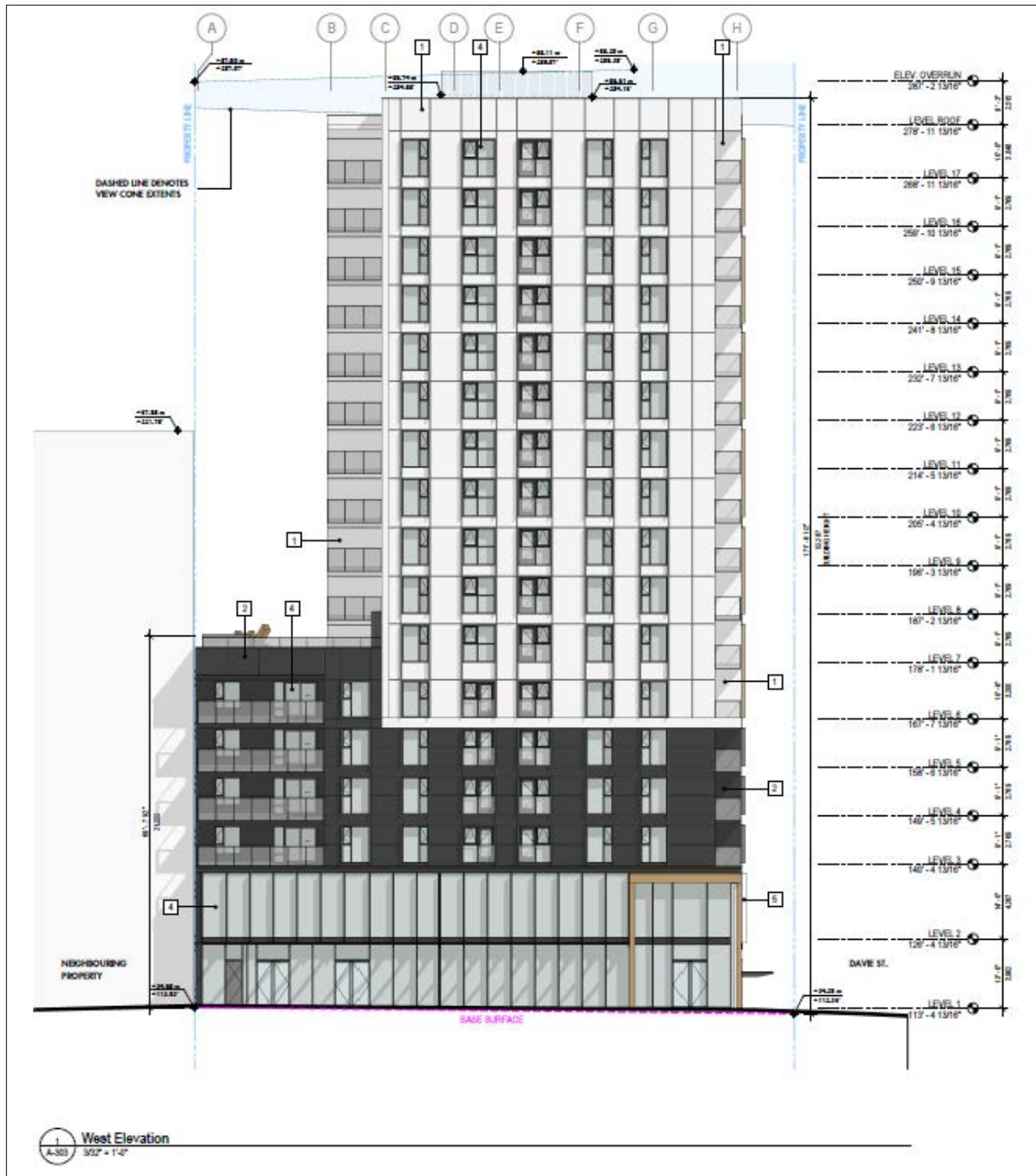


Revised South Elevation: View from Davie Street



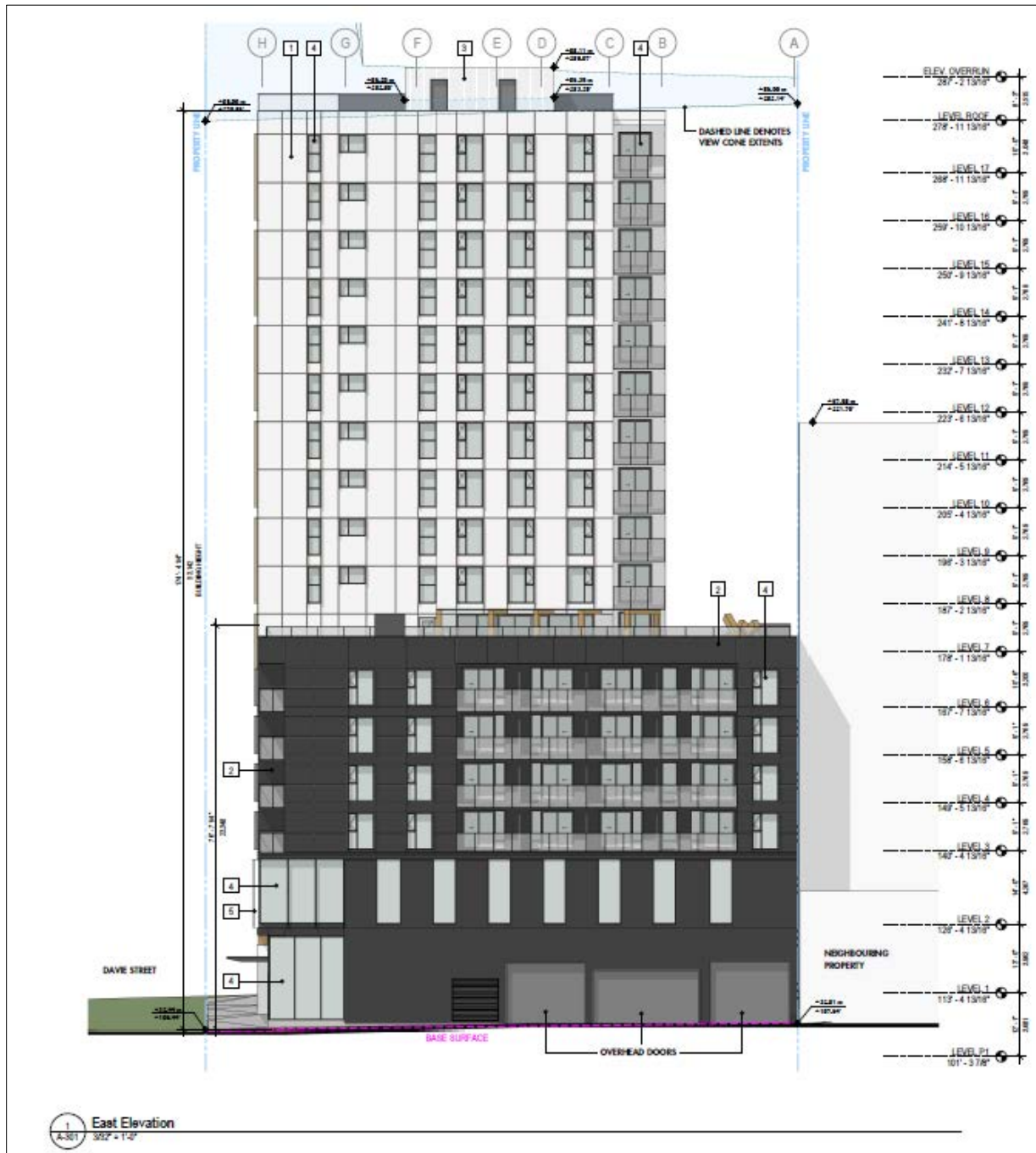
1 South Elevation  
A-301 3/32" = 1'-0"

Original West Elevation: View from Burrard Street



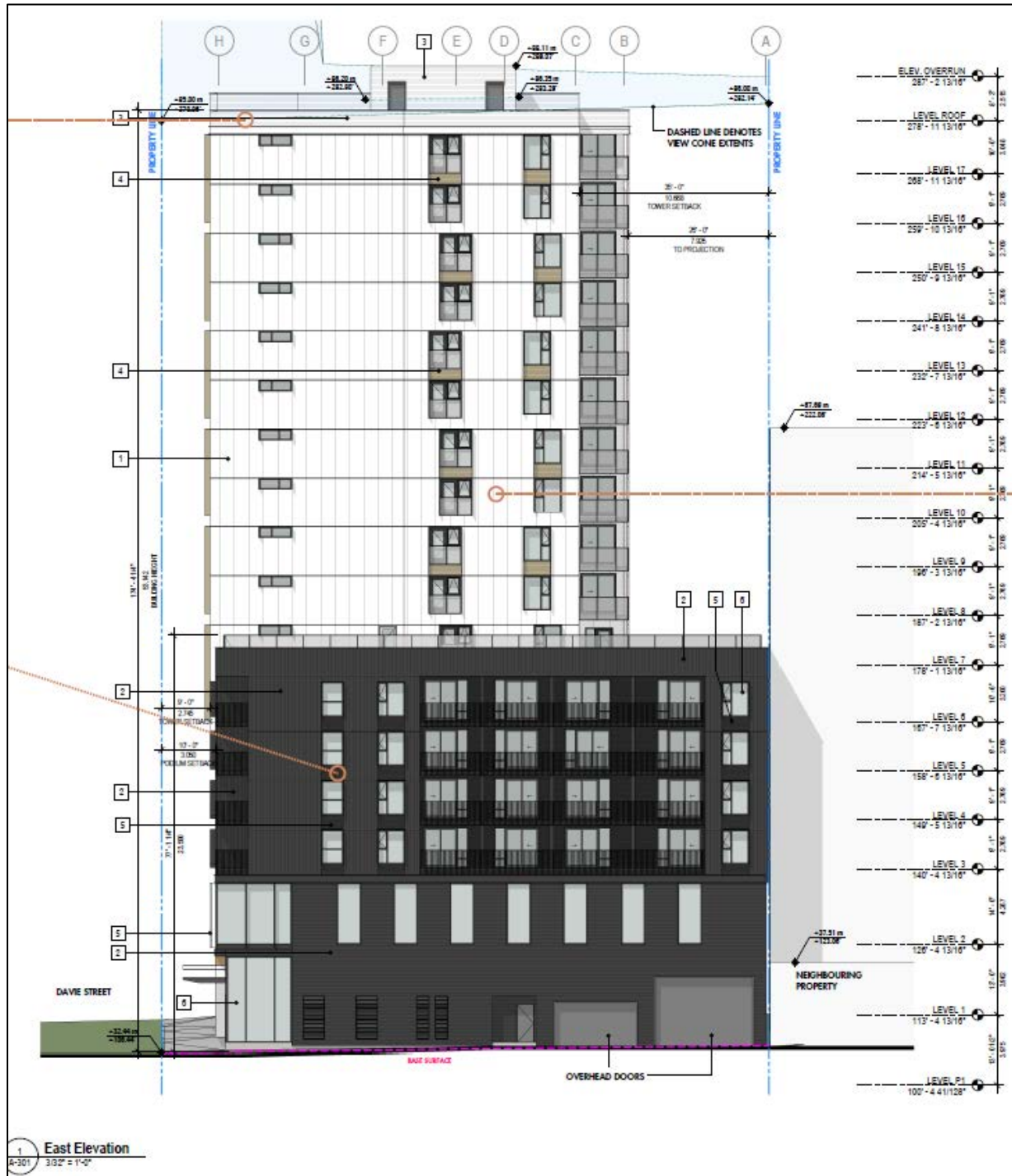


Original East Elevation: View from Lane





Revised East Elevation: View from Lane



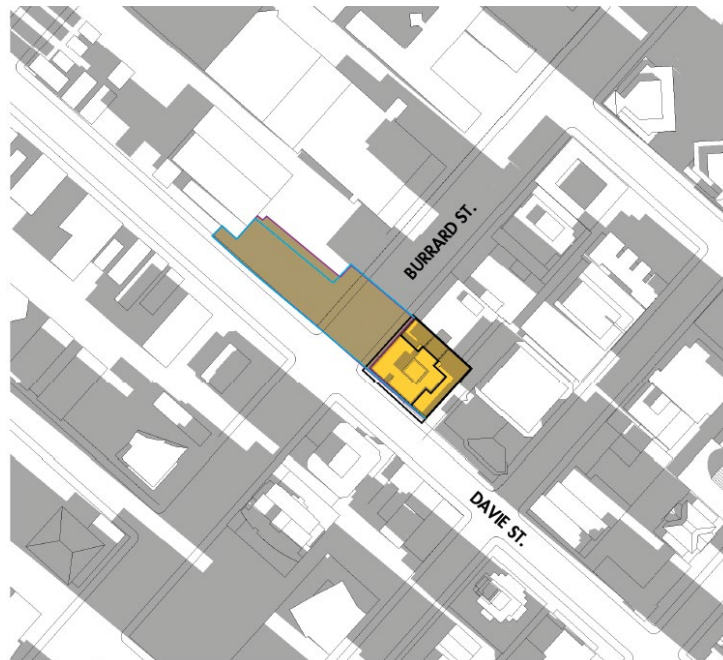
1 East Elevation  
A-301 3/32" = 1'-0"

**Shadow Study:** The shadows cast by the proposed building is not longer than a shadow that would be cast by a building constructed under the existing Downtown-District Zoning. The proposed building's shadow is marginally wider than with the existing zone, as the proposed building's north setback is generally 10.7 m (35 ft.) as opposed to a typical 12.2 m (40 ft.). As such, additional shadowing impacts on the public realm on the north side of Burrard Street is minimal.



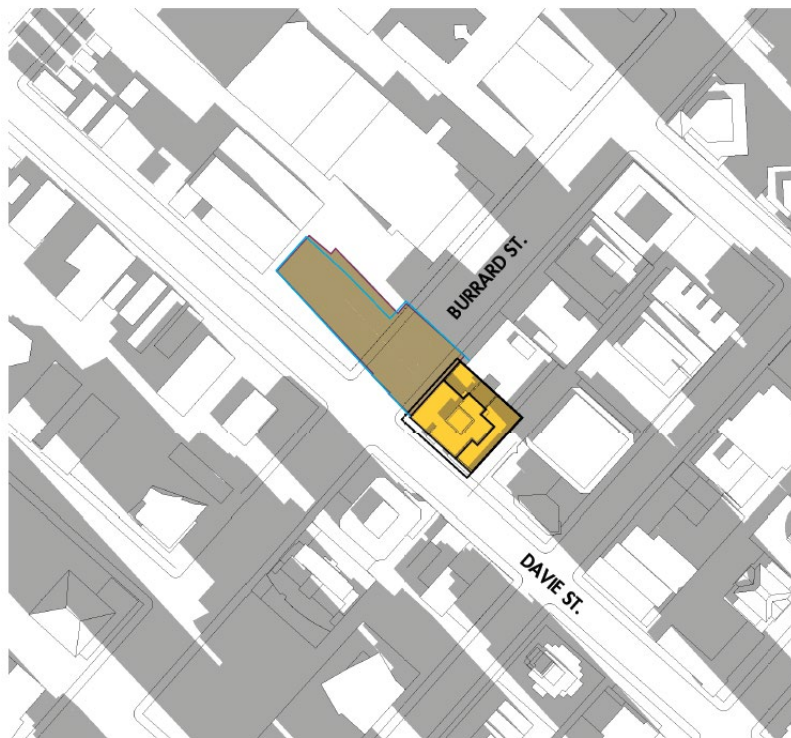
- Legend
- Project Site
  - New Shadows: Proposed Massing
  - New Shadows: Future Development
  - Shadow Outline: Existing Zoning Envelope

Spring/Fall Equinox – 10:00 am



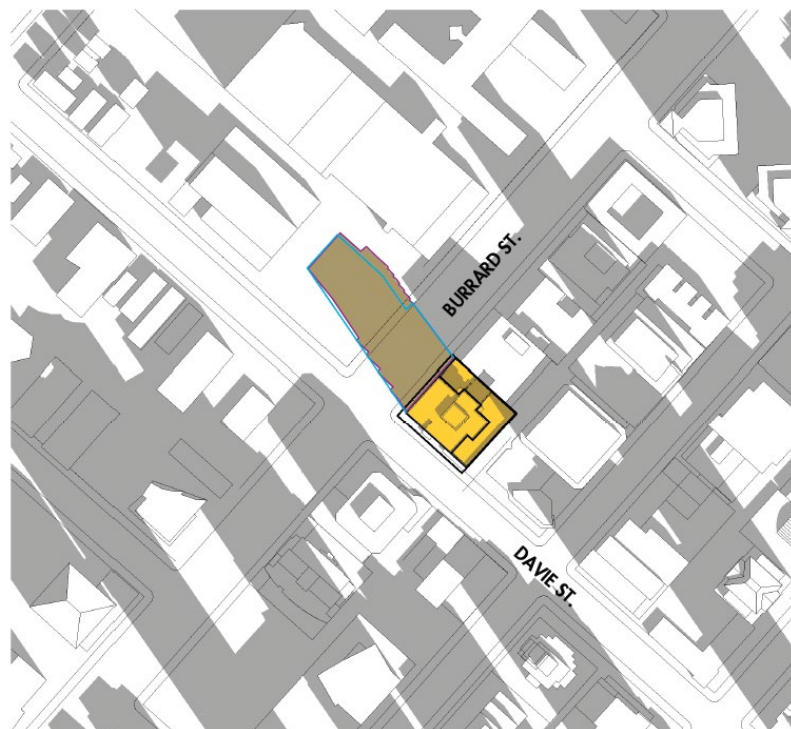
- Legend
- Project Site
  - New Shadows: Proposed Massing
  - New Shadows: Future Development
  - Shadow Outline: Existing Zoning Envelope

Spring/Fall Equinox – 10:30 am



Spring/Fall Equinox – 11:00 am

- Legend
- Project Site
  - New Shadows: Proposed Massing
  - New Shadows: Future Development
  - Shadow Outline: Existing Zoning Envelope



Spring/Fall Equinox – 11:30 am

- Legend
- Project Site
  - New Shadows: Proposed Massing
  - New Shadows: Future Development
  - Shadow Outline: Existing Zoning Envelope



- Legend
- Project Site
  - New Shadows: Proposed Massing
  - New Shadows: Future Development
  - Shadow Outline: Existing Zoning Envelope

Spring/Fall Equinox – 12:00 pm



- Legend
- Project Site
  - New Shadows: Proposed Massing
  - New Shadows: Future Development
  - Shadow Outline: Existing Zoning Envelope

Spring/Fall Equinox – 12:30 pm

\* \* \* \* \*

**1190 Burrard Street  
PUBLIC BENEFITS SUMMARY**

**Project Summary:**

A 17 storey mixed-use development including 154 social housing units, social service centre, and commercial use at grade.

**Public Benefit Summary:**

The proposal would provide 154 residential units, secured as social housing for the longer of 60 years and the life of the building.

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
Zoning District	DD (Area M)	CD-1
FSR (site area =1,254 sq. m (13,499 sq. ft.))	5.0	9.11
Buildable Floor Space (sq. ft.)	67,495 sq.ft.	122, 992 sq.ft.

**Summary of Development Contributions Expected Under Proposed Zoning<sup>1</sup>**

City-Wide DCL <sup>1,2,3</sup>	\$62,067
City-Wide Utilities DCL <sup>1,3</sup>	\$21,450
<b>TOTAL</b>	<b>\$83,517</b>

**Other benefits (non-quantified):** 154 units of social housing units secured for the longer of 60 years and the life of the building.

<sup>1</sup> Based on rates in effect as at September 30, 2020. DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for details.

\* \* \* \* \*

**1190 Burrard Street  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**APPLICANT INFORMATION**

<b>Architect</b>	ZGF Architecture Ltd.
<b>Developer</b>	New Commons Development
<b>Property Owner</b>	City of Vancouver

**PROPERTY INFORMATION**

Street Address	Property Identifier (PID)	Legal Description
1190 Burrard Street	015-484-211	LOT A (SEE 428984L) OF LOTS 17 TO 19 BLOCK 90 DISTRICT LOT 541 PLAN 210
1190 Burrard Street	015-484-238	LOT B (REFERENCE PLAN 1606) OF LOTS 17 TO 19 BLOCK 90 DISTRICT LOT 41 PLAN 210
1190 Burrard Street	015-484-220	LOT C (SEE 428984L) OF LOTS 17 TO 19 BLOCK 90 DISTRICT LOT 541 PLAN 210
1190 Burrard Street	015-484-181	THE SOUTH ½ OF LOT 15 BLOCK 90 DISTRICT LOT 541 PLAN 210
1190 Burrard Street	015-484-203	LOT 16 BLOCK 90 DISTRICT LOT 541 PLAN 210

**SITE STATISTICS**

<b>Site Area</b>	1,254 sq. m (13,499 sq. ft.)
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**DEVELOPMENT STATISTICS**

	Permitted Under Existing Zoning	Proposed		Recommended (Other than Proposed)	
<b>Zoning</b>	DD (Area M)	CD-1		—	
<b>Uses</b>	Mixed-Use	Mixed-Use		—	
<b>Floor Space Ratio (FSR)</b>	5.0 FSR	9.14 FSR		9.11 FSR	
<b>Floor Area</b>	6,270.5 sq.m (67,495 sq.ft.)	11, 458.5 sq. m (123, 338 sq.ft.)		11, 426 sq. m (122,992 sq.ft.)	
<b>Maximum Height</b>	36.6 m (120.1 ft.)	54.31 m (178.19 ft.)		—	
<b>Unit Mix</b>	N/A	Studios: 72	One-Bedroom: 18	Studios: 87	One-Bedroom: 19
		Two-Bedroom: 30	Three-Bedroom: 19	Two-Bedroom: 44	Three-Bedroom: 3
		Total Units: 139		Total Units: 154	
<b>Parking Spaces</b>	Per Parking By-law	As per Parking By-law (TDM plan)	Proposed: 34	As per Parking By-law (TDM plan)	Proposed: 14
<b>Bicycle Spaces</b>	Per Parking By-law	As per Parking By-law	Class A 268 Class B 8	As per Parking By-law	Class A 302 Class B 17
<b>Natural Assets</b>	Existing: 0 on-site trees, 3 City trees	Proposed (Including Existing): 5 on-site trees, 5 City trees		—	

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