



REFERRAL REPORT

Report Date: September 7, 2021
Contact: Yardley McNeill
Contact No.: 604-873-7582
RTS No.: 14593
VanRIMS No.: 08-2000-20
Meeting Date: September 21, 2021

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 1157 Burrard Street

RECOMMENDATION

- A. THAT the application by Merrick Architecture, on behalf of Prima Properties (135) Ltd., the registered owner of the lands located at 1157 Burrard Street [PID 009-432-795; Lot A (Reference Plan 10023) Block 10 District Lot 185 Plan 822], to rezone the lands from Downtown District (DD) / West End Commercial District (C5) to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 6.00 to 13.37 and the maximum building height from 91.4 m (300 ft.) to 143.0 m (469 ft.), to allow development of a 47-storey mixed-use building containing 289 strata-titled residential units, a child care facility, an arts and culture hub and commercial space at grade, be referred to Public Hearing together with:
- (i) plans prepared by Merrick Architecture received December 21, 2018, amended September 4, 2020;
 - (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 Public Hearing.

- B. THAT, if the rezoning application is referred to Public Hearing, a consequential amendment to Schedule E of the Zoning and Development By-law regarding building lines also be referred to the same Public Hearing;

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

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

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

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

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

- E. THAT Recommendations A through 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 by-law rezoning the property and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone the site at 1157 Burrard Street from Downtown District (DD) / West End Commercial District (C5) to CD-1 (Comprehensive Development) District. The proposal is for a 47-storey mixed-use building with a floor area of 26,850 sq. m (289,014 sq. ft.) and a floor space ratio (FSR) of 13.37 FSR. A total of 289 strata-titled residential units, commercial units at grade, a 37-space childcare facility and a 1,466 sq. m (15,781 sq. ft.) arts and culture hub is proposed.

Staff have assessed the application and conclude that it meets the intent of the West End Community Plan. Staff support the application, subject to design development and other conditions. Staff recommend that the application be referred to a public hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the public hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- *West End Community Plan (including West End Public Benefit Strategy) (2013)*
- *Rezoning Policy for the West End (2013)*
- *Downtown Official Development Plan (DODP) (1975, last amended 2015)*
- *Downtown (except Downtown South) Design Guidelines (1975; last amended 1993)*
- *DD (except Downtown South) C-5, C-6, HA-1 and HA-2 Character Area Descriptions (1975, last amended 2003)*
- *Higher Buildings Policy (1997, as amended up to 2014)*
- *View Protection Guidelines (1989, last amended 2011)*
- *Green Buildings Policy for Rezoning (2009, amended up to 2017)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *High-Density Housing for Families With Children Guidelines (1992)*
- *Transportation 2040 Plan (2012)*
- *Financing Growth Policies (2004)*
- *Community Amenity Contribution Policy for Rezoning (1999, last amended 2020)*
- *Culture|Shift: Blanketing the City in Arts and Culture (2019)*
- *Making Space for Arts and Culture (2019)*
- *Healthy City Strategy (2014)*
- *Childcare Strategy (underway)*
- *Childcare Design Guidelines (1993, amended to 2019)*
- *Public Art Policy and Procedures for Rezoned Developments (2014)*
- *Vancouver Development Cost Levy By-law No. 9755*
- *Vancouver Utilities Development Cost Levy By-Law No. 12183*

REPORT

Background/Context

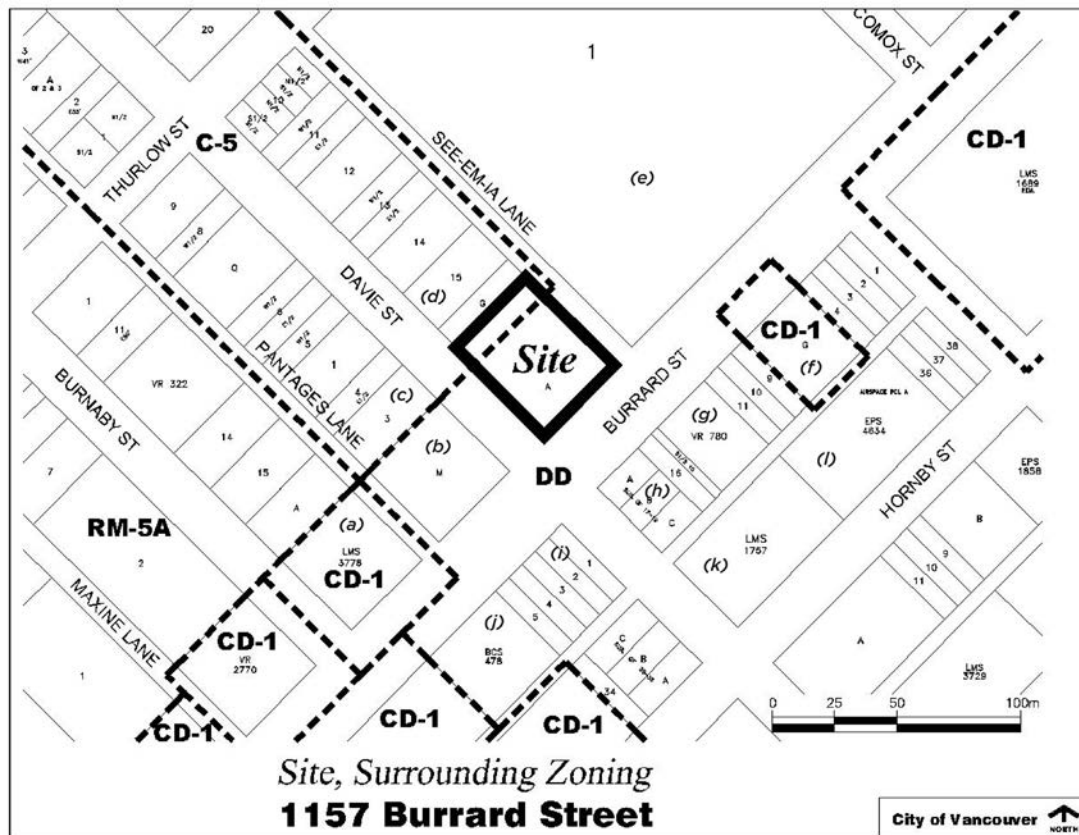
1. Site and Context

The 2,008 sq. m (21,605 sq. ft.) rezoning site is located on the north-west corner at the intersection of Davie and Burrard Streets. The site has a frontage of 51 m (166 ft.) along Davie Street and depth of 40 m (131 ft.).

The site is located in sub-area F in the Burrard Corridor of the West End Community Plan and split-zoned Downtown District (DD) and West End Commercial District (C5). The site is a former gas station and has hosted the West End Community Garden for the past 10 years.

Nearby developments in this neighbourhood comply with permitted uses and form of development allowed under the base zoning and contemplated in the West End Plan.

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

Figure 1 – Site and Surrounding Context

- a) 1225 Burrard Street, 19-storey residential tower
- b) 1205 Burrard Street, Esso Gas Station
- c) 1026 Davie Street (Celebrities Night Club), 4-storey night club
- d) 1033 Davie Street (The Davie Building – The Fountainhead Pub), 6-storey office building with retail at grade
- e) 1081 Burrard Street (Previous St. Paul's Hospital Site), Hospital
- f) 1334 Burrard Street, 16-storey residential tower
- g) 1160 Burrard Street (Burrard Health Centre), 9-storey healthcare and medical office building
- h) 1190 Burrard Street, 2-storey building with retail at grade; future site of a 17-storey, social housing building (pending enactment)
- i) 1200 Burrard Street, 10-storey office building
- j) 1238 Burrard Street, 14-storey residential tower with retail at grade
- k) 1177 Hornby Street (London Place), 14-storey office and residential tower with retail at grade
- l) 1133 Hornby Street, 18-storey residential tower

Neighbourhood Amenities – The following neighbourhood amenities are within walking distance of the subject site:

- Parks: Stanley Park, Nelson Park, Sunset Beach Park.
- Cultural/Community Space: Vancouver Aquatic Centre, Yaletown-Roundhouse Community Centre, West End Community Centre.
- Child Care: Little Beach YMCA Child Care, The Mark Children's Centre.

The site is located within a 15-minute walk of the Burrard Skytrain and Yaletown Stations, and on a frequent bus route connecting this area to other parts of the city.

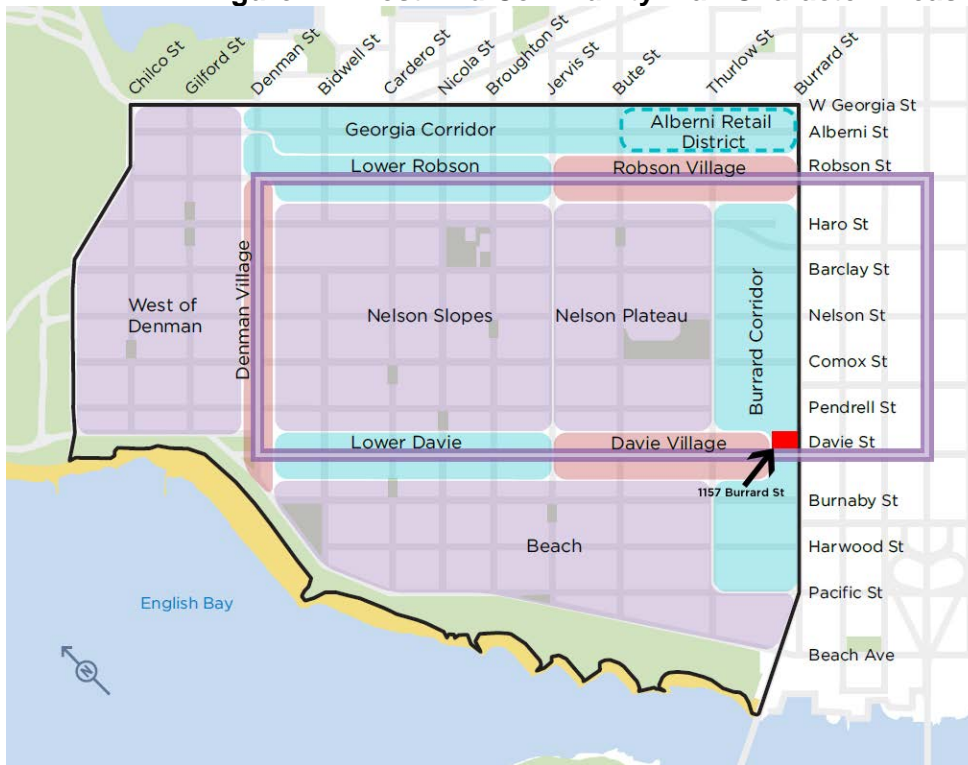
Local School Capacity – The site is located within the catchment area of Lord Roberts Elementary School located at 1100 Bidwell Street. Per the Vancouver School Board (VSB)'s Draft Long Range Facilities Plan, updated May 29, 2019, enrolments in 2017 resulted in a shortage of 33 spaces which is projected to increase to a shortage of 100 elementary spaces in 2027. The Ministry of Education 2018-2019 capital plan approved a new elementary school in Coal Harbour which is now at the permit approval stage. This new school is expected to eventually offset the elementary shortage. At the secondary level, a shortage of 110 spaces was reported at King George Secondary, with this shortfall projected to increase to 173 by 2027. VSB continues to monitor development and work with the City of Vancouver to help plan for future growth.

2. Policy Context

West End Community Plan — The West End Community Plan, approved in November 2013, provides a framework to guide change, development and public benefits in the West End over 30 years. The Plan considers long-range and short-term goals, providing policy directions in areas such as land use, built form, housing, transportation, public spaces, heritage, arts and culture, local economy, community facilities, amenities, and environmental sustainability. The Plan is divided into character areas such as the Burrard Corridor where the subject site is located.

Burrard Corridor – The subject site is located in sub-area F of the Burrard Corridor of the West End Community Plan, which is generally located between Haro Street and Pacific Boulevard, from Burrard Street to Denman Street (see Figure 2). The West End Community Plan identifies this area and the Georgia Corridor generally as the newer areas of the community, well-served by transit, services and amenities, and where the majority of new housing and job space has been built over the past 40 years. The corridors provide additional opportunities to accommodate job space and housing, denser development close to transit, local services and amenities, all of which help to meet the needs of the community.

Rezoning Policy for the West End – This policy allows consideration for rezoning on sites within the Burrard Corridor for increased density for market residential when significant public benefits can be achieved. Within Area B of the rezoning policy, typical tower plates of 696.8 sq. m (7,500 sq. ft.) may be considered, with heights of up to 114.3 m (375 ft.), subject to urban design performance and except in accordance with the *Higher Buildings Policy*.

Figure 2 – West End Community Plan Character Areas

Higher Buildings Policy — The Higher Buildings Policy, as amended in 2018, allows for consideration of downtown development proposals seeking additional height above current zoning, with the provision that these higher buildings do not penetrate Council-approved view corridors, with the exception of the Queen Elizabeth view cone 3.2.1.

The policy requires that any higher building development establish a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of Vancouver's skyline. In addition, any proposal should advance the City's green objectives for carbon neutrality for new buildings by demonstrating leadership and advances in sustainable design and energy consumption.

The policy also identifies other considerations, including the achievement of community amenities, such as on-site open space, and the mitigation of potential adverse shadowing and view impacts on the public realm, as well as on neighbouring buildings.

Making Space for Arts and Culture (2019), Healthy City Strategy (2014) and the Childcare Strategy (underway) - In September 2019, Council approved *Culture|Shift: Blanketing the City in Arts and Culture* with the integrated cultural infrastructure plan, *Making Space for Arts and Culture*. Space affordability and displacement are critical challenges facing artists and cultural workers in Vancouver. With the aim of preventing displacement and supporting community-led spaces through enabling partnerships, *Making Space for Arts and Culture* makes affordability, accessibility and security one of its key directions and sets an overall city-wide goal of 800,000 square feet of secured cultural space that includes 650,000 square feet of new, expanded or repurposed space. Cultural hubs that include space for administration, production, home-bases, and shared services were identified as a need and space priority.

In October 2014, Council approved the *Healthy City Strategy*, which includes long-term goals for the well-being of the City and its people, including targets to reach by 2025. Childcare facilities contribute to the *Strategy* goals by providing Vancouver's children with the best chance of enjoying a healthy childhood. The *Healthy City Strategy* is the guiding policy for the upcoming *Childcare Strategy*, a 10-year policy framework and capital investment strategy supporting public access to quality, affordable childcare. The *Childcare Strategy* will identify City priorities for childcare policy, partnerships, and program development in alignment with other key initiatives such as Housing Vancouver and the Employment Lands and Economy Review.

Strategic Analysis

1. Proposal

Under the provision of the *West End Community Plan* and *Higher Building Policy*, this application proposes to rezone the site to allow a 47-storey residential building with 289 strata-titled residential units, a 1,466 sq. m (15,781 sq. ft.) arts and culture hub and a 37-space childcare facility. The proposed maximum height is 143 m (469 ft.) and maximum density is 13.37 FSR. The seven levels of underground contain 271 vehicle and 399 bicycle parking spaces.

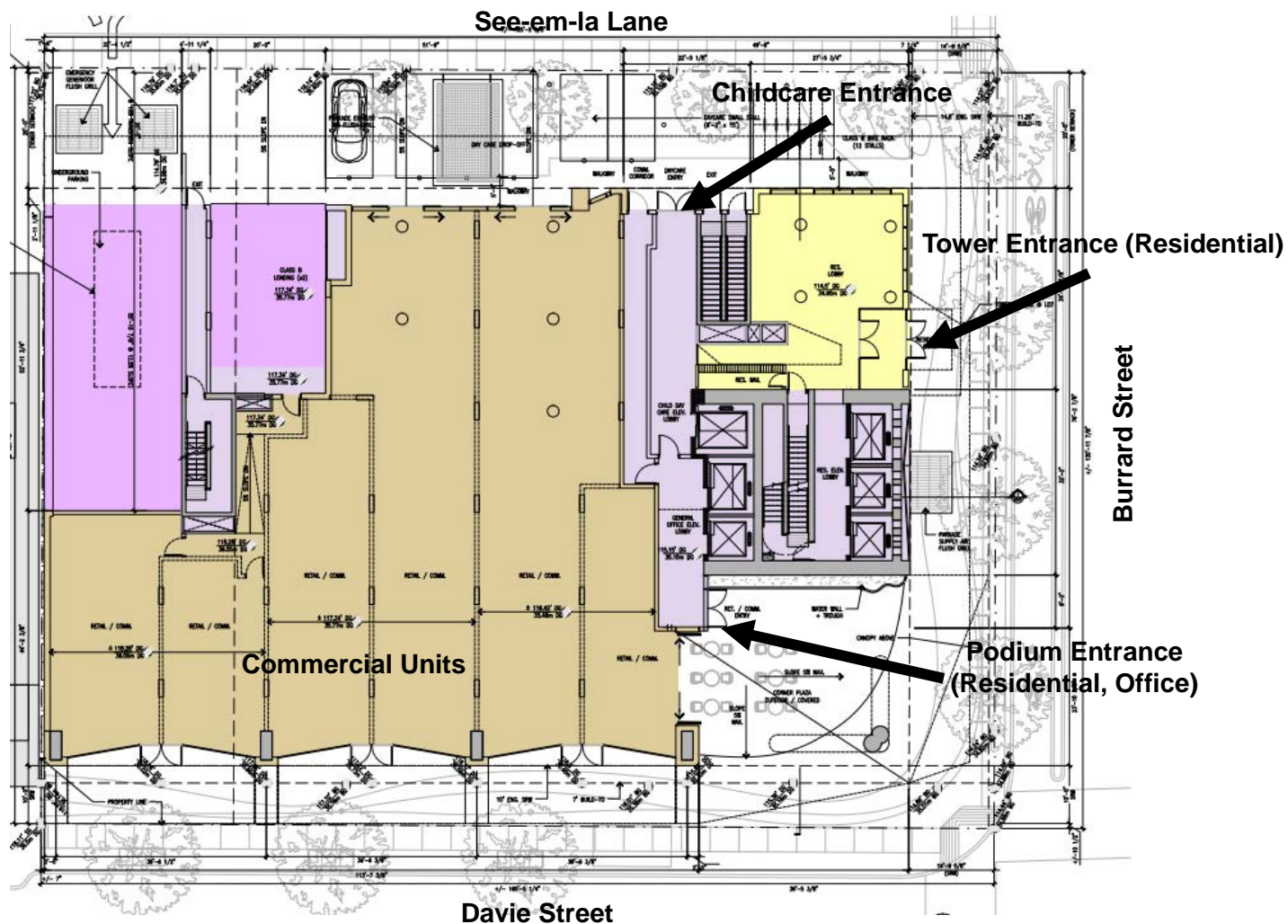
The residential lobby is accessed from Burrard Street. Residential units are on levels four and above. Commercial units are at ground level fronting Davie Street. The vehicular access and loading is from the See-Em-La Lane. Indoor and outdoor amenity areas for all residents of the building are located on level seven and the roof. The proposed site plan is included in Figure 3 and is subject to conditions as outlined in Appendix B.

Access to the commercial and arts and culture hub is located at the corner of Burrard and Davie streets and may be accessed from See-Em-La Lane. Access to the childcare facility will be from See-Em-La Lane. The arts and culture hub and childcare facility are located on floors two and three and form an in-kind Community Amenity Contribution (CAC) for transfer to City ownership.

2. Land Use

The site is split-zoned Downtown District (DD) / West End Commercial District (C5) and located in Area "G" of the *Downtown Official Development Plan* (DODP). The zone allows for residential and commercial uses. The site is also located in the Burrard Corridor of the West End Community Plan anticipated for high-density residential development. The proposal includes a strata-titled residential tower, childcare facility and office / commercial uses, including an arts and culture hub, and is consistent with the uses intended in the local zoning.

Figure 3 – Site Plan



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

Density - The application proposes a density of 13.37 FSR. The West End Community Plan does not limit the density for sites in this area, but instead evaluates density based on achieving urban design objectives, built form principles, adjacent density patterns, site characteristics and architectural best practice standards. Based on staff assessment of the form of development objectives, the proposed density is considered acceptable, subject to modifications required to address the design development conditions provided in Appendix B.

Height - Height at the subject site is governed by multiple policies, as follows:

- The *DODP* broadly permits discretionary height of between 91.4 m (300 ft.) and 137.2 m (450 ft.) in Area 'G'.

- The *West End Community Plan* permits consideration of rezoning applications in subarea 'F' of the Burrard Corridor (see Figure 2) up to a maximum height of 114.3 m (375 ft.).
- View cone 3.2.1 (Queen Elizabeth), secured by the *View Protection Guidelines*, extends across the subject site and limits building height to approximately 106.6 m (350 ft.) including appurtenances.

**Figure 4 – Concept View from
Davie Street Looking East**



Notwithstanding the above, the *Higher Building Policy (HBP)* allows for consideration of developments to extend significantly above view cone 3.2.1 at select locations, including the subject site. The *HBP* seeks design excellence, and a lasting and meaningful public legacy as minimum qualifiers for this highly-discretionary height increase.

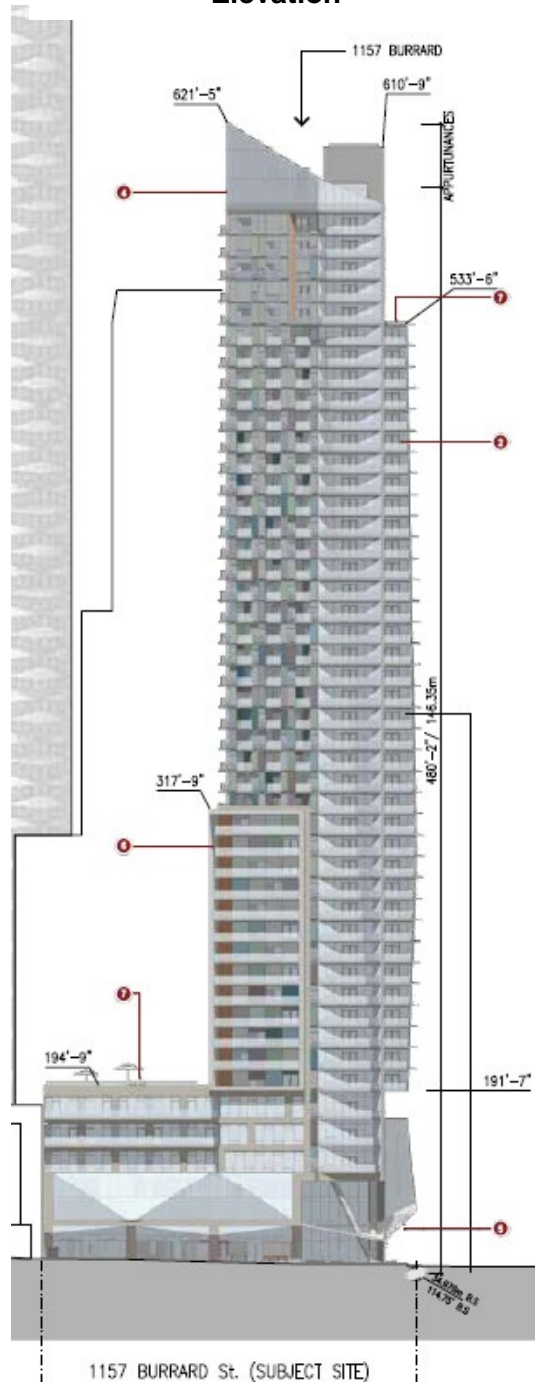
Proposed is a 143 m (469 ft.) tall tower with an additional 8.2 m (27 ft.) of appurtenances, or approximately 32 m (105 ft.) beyond the max anticipated in the *West End Community Plan* and 47.6 m (157 ft.) beyond the Queen Elizabeth view cone.

Two additional protected view cones, 12.1 (Granville Bridge) and B1 (Charleson Seawall), cross the site. While the taller part of the tower is shaped to substantially comply with the parameters of these view cones, a lower portion exceeds the permitted height limit. As stipulated in the Urban Design conditions in Appendix B, changes to the building are required to comply with the height limitations imposed by these view cones.

Form of Development - The *HBP* expects the building to uniquely contribute to the downtown skyline by way of a distinct form and expression. With adjacent developments expected to reach a height no greater than 61 m (200 ft.), the building will enjoy particular prominence, will mark the entrance to the Davie Village at an urban scale, and may therefore be considered a future landmark. Conditions in Appendix B will ensure a high degree of design rigour continues through all stages of the development.

Proposed is a distinct flatiron-shaped tower set atop a seven-storey podium square to the adjacent streets with a covered corner plaza. From the north and the south, the tower presents a slender expression; from the east and the west, it has a broader profile, particularly when viewed from the Davie Village. Environmentally responsive exterior shades, finished to suggest a pixelated abstraction of a West Coast landscape (refer to Figure 4), are proposed to add visual interest and articulation to the west façade, while contributing to the development's sustainability performance.

Figure 5 – Davie Street (south) Elevation



Open Space and the Public Realm - The *HBP* stipulates that developments seeking height beyond view cone 3.2.1 contribute measurably to a high-quality downtown public realm by way of publicly-accessible green and/or plaza spaces. The relationship of the subject site to the Davie Village, and its south-facing exposure, demands that particular care be given to the public realm design. In response, this rezoning application proposes a covered corner plaza at Burrard and Davie Streets with wider sidewalks, a café patio, and landscape features. Retail units oriented to Davie Street extend the retail character of the Village to the corner.

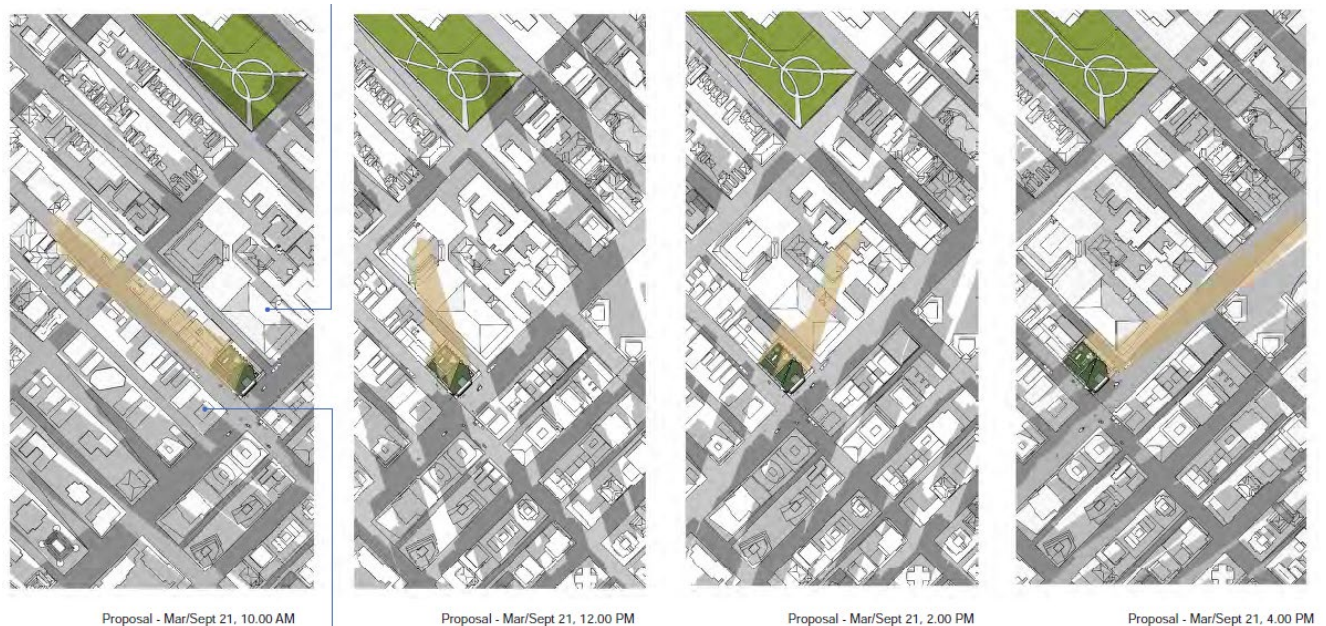
Staff have evaluated the quality of the proposed public open space, have compared it to other *HBP* proposals, and have concluded that substantial design development is needed, including improvements to the ground plane, podium expression, and commercial frontage to further complement the urban culture of Davie Village.

Shadowing - Shadowing of public open spaces and village areas is a critical consideration of both the *West End Community Plan* and the *HBP* in order to secure the long-term vitality of these important urban places, particularly when residents and visitors are most active. Overshadowing is assessed at 10am, 12pm, 2pm, and 4pm during the spring/fall equinoxes and summer solstice. Staff have assessed that the morning overshadowing will not unduly affect the environment of Davie Village.

Urban Design Panel - The proposal was reviewed and supported (12/0) by the Urban Design Panel on May 15, 2019 (Appendix D). Comments included design development to strengthen the overall architectural expression of the building, enhance the public open space at the corner, and improve the ground plane.

4. Housing

The application proposes 289 strata-titled units, with 35 per cent of the units having two or more bedrooms and being suitable for families. The rezoning policy does not require social or rental housing at this location, and there are no existing rental units on the site.

Figure 6 - Shadow Study at Spring / Fall Equinoxes

5. In-kind Amenity Contributions – Arts and Culture Centre and Childcare Facility

The proposed amenity spaces will be conveyed to the City at a nominal cost as one air space parcel of a minimum 1,939 sq. m (20,873 sq. ft.) floor area above grade, not including shared entry and access space. This air space parcel includes a City-owned childcare facility with a minimum gross indoor floor area of 430 sq. m (4,618 sq. ft.) and a minimum of 520 sq. m (5,597 sq. ft.) of outdoor space, and a minimum floor area of 1,313 sq. m (14,133 sq. ft.) for the arts and culture hub which includes a multipurpose programmable space of 125 sq. m (1,352 sq. ft.). The air space parcel will be delivered to the City turn-key upon its construction being deemed complete to the satisfaction of the Director of Facilities Design and Management, the General Manager of Arts, Culture and Community Services, and of the Managing Director of Cultural Services.

Arts and Culture Hub

The proposed cultural amenity in this development will be an arts and culture hub made available for arts and culture organizations, including but not limited to areas of practice such as literary arts, visual arts, digital and media arts, performing arts, festivals, dance, theatre, music, film, multi-disciplinary practices, cultural heritage, etc. This amenity will address some of the most critical space need priorities, including the creation of a cultural hub that will be home to shared multi-use administration and production spaces. The current gap in secure and affordable space for arts and cultural organizations, coupled with the increased real estate pressure and unaffordability, makes the proposed arts and culture hub a significant positive contribution to city's cultural ecology.

The proposed arts and culture hub will have a minimum gross floor area of 1,466 sq. m (15,781 sq. ft.) and includes a multipurpose programmable space of approximately 125 sq. m (1,352 sq. ft.). The design of this turnkey space will contain office administration services, a shared kitchen,

multipurpose room(s), meeting room(s), and ancillary support spaces. The multipurpose facility on the third floor will accommodate medium-sized gatherings that support the programming and activities of arts and culture organizations and support a wide range of arts and culture activities.

The proposed arts and culture hub will provide significant and affordable space for arts and culture organizations in downtown Vancouver. Additionally, the cultural amenity will advance the West End Community Plan policy goals of increased arts and cultural space for local programming, services and positively contribute to the community's vibrancy and distinctive character.

The arts and culture hub will be located near other cultural venues in Downtown South including Cinematheque, Cineworks, The Dance Centre, the Vancouver International Film Centre, and two of the City's most recently secured cultural amenity spaces (the 1265 Howe Street artist studios and the 825 Pacific Street cultural hub (transfer pending)).

Non-Profit Operator Selection – If approved, City staff will continue engaging with the arts and culture community to refine the use of the space in the form of a detailed functional program. After enactment, staff would undertake a process with the goal of selecting a non-profit arts and culture organization that would be responsible for operating the space. Criteria for operator/tenant selection would include demonstrating mandates and programs that support local and city-wide community needs as articulated in the Council-approved *Making Space for Arts and Culture* report.

Typically Council approval would be sought for a long-term lease with a non-profit operator to oversee facility management, programming and day-to-day operations. Leasing and/or subleasing would be in a form approved by the City, ensuring accessibility, equity, affordability and sustainability. Criteria for sub-tenant recruitment, selection and retention will include priorities to select from Vancouver-based and/or Musqueam, Squamish and Tsleil-Waututh professional artists and cultural practitioners, arts and culture organizations from historically excluded and equity-denied communities, and arts and culture organizations located in Vancouver or from Musqueam, Squamish or Tsleil-Waututh Band Councils. Staff will return to Council for approval of the selected non-profit operator and lease terms.

In a typical model a lease of the arts and culture hub to a non-profit operator who would be responsible for the administration, programming and operation of the space and associated facility costs, including regular maintenance and minor repairs. The City would typically be responsible for major repairs and lifecycle replacement of major systems and structural components.

Child Care Facility

A 37-space childcare facility with a minimum gross indoor floor area of 430 sq. m (4,618 sq. ft.) and a minimum 520 sq. m (5,597 sq. ft.) of outdoor space is proposed to be located on the third floor podium of the development with associated outdoor space and some street-level presence and visibility. The proposed childcare will provide a 12-space program for 0-3 year olds and a 25-space program for 3-5 year olds. This project would advance the public benefits strategy of the *West End Community Plan* through the delivery of a city-owned childcare facility to support families with children living in the West End.

Ensuring healthy early development for children living in the West End requires accessible and affordable childcare near schools, workplaces, and transportation hubs to support labour force participation and child development given the neighbourhood's higher proportion of vulnerable children, low-income groups, and newcomers.

The Strategy for the next 30 years includes:

- Upgrade childcare facilities and create additional childcare spaces in a cost effective manner; and
- Seek opportunities to provide additional childcare for children aged 0 to 4 in the short-term and as population grows. Explore options to provide new spaces in areas where most children live.

Affordable, accessible, and quality childcare has long-lasting positive impacts on child development and is important to the success of many working families. Benefits help support a strong economy and a healthier city for all. The number of children in the West End is anticipated to increase over time, resulting in more need for childcare. Anticipated employment growth in the area including the subject site will generate additional childcare demand.

Childcare targets - The childcare, if approved will contribute to the West End target to deliver 366 additional childcare spaces for all age groups by 2041, 245 for the 0-4 age group.

Non-Profit Childcare Operator - If approved, City staff will undertake a process prior to completion of the amenity to secure a non-profit childcare operator. A typical model would entail an operator being responsible for the administration, programming and operation of the childcare facility and associated facility costs, including regular maintenance and repairs. The City would typically be responsible for major repairs, and lifecycle replacement of major systems and structural components.

6. Parking and Transportation

Parking and loading access is provided from See Em-La Lane. A total of 271 vehicle parking spaces are proposed, meeting the Parking By-law. This total includes five drop-off spaces in the lane for the childcare facility, along with two underground parking stalls dedicated to the childcare facility and nine dedicated to the arts and cultural hub.

Loading – Given the proposed floor area and uses, the Parking By-law requires a minimum of two Class A loading spaces and three Class B loading spaces. The application is consistent with these requirements, noting loading bay access is provided from See Em-La Lane.

Bicycle Spaces – The application would meet the Parking By-law for bicycle spaces, with access from a dedicated bicycle elevator accessed from the parkade entrance on the ground level, subject to refinements as noted in the recommended conditions of approval (Appendix B).

7. Environmental Sustainability and Natural Assets

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

This application has opted to satisfy the *Policy* under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry

best practices to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modeling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets.

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

PUBLIC INPUT (REFER TO APPENDIX D)

Pre-Application Community Consultation – The applicant held a pre-application open house on July 25, 2018 at the Holiday Inn at 1110 Howe Street. A total of 9,767 notifications were distributed within a two block radius of the site. Approximately 51 individuals attended the open house and 25 comment forms were received. The proposal's design and public realm concept received positive comments from respondents. In addition, respondents expressed the concern of the loss of the community garden and identified the need for affordable housing, seniors housing, and a community centre in the neighbourhood. Concerns from respondents included the proposal's height, as well as any new density in the area contributing to increased traffic.


Public Notification – A rezoning information sign was installed on the property on March 19th, 2019. Approximately 8,822 notification postcards were distributed within the neighbouring area on or about April 8 2019. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Shape Your City webpage (<https://shapeyourcity.ca/1157-burrard-st>).

Community Open House – A community open house was held on April 25, 2019 at the Holiday Inn at 1110 Howe Street. Staff, the applicant team, and 48 members of the public attended the open house.

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

- In response to the April 25, 2019 open house, a total of 16 comment sheets were received from the public
- Approximately 37 emails and online comments were also received.

Notification and Public Response

Total Notifications	 8,822
Open House Attendees	48
Comment Sheets	16
Other Feedback	37

Support for the proposal cited the following:

- Proposed height, massing, and density is appropriate
- Support for the public benefit of a childcare space
- Proposed urban design and materials are of high quality

Concerns expressed by respondents included the following:

- Inappropriate height, massing, and density
- Proposal unfit for diverse neighbourhood
- Alternative land uses should be considered
- Proposal offers inadequate affordable living spaces
- Non-support of architecture or urban design
- Unsatisfied with proposed public benefits

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

PUBLIC BENEFITS

City policies addressing changes in land use and density provide 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 engineering infrastructure.

The site is subject to the City-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage. Based on rates in effect as of September 30, 2020, and the proposed 25,686 sq. m. (276,482 sq. ft.) of residential floor area and 1,165 sq. m. (12,540 sq. ft.) of commercial floor area, total DCLs are estimated to be \$8,005,871. The floor area included in the air space parcel delivered to the City is exempted from DCLs.

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 DCL 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. Public art budgets are based on a formula (effective September 30, 2016) of \$21.3125 per sq. m (\$1.98 per sq. ft.) for all areas contributing to the total FSR calculation. With 26,850 sq. m (289,014 sq. ft.) of eligible floor area proposed for the site, a public art budget of approximately \$572,262 is anticipated.

Community Amenity Contribution (CACs) – Within the context of the City's *Financing Growth Policy*, an offer of a CAC to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of on-site amenities or a cash

contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

As part of this application, the applicant has offered an in-kind CAC consisting of the turnkey delivery of a 1,466 sq. m (15,781 sq. ft.) arts and culture hub and a 37-space child care facility to the City, within a fee-simple airspace parcel to be transferred to the City on completion of construction. This in-kind contribution is valued at \$22,000,000, and includes a provision of \$270,000 in order to cover costs to fit, furnish, and equip the childcare facility. The applicant has also offer a cash CAC of \$10,600,000 that will be allocated to support delivery of the *West End Public Benefits Strategy*. The collective offering for in-kind and cash contributions is \$32,600,000; Real Estate Services staff have reviewed the applicant's development pro forma and conclude that the total CAC value offered by the applicant is appropriate and support accepting the contribution.

The West End Public Benefits Strategy (refer to Appendix F for further detail) identifies public benefits and infrastructure to support growth in the West End Community Plan including: community and civic facilities, parks and open spaces, childcare, transportation improvements, affordable housing and heritage conservation.

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

FINANCIAL IMPLICATIONS

Based on the rates in effect as of September 30, 2020 total DCLs of approximately \$8,005,871 would be expected from this development.

If the rezoning application is approved, the applicant will be required to provide new public art on site, or make a cash contribution to the City for off-site public art, at an estimated value of \$572,262.

The applicant has offered a cash CAC of \$10,600,000 payable and secured as outlined in Appendix B, which will be allocated to support delivery of the *West End Public Benefits Strategy*.

At occupancy, the arts and culture hub and child care facility, with a combined value of \$22,000,000 would be transferred turnkey, to City ownership, through an airspace parcel. If approved and as the project proceed to construction, staff will seek Council approval to appoint a non-profit operators for the arts and cultural hub and childcare facility in subsequent reports. A typical model would involve leasing a facility to the selected non-profit operator, with the operator the administration, programming and operation of the facility and associated facility costs, including regular maintenance and minor repairs. The City would typically be responsible for the major repairs and lifecycle replacement of major systems and structural components.

CONCLUSION

Staff have reviewed the application to rezone 1157 Burrard Street to permit development of a mixed-use, strata-titled residential building at 47-storeys, and conclude the application is consistent with the objectives of the *West End Community Plan*, *Rezoning Policy for the West End* and the *Higher Building Policy*. The in-kind amenities and additional cash Community

Amenity Contribution will help achieve key public benefit objectives in the West End neighbourhood.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to Public Hearing together with a draft CD-1 By-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 E, be approved in principle, subject to the applicant fulfilling the Conditions of Approval in Appendix B.

* * * * *

1157 Burrard Street
Proposed CD-1 By-law Provisions

Note: A by-law to rezone an area to CD-1 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 attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

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

Designation of CD-1 District

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

Uses

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

Conditions of Use

- 4.1 The design and layout of at least 35% of the total number of dwelling units must:
 - (a) be suitable for family housing;

- (b) include two or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be two-bedroom units; and
 - (ii) at least 10% of the total dwelling units must be three-bedroom units.
- 4.2 No portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width may be used for residential purposes except for entrances to the residential portion.
- 4.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building except for:
 - (a) Farmers' Market;
 - (b) Neighbourhood Public House;
 - (c) Public Bike Share;
 - (d) Restaurant; and
 - (e) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use.
- 4.4 The Director of Planning may vary the use conditions of section 4.3 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation, and the intent of this By-law.

Building Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 2,008 m², being the site area 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 combined must not exceed 13.37.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below base surface, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
 - (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:

- (i) the total area of all these exclusions must not exceed 12% of the floor area being provided for dwelling uses and 8% of the floor area being provided for all other uses; 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 sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, provided that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:
- (a) amenity areas accessory to a residential use, to a maximum total of 10% of the total permitted floor area or 929 m², whichever is lesser; and
 - (b) floor area contained in an airspace parcel transferred to the City for public use and benefit.

Building Height

- 6.1 Building height, measured from the base surface, must not exceed 143.0 m.
- 6.2 Despite section 6.1 of this By-law and section 10.18 of the Zoning and Development By-law, the Director of Planning may permit a greater height than otherwise permitted for the elevator overrun, rooftop amenity room, mechanical room and decorative roof to a maximum of 154.5 m in height measured from the base surface.

Horizontal Angle of Daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.3 Measurement of the plane or planes referred to in Section 7.2 must be horizontally from the centre of the bottom of each window.

- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of 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 adjoining site.
- 7.6 A habitable room referred to in Section 7.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit; or
 - (ii) 9.3 m².

Acoustics

8. A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustical engineer demonstrating that the noise levels in those portions of the 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 (Leq) sound level and will be defined simply as the noise level in decibels.

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

Zoning and Development By-law

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

* * * * *

1157 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 FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Merrick Architecture, received on December 21, 2018 and supplemental plans received September 4, 2020, 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 comply with the view cones 12.1 & B1 protection requirement, including:

- (a) The elements such as rooftop mechanical equipment and rooftop appurtenances such as elevator overruns, stairs, screen walls, and guardrails must be located below the height limits of applicable view cones;
- (b) No encroachment is allowed beyond the bounding edge of view cones; and

Note to applicant: the proposed triangular cantilever balconies protruding into the view cone 12.1 may be considered provided that the visual impact remains minimal with maximum transparency of guardrails and minimum structural element. The cantilever should be no more than 6 ft. Further review of the detailed design of the balcony is required at DP stage.

1.2 Provision at the time of the Development Permit application of a detailed public realm and site design plan, including an elaborated material and finish schedule, planting palettes, architectural and lighting design scheme and street furniture details. The Development Permit drawing package should include coloured plans and perspectives, as well as elevation drawings clearly showing the interface of the building with the public realm. Reflected ceiling plans should be provided for all elements of the building extending over the public realm or at the corner plaza.

Note to applicant: The Higher Buildings Policy clearly outlines the City's expectations for the quality and performance of the public realm surrounding higher building sites, and this must remain a central consideration through all stages of project development. Davie Village is a neighbourhood with deep cultural significance and all elements of the

public realm, including street furniture, lighting, building and site materials and plantings must work in concert to enhance the vibrant urban character of this important area.

- 1.3 Design development to the overall tower expression to achieve a close compliance with the *Higher Buildings Policy* with regards to establishing a significant and recognizable new benchmark for architectural creativity and excellence and making a significant contribution to the beauty and visual power of the city's skyline.

Note to applicant: Design efforts should be made to create a more coherent, elegant, and quality appearance to the overall tower expression, including the top treatment, both the upper and lower portion of the tower. The top treatment, including the elevator overrun, screening structure, etc. must be well-integrated into the total building design to avoid detracting from the form and elegance of the top. A strong resonance with the local culture with appropriate use of colour and lighting is highly encouraged.

- 1.4 Design development to minimize the shadow impact to the public realm caused by the rooftop architectural appurtenance.

Note to applicant: The shadow study indicates that the proposed tower cast shadows on Davie Street and the south sidewalk at 10 am and on the Wall Centre public open space at 4 pm at the equinoxes. The impact can be mitigated by careful design of the rooftop architectural appurtenance. The condition may be achieved by reducing the overall height, locating the high point to the south side, and selecting material with a high degree of transparency and/or porosity.

- 1.5 Design development to the podium expression to achieve a better compatibility with the form and character of the buildings in Davie Village and mark the historical and cultural importance of Davie Village at the entry location.

Note to applicant: The intent is to enhance Davie Village's distinctive character as a local business and nightlife area and a hub for the LGBTQ community. The buildings in Davie Village are generally one to two storeys, and the frontages are highly related to pedestrian scale and interest. Recommended refinements include a clearer streetwall expression, well-proportioned and articulated facade, fine-grained modular expression at street level, a high level of architectural detailing, and use of colour and lighting.

- 1.6 Design development to the ground plane to create a more active and engaging interface with the plaza space and Davie Street to better respond to pedestrian activities and movements.

Note to applicant: It is noticeable that this corner bears busy pedestrian flow of pedestrians entering Davie Street and/or getting to the waterfront. In conjunction with the provision of a plaza space, the ground plane plays a critical role to support and foster a vibrant public life at this corner. The condition may be achieved through various design measures, including creating better visual and physical connections to the public plaza, orienting a well-sized commercial lobby onto the public plaza, and providing more diverse and active commercial uses with each individual occupancy consistent with the commercial rhythm within the Davie Street village (i.e. smaller, narrow storefronts).

- 1.7 Design development to the lane frontage to improve the public/semi-public realm with an emphasis on pedestrian activities, as well as safety and comfort, while maintaining integral servicing, parking, and utility functions.

Note to applicant: The intent is to support a walkable wider laneway network in the West End neighbourhood. This may be achieved by providing quality and varied paving, better pedestrian lighting, traffic calming measures, landscaping, and seating. Staff recommend exploring a place-making opportunity at the childcare entrance. Design effort should be also made to ensure the safety of the adults and children who attend the on-site childcare through careful arrangement of loading path, vehicle movement, and pedestrian circulation.

- 1.8 Design development to eliminate windowless dens and ensure all habitable spaces have adequate access to daylight, ventilation, and external view.

Note to applicant: The proposed unit type with two bedrooms and den is not counted as a 3-bedroom unit as required by the *Housing Mix Policy for Rezoning Projects*.

- 1.9 Design development to provide usable private open space for all residential units.

Note to applicant: *High Density Housing Guidelines for Families with Children* requires that family units should have a private outdoor space with a minimum 6 ft. deep by 9 ft. wide. A smaller size of balcony may be considered for one bedroom unit and studio. The irregular balcony may vary in dimensions but should provide equivalent size to effectively accommodate anticipated family outdoor activities. Further review of the balcony design with furniture layout is required at DP stage.

- 1.10 Design development to provide an accessible washroom to the common amenity room on the rooftop.

- 1.11 Design development as required to mitigate wind effects on the podium rooftops and at the pedestrian areas at grade, as recommended by registered professionals with relevant expertise.

- 1.12 Design development and provision of a conceptual lighting strategy and implementation plan to enhance the proposed public realm environment.

- 1.13 Provision of a summary of all design measures intended to mitigate impacts of noise generated by neighbouring entertainment venues, restaurants and other commercial uses on building residents, particularly in the evenings.

Not to applicant: A revised acoustic report should be provided at the time of Development Permit application.

Crime Prevention through Environmental Design (CPTED)

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

- (a) Defensibility and reducing opportunities for loitering;
- (b) Theft in the underground parking;

- (c) Residential break and enter;
- (d) Avoid hidden alcoves and concealed spaces along the streets and underground;
- (e) Mail theft;
- (f) Prevention of vandalism and graffiti;
- (g) Safety, passive overlook, & security; and
- (h) Pedestrian-scaled lighting to improve safety and security around the building with provision of a conceptual lighting strategy ensuring appropriate lighting levels and CPTED performance, while minimizing glare for nearby residents.

Note to applicant: Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings.

Landscape Design

- 1.15 Design development to improve the design of the corner plaza at Burrard and Davie street as follows:
- (a) Increase the size of the plaza to allow for more programming opportunities and to accommodate a range of users, refer to Urban Design condition 1.2;
 - (b) Replace the water feature with more sustainable landscape features such as planting, which when integrated with seating elements can improve sustainability and further foster social interactions; and
 - (c) Increase the amount of planting to create a better balance between hard and soft landscapes.
- 1.16 Design development to relocate / visually screen the parkade supply air c/w flush grill on Burrard Street and along the lane.
- 1.17 Design development to provide additional trees on the amenity patio on the roof level to improve livability.
- 1.18 Design development to the landscape treatment to provide adequate soil volumes for all planting areas over slab especially tree planting areas.

Note to applicant: Soil depths should exceed Canadian Landscape Standards, specifically, a minimum of 3 feet of growing medium depth should be provided for all tree plantings. Structural slab should be sloped or lowered where possible.

- 1.19 Further 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 practises;
 - (b) Minimize the necessity for hidden mechanical water storage;
 - (c) Increase the amount of planting on the roof level, 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 (IRMP), 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.

- 1.20 Provision of improved sustainability by the provision of edible plants, in addition to urban agriculture plots.

Note to Applicant: Edible plants can be used as ornamentals as part of the landscape design.

- 1.21 Provision of a detailed Landscape Plan illustrating soft and hard landscaping;

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

- 1.22 Provision of detailed architectural and landscape cross sections (minimum 1/4 in. 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.

- 1.23 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.

- 1.24 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.

- 1.25 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 Eileen Curran, Streets Engineering (604.871.6131) to confirm tree

planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

- 1.26 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.

- 1.27 Provision of enlarged detailed elevations for all vertical landscape structures and features (i.e. green walls, trellis).

- 1.28 Provision of an outdoor Lighting Plan.

Sustainability

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

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

- 1.30 The applicant commits that the proposed development will exceed the sustainable design and emissions improvements required by the *Green Buildings Policy for Rezoning*s, and demonstrate leadership in sustainable design as required by the *Higher Buildings Policy* (amended February 13, 2018), through the following measures:
- (a) A TEDI target of 22 kWh/m²;
 - (b) A GHGI target of 3 kgCO₂e/m²;
 - (c) An improved airtightness target beyond the building by-law minimum requirement of 2.0 L/s/m²;
 - (d) Innovative designs or products to reduce the thermal bridging effects of balconies; and
 - (e) Enhanced passive cooling design, through strategies such as extensive balcony designs, exterior shading or screens, reduced or variable solar heat gain windows, or other innovative measures.

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

Engineering Services

- 1.31 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License. Applications for provincial Approvals or Licenses can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.

For more information: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals>

- 1.32 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.
- 1.33 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- 1.34 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
- 1.35 Gates/doors are not to swing more than 1 ft. over the property lines or into the SRW area.
- 1.36 Provision of generous and continuous weather protection on both frontages.
- 1.37 Provision of a landscape and site plan that generally reflect the improvements to be provided as part of the Services Agreement.

- 1.38 Provision of a finalized Transportation Demand Management (TDM) Plan, and updated TDM Worksheets, 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: Based on the TDM proposal, the following additional information will be required for DP submission:

- (a) ACT-03 Enhanced Class B Bicycle Parking
 - Provision of concept design for enhanced Class B bicycle parking
 - Identify the number, location and characteristics of the enhanced Class B bicycle parking on plans.
- (b) ACT-05 Bicycle Maintenance Facilities
 - Note and dimension location of facilities on plans.
 - Bicycle maintenance facilities to be located with convenient access to from Class A bicycle spaces.
 - 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.
 - 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.
- (c) ACT-09 Walking Improvements
 - Sidewalk reconstruction on site frontages is not eligible for TDM Walking Improvement points.
- (d) COM-01 Car Share Spaces
 - Identify/note/dimension car share spaces on plans.
 - Spaces to be located with convenient, public access at-grade, or on P1.
 - Provision of a letter of support from a car share provider.
- (e) SUP-01 Transportation Marketing Services
 - Provision of a description of the services to be provided.
 - 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.
- (f) OTH-01 Unbundled Parking
 - Additional Information is required for this measure.
- (g) OTH-01 End of Trip and Bicycle Charging
 - To be provided above and beyond Bylaw requirements to receive points for this measure.
- (h) OTH-01 Place Making

- The plaza is not eligible for TDM points.
- 1.39 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.
- (a) Design Development for improved visibility and passive security at the Class B bicycle parking proposed at the lane.
- 1.40 Design Development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement.
- (a) Provision of convenient, internal, stair-free loading access to/from all site uses.
- 1.41 Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:
- (a) Provision of improved visibility for two-way vehicle movement at turns.
 - Parabolic mirrors are recommended.
 - (b) Modification of grades on the ramp and in parking areas.
 - Ramp slopes must not exceed 12.5% after the first 20' from the (property line/back of sidewalk). 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4m in length.
 - (c) Column encroachments, setbacks and parking space widths to comply with the Parking and loading design Supplement.
 - Additional stall width is required for parking spaces next to walls or columns setback more than 4' from the end of the stall.
 - (d) Confirm vertical clearance of shared vehicle spaces under Hydro vista/ Pull pit on P2.
 - Overhead projections are not permitted in Shared vehicles spaces and Shared vehicle spaces to measure 2.9m width.
 - (e) Provide 6.6m (21'8") manoeuver aisle width or additional stall width.
- 1.42 The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:
- (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
 - (b) All types of parking and loading spaces individually numbered, and labelled on the drawings.
 - (c) Dimension of column encroachments into parking stalls.
 - (d) Show all columns in the parking layouts.
 - (e) Dimensions for typical parking spaces.
 - (f) Dimensions of additional setbacks for parking spaces due to columns and walls.

- (g) Dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates.
 - (h) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.
 - (i) Areas of minimum vertical clearances labelled on parking levels.
 - (j) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
 - (k) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
 - (l) Existing street furniture including bus stops, benches etc. to be shown on plans.
 - (m) The location of all poles and guy wires to be shown on the site plan.
- 1.43 Place the following statement on the landscape plan; this plan is “NOT FOR CONSTRUCTION” and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.”

Green Infrastructure

- 1.44 Staff note that a Rainwater Management Plan has been submitted but staff are seeking a more detailed response toward the Citywide Integrated Rainwater Management Plan (IRMP) requirements outlined in the ‘Green Buildings Policy for Rezoning’ and detailed fully in the [Rainwater Management Bulletin](#). The applicant should take into account the following:
- (a) As per the Rainwater Management Bulletin, Runoff from the first 24 mm of rainfall from all areas, including rooftops, paved areas, and landscape must be retained or reused on site. The method of capture must be prioritized according to three Tiers outlined in the Bulletin and justification must be provided for using Tier 2 and 3.
 - (i) Provide justifications for not prioritizing Tier 1 Volume Reduction method of Rainwater Harvesting & Reuse.
 - (ii) Absorbent Landscaping is proposed to provide Volume Reduction for the first 24 mm and is considered a Tier 2 Retention, not Tier 1 as stated. Provide landscape drawings with proposed depths to support this claim and for any landscaping on grade consider directing runoff from nearby hard surfaces into these areas.
 - (iii) Provide a site map detailing the different surface types and how rainwater will be directed or retained in each area. Include the following:
 - Buildings, patios and walkway locations
 - Underground parking extents
 - Location of any proposed detention tank, water quality treatment and flow control system with connections to the sewer system

- All routing of water throughout the site
 - Area and depth of landscaping.
- (iv) A detention tank of 40.2 m³ is proposed to capture the volume of 24 mm falling on site that is not captured in landscaping. Since on-site retention of the remaining 24 mm is not possible, consider resizing the proposed tank to meet the pre-development peak flow release rate as specified in Condition 2.
- (b) The rainwater management system for the building(s) and site shall be designed such that the peak flow rate discharged to the sewer under post-development conditions is not greater than the peak pre-development flow rate for the return period specified in the City of Vancouver's Intensity-Duration-Frequency curve (IDF curve). The City of Vancouver's 2014 IDF curve shall be utilized for pre-development design flow calculations, and the City's 2100 IDF curve, which takes into account the effects of climate change, shall be utilized for post-development design flow calculations.
- (i) Staff note that nothing has been provided to demonstrate how this requirement will be met. For this calculation the 10 year, 5 minute time of concentration should be used as this development is located on an arterial roadway.
- (ii) Please note that a tank may not be required on this site to control for the peak flow rate, if distributed flow control can be demonstrated, (i.e. flow controls/ restrictors located on roofs, patios and amenity spaces), which, in combination, could provide sufficient attenuation.
- (c) As per the water quality requirements, the volume of water (24 mm for low pollutant generating surfaces like roofs and 48 mm for high pollutant generating surfaces like driveways) that leaves the site must be treated to a standard of 80% TSS removal by mass by using either individual BMPs that meet the standard or treatment trains of BMPs that, when combined, meet the standard.
- (i) Staff note that a stormceptor is listed to meet this requirement.
- (ii) Clarify what will be used and for proprietary treatment devices:
- Provide product information for all treatment practices.
 - Products need to meet either the Washington State Department of Ecology's Technology Assessment Protocol (TAPE) or ISO 14034 ETV certification. The applicant may propose other technologies but must provide supporting information that shows the technology meets the standard.
- (d) Provide detailed drawings of all proposed rainwater management systems including but not limited to, dimensions, inverts, stage-storage-discharge characteristics, design criteria and all assumptions.

- (e) Prior to Development Permit issuance, an Operation & Maintenance (O&M) Manual for all rainwater systems (i.e. green infrastructure), must be submitted to the satisfaction of the Development Water Resources Management Branch and will ultimately be included as a covenant registered on title. The O&M Manual shall be tailored specifically for the GI practices proposed on-site and submitted as a standalone document. The applicant is welcome to contact DWRM Branch to discuss specific details.

The O&M Manual shall include, but not be limited to the following components:

- (i) Phasing Considerations (i.e. early stage requirements immediately following construction, and on-going requirements once the site is established).
 - (ii) A table or schedule that describes the level of effort and frequency of tasks required to maintain optimal performance for each individual component of the system.
 - (iii) Fact sheets (or similar reference material), for proposed plantings.
 - (iv) Contact information for any proprietary systems to be located on-site (for example oil/grit separators).
 - (v) Checklists to assist non-technical persons in assessing operation and maintenance performance and requirements.
- 1.45 A Section 219 Rainwater Management Agreement Covenant will be required once the Final RWMP is accepted by the City. The Final RWMP will be attached to the covenant and be registered on the property's title. The Engineer of Record will be required to inspect the RWM system as necessary during and after construction in order to determine whether it has been substantially completed according to the covenant and Final RWM Plan. The EOR is to inform the City by letter bearing the Engineer's professional seal whether the system has been so constructed, and, if not, sealed "as-built" drawings showing the details of the modified system must be provided.

Arts, Culture and Community Services

- 1.46 Design and finish of an arts and culture hub with a total area of a minimum 15,781 sq. ft. of gross floor area (second floor of approximately 12,593 sq. ft. and third floor multipurpose facility of approximately 1,352 sq. ft.), to the satisfaction of the Managing Director of Cultural Services and the Director of Facilities Planning and Development. The arts and culture hub will be located on the second and the third floor, include a multipurpose programmable space, and be designed, constructed, equipped and finished as a turnkey facility in accordance with the City's *Social Facility Technical Guidelines (2018)*, and forthcoming detailed functional program requirements to be provided by the City. The space will provide flexibility for office administration, cultural uses and ancillary uses for future non-profit organization operator(s). Other requirements include, but may not be limited to, the following:

- (a) Design development of the arts and culture hub with a strong visual identity, ground-level entrance, distinct street-level presence and visibility from Burrard Street, including prominent identification signage (consistent with the scale of the building streetscape);
- (b) Design development of the arts and culture hub at a floor-to-floor height to be minimum 3.66 m (12 ft.) to allow sufficient space for mechanical and electrical equipment and maintain minimum 2.44 m (8 ft.) clear ceiling heights for any localized ceiling drops throughout the facility;
- (c) Design development of the arts and culture hub to maximize daylight access, be universally accessible for peoples with disabilities, and allow for various cultural uses such as Indigenous cultural practices of brushing off and smudging;
- (d) Design development of the arts and culture hub, comprised of both the second floor and the third floor multipurpose facility, to adhere to City's *Social Facility Technical Guidelines (2018)*, with following additions:
 - (i) Special consideration for cultural facility fit and finishes to provide flexibility for a range of arts and cultural organizational uses, including administration, services, programming, production, and presentation, as well as ancillary uses, which may include but are not limited to: acoustic controls, architectural millwork, ceiling heights, wall, floor and ceiling finishes, mechanical including electrical, plumbing, lighting, and HVAC, loading access, vehicle parking, and bicycle parking with end-of-trip facilities and lockers in a dedicated bicycle storage room;
- (e) Design of the third floor multipurpose facility to conform with the *Social Facility Technical Guidelines (2018)*, with the following additions to allow for uses which include assembly:
 - (i) Floor-to-floor height to be minimum 3.66 m (12 ft.) to allow sufficient space for mechanical and electrical equipment and maintain minimum 2.44 m (8 ft.) clear ceiling heights for any localized ceiling drops;
 - (ii) Consider structural design to allow maximum usage of open floor space and reduce impact on sightlines;
 - (iii) Storage room not less than 80 sq. ft. for storage such as equipment such as chairs;
 - (iv) Adequate sound insulation in walls between multipurpose facility and adjacent spaces including the childcare facility to reduce impact on neighbouring spaces including the childcare;
 - (v) HVAC and Mechanical Systems: Must allow for various cultural uses such as Indigenous cultural practices of brushing off and smudging;
 - (vi) Mechanical, Electrical, Network, Security and other building systems of the arts and culture hub to be controlled and metered independently of the childcare facility; and
 - (vii) Basic kitchenette with sink.
- (f) Provide direct and barrier-free route from covered loading, garbage and recycling and other utility / service areas to shared elevator(s), parking, bicycle parking and

mechanical room(s), sufficient to accommodate large equipment, materials, and artworks, to the arts and culture hub, including: Loading, halts and doors to provide sufficient space for movement of large supplies.

- 1.47 Design and finish a 37-space childcare facility with a minimum gross indoor floor area of 430 sq. m (4,618 sq. ft.), at a height of not less than 12 ft. floor-to-floor, with adequate space for each program, and not less than 520 sq. m (5,597 sq. ft.) of contiguous outdoor area, to the satisfaction of the Managing Director of Social Policy and Projects, and the Director of Facilities Planning and Development to ensure that the facility is functional and efficient, licensable by Community Care Facilities Licensing and meets the intent of the *City's Childcare Design Guidelines (2019)* and *Childcare Technical Guidelines (2019)*. Other requirements include, but may not be limited to, the following:
- (a) Design development of the childcare facility with a strong visual identity, ground-level entrance, distinct street-level presence and visibility from Burrard Street, including prominent identification signage (consistent with the scale of the building streetscape);
 - (b) Design development of the childcare facility to maximize efficiency and functionality of indoor spaces, including providing a functional kitchen to be shared between the programs and ensure security measures are in place between adjacent uses;
 - (c) Design development of the childcare facility to maximize efficiency and functionality of outdoor spaces, including providing varied activity opportunities, textures and age appropriate components for each childcare program;
 - (d) Ensure the drawings denotes five drop-off and two staff parking spaces that are easily accessible to the childcare facility as outlined in the *City's Childcare Design Guidelines (2019)*;
 - (e) Separate mechanical and electrical systems (from residential and arts and culture hub) to be provided for the childcare facility with separate and dedicated metering; and
 - (f) Design development of the building above the childcare facility outdoor area to minimize the use of balconies and employ strategies to mitigate the potential risk of items falling off of balconies and openable windows onto the play space below.
- 1.48 Design and finish the entire air space parcel to be delivered to the City, including spaces for shared use between arts and culture hub and the childcare facility, with a minimum aggregate floor area of 20,873 sq. ft. above the grade floor level, not including shared access and entry space.
- (a) Ensure that drawings denote programmable areas breakdowns for each facility, and indicate associated other areas for the exclusive and dedicated use of the City's air space parcel: vehicle parking and drop-off, loading bay(s), bicycle storage room(s), end-of-trip facility, garbage and recycling room(s), janitor rooms, mechanical, electrical, data, security and any other utility room(s) as required;

- (b) City and users of the City air space parcel to have access and use of Class B loading spaces servicing the commercial space. Legal agreement securing this requirement to be completed prior to occupancy permit issuance for the City air space parcel; hold to be placed in POSSE.
- (c) Mechanical and control systems should be designed to be as simple as possible to reduce maintenance costs and the need for specialized maintenance expertise;
- (d) Separate mechanical and electrical systems to be provided dedicated to the City air space parcel, with separate branches and metering for arts and culture hub and the childcare facility;
- (e) Commercial-grade and capacity elevator for exclusive use of the arts and culture hub and childcare facility, with guaranteed access to an alternate elevator in the event of the single dedicated elevator's incapacity, such as servicing or breakdown.

Public Space and Street Use

1.49 Design Considerations

- (a) Provide seamless design between public (sidewalk) and private property (plaza) so it remains open and connected to the rest of the public realm (e.g. level with the sidewalk, without obstructions between the plaza and the sidewalk, etc.).
- (b) Design for all-season solar access, in conjunction with opportunities for weatherproofing some of the plaza space (e.g. coverings, or attachments on building / ground to accommodate temporary weather protection for events).
- (c) Avoid the use of "defensive design" elements in seating and other aspects of the public realm.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering Services

- 2.1 Provision of a volumetric Statutory Right of Way (SRW) for public access, with or without vehicles, bicycles and pedestrians as if dedicated street over a 3.0 m by 3.0 m corner cut truncation at the corner of Davie Street and Burrard Street to accommodate future street realignment. The SRW agreement will accommodate the parkade structure at the P2 level and below and building structure at a height greater than 7.6 m above grade. The SRW shall be clear of any encumbrance including mechanical vents, planters,

bicycle racks, etc.

Note to applicant: A sacrificial slab is required to be constructed above the P2 ceiling to further protect the parkade structure from potential damage due to future construction within the SRW area. Delete any above and below grade encroachments from this dedication area.

- 2.2 Provision of a 3.05 m offset distance measured from the property line for widened sidewalks along Davie Street to be achieved through building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site. The SRW will be free of any encumbrance such as structure, mechanical vents, stairs, and planter walls (and is to accommodate the underground parking structure within the SRW agreement).

Note to applicant: Delete the cut granite blocks, landscaping, and water feature proposed within the SRW area.

- 2.3 Provision of a 4.5 m offset distance measured from the property line for a widened sidewalk along Burrard Street to be achieved through building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site. The SRW will be free of any encumbrance such as structure, mechanical vents, stairs, and planter walls at grade (and is to accommodate the underground parking structure within the SRW agreement).

Note to applicant: Relocate the parkade vent to outside of the SRW area and delete the cut granite blocks, landscaping, and water feature proposed within the SRW area.

- 2.4 Provision of a surface statutory right-of-way (SRW) for public pedestrian use on the southeast corner of the site to encompass any portion of the plaza space intended as public space as required by the General Manager of Planning, Urban Design and Sustainability.

Note to applicant: Final dimensions to be determined through Development Permit.

- 2.5 Provision of a Services 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 his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Conditions 2.6 (a), (b) and (c), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by CitiWest Consulting Ltd. dated July 26, 2019, no water main upgrades are required to service the development.

Note to applicant: 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 1157 Burrard St requires the following in order to improve sanitary and storm sewer flow conditions:

- Upgrade 76 m of SAN from 200 mm to 375 mm on L/N Davie St from MH on the backside of lot 1033 Davie St (MH__FJCZ8K) to Burrard St (MH__FJCZ8L).
- Upgrade 109 m of SAN from 300 mm to 450 on Burrard St from L/N Davie St (MH__FJCZ8L) to L/S Davie St (MH__FJCZ7X).

The developer may submit a flow monitoring study to confirm the extent of the upgrade, which is to be reviewed and accepted by City Engineer. The study shall provide data for minimum 3 months of wet weather flow and dry weather flow, to allow for model calibration and flow estimate verification. The required upgrades may be modified based on the outcomes of the flow monitoring study, at the discretion of the City Engineer.

The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

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

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

Note to applicant: Development to be serviced to the proposed 375 mm SAN and existing 675 mm STM in L/N Davie St.

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

- (c) Provision of intersection improvements at the intersection of Burrard Street and Davie Street including the following:
 - (i) Accessible pedestrian signals (APS) and left-turn arrows,
 - (ii) Road re-construction (to centerline) on Davie St to current standards including pavement markings, left-turn bays, type A curb and gutter with additional 50mm thickness;
 - (iii) Road re-construction (to centerline) on Burrard St to current standards including pavement markings, left-turn bays, bike lanes;
 - (iv) Upgraded street and intersection lighting.
 - (v) 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).

Note to applicant: The City will provide a geometric design for these street improvements.

Note to applicant: Provision of a lighting simulation is required.

- (d) Provision of street improvements along Davie Street adjacent to the site and appropriate transitions including the following:
 - (i) 1.22 m exposed aggregate boulevard;
 - (ii) Light broom finish saw-cut concrete sidewalk from the front boulevard to the edge of the SRW area;
 - (iii) Removal of the existing driveway crossing and reconstruction of the sidewalks and curb to current standard;
 - (iv) Type A curb and gutter with additional 50 mm thickness;
 - (v) New curb ramps;
 - (vi) Upgraded street lighting and pedestrian LED lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendation; and
 - (vii) Adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to applicant: Provision of a lighting simulation is required.

- (e) Provision of street improvements along Burrard Street adjacent to the site and appropriate transitions including the following:
 - (i) 1.22 m exposed aggregate boulevard;
 - (ii) Light broom finish saw-cut concrete sidewalk from the front boulevard to the edge of the SRW area;
 - (iii) Removal of the existing driveway crossing and reconstruction of the sidewalks and curb to current standards;
 - (iv) Type A curb and gutter with additional 50mm thickness;
 - (v) New curb ramps;
 - (vi) Upgraded street lighting and pedestrian LED lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendation; and
 - (vii) Adjustment to all existing infrastructure to accommodate the proposed street improvements (including any transitions from protected bike lanes to adjacent street network).

Note to applicant: Provision of a lighting simulation is required.

Note to applicant: The City will provide a geometric design for these street improvements.

Note to applicant: All streetscape on Burrard St to follow City of Vancouver Ceremonial Street streetscape guidelines – Commercial specifications

- (f) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

Note to applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

- (g) Provision of new pad mounted service cabinet/kiosk.
- (h) Confirmation that any relocated wood poles in the lane adjacent the site will not impact existing lane lighting; should any relocated pole include lighting impacts, upgrading of the lane lighting to current standard will be required.
- (i) Provision of a new standard concrete lane crossing, new curb returns and curb

ramps at the existing lane crossing on Burrard Street adjacent to the site.

- (j) Provision to rebuild existing See-em-ia asphalt lane as per City of Vancouver Streets Restoration Manual "Higher Zoned Lane" specification.
- (k) Provision of the relocation of the existing bus stop adjacent to the site including relocation of all associated passenger facilities (bus shelter, bench, litter can, etc.) and reinstallation at applicant's cost at a location to be determined by Engineering Services.
- (l) Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the lane.
- (m) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (n) Provision of street trees where space permits. Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off street bike facility.

2.6 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

- (a) Upgrade approximately 76 m of sanitary sewer in the lane north of Davie Street and approximately 109 m of sanitary sewer on Burrard Street per Condition 2.5 (b).

Note to applicant: The benefiting area for these works is under review.

- (b) Intersection improvements at Davie St and Burrard St per Condition 2.5 (c).

Note to applicant: The benefiting area for these works is identified as half way in each direction to the next controlled signal.



and for and only if the following works constitute excess and/or extended services:

- (c) Pad mounted service cabinet/kiosk per Condition 2.5 (g).

Note to applicant: The benefiting area for these works is under review.

- 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.

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.

Arts, Culture and Community Service

- 2.8 Make arrangements to the satisfaction of the Director of Legal Services, in consultation

with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services, for the provision, at no cost to the City, of a turnkey arts and culture hub and a turnkey 37-space childcare facility, all within a fee-simple air space parcel which meets the City's specifications and programming requirements for administrative, production, programming and services, and childcare use. To secure this condition, the applicant will enter into a Construction and Transfer Agreement with the City which include, but may not be limited to, the following provisions and requirements, all to be satisfied at no cost to the City:

- (a) The non-profit arts and culture hub will have a total area of not less than 15,781 sq. ft. gross floor area, including a multipurpose programmable space of approximately 1,352 sq. ft.;
- (b) Design, construction, and delivery of a turnkey and fully fit, finished, equipped and supplied proposed non-profit arts and culture hub with a strong visual identity, ground-level entrance, distinct street-level presence and visibility according to the City's current version of the *Social Facility Technical Guidelines (2018)*, any detailed functional program requirements to be provided by the City, and applicable technical guidelines, all to be contained within a separate air space parcel together with the childcare facility where bike storage and end-of-trip facilities will be shared between users of the arts and culture hub and childcare facility.
- (c) Design of the arts and culture hub is to provide flexibility for office administration by arts and cultural organizations, and to include spaces such as shared kitchen, multipurpose rooms, meeting rooms, as well as ancillary support spaces. To be designed and built on a single floor to maximize uses and facilities, with some street level presence and visibility. Design to maximize daylight access, be universally accessible for peoples with disabilities, and allow for various cultural uses such as Indigenous cultural practices of brushing off and smudging;

Note to applicant: Design development of the arts and culture hub will be required through the Development Permit process.

- (d) The childcare facility will have a minimum gross indoor floor area of 430 sq. m. (4,618 sq. ft.), on one level at a height of not less than 12 ft. floor-to-floor, a dedicated adjacent outdoor space of not less than 520 sq. m (5,597 sq. ft.) of outdoor space, including approximately 78 sq. m (839 sq. ft.) of covered outdoor area, dedicated drop-off and parking stalls, and amenity and storage spaces;
- (e) Design, construction and delivery of a turnkey and fully fit, finished, equipped and supplied 37-space childcare facility with a 12 space program for 0-3 year olds and a 25-space program for 3-5 year olds, which is licensable by CCFL (Community Care Facilities Licensing or its successor in function) and meets the *City's Childcare Design Guidelines (2019)* and *Childcare Technical Guidelines (2019)*, all to be contained within a separate air space parcel along with the arts and culture hub;

Note to applicant: Design development of the childcare facility will be required through the Development Permit process.

- (f) Make arrangements with the City, to the satisfaction of the Director of Legal Services, to pay to the City prior to enactment of the rezoning by-law a \$270,000 cash contribution for startup costs to fit, furnish and equip the childcare facility;
- (g) Transfer to the City at no cost an air space parcel in fee simple containing the childcare facility and arts and culture hub, together with the appropriate rights and obligations applicable to the ownership and operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations;
- (h) Contain assurances, including requirement for a Letter of Credit (LC) to be provided to the City prior to building permit issuance, the amount of which will be settled as part of the agreements required prior to rezoning enactment but sufficient to secure delivery of the childcare facility and arts and culture hub in the Director of Facilities Planning and Development's discretion; all LCs must be in compliance with and in the form set out on the City's Letter of Credit Policy ADMIN 032: <https://policy.vancouver.ca/ADMIN032.pdf>;
- (i) The applicant will grant the City an option to purchase, for a nominal purchase price, the childcare facility and arts and culture hub air space parcel, exercisable upon completion of the childcare facility and arts and culture hub and registration of the related air space plan;
- (j) An occupancy hold on the buildings to be constructed on the site subject to the completion of the design and construction of the childcare facility and arts and culture hub and satisfactory acceptance of the childcare facility and arts and culture hub by the City and transfer to the City;
- (k) Agreement to grant a perpetual right in favour of the City and the users of the childcare facility and arts and culture hub in the form of an easement, for uninterrupted 24/7 access to and use of the dedicated elevator, shared elevator, dedicated garbage and recycling area(s), dedicated mechanical, electrical, data, security and similar utility rooms, required loading, dedicated drop-off spaces, dedicated vehicle parking, dedicated janitor rooms and any other similar utility spaces or rooms in the building on the site that may be required;
- (l) Agreement to grant a perpetual right in favour of the City and the users of the childcare facility and arts and culture hub in the form of an easement, for uninterrupted 24/7 access to and use of bicycle parking with end-of-trip facilities and lockers in a bicycle storage room. This bicycle parking and storage room will be shared between users of the childcare facility and arts and culture hub; and
- (m) Minimize the interface and sharing (e.g. physical properties, access, building systems) between the air space parcel and the rest of the development so as to limit the obligations of the air space parcel to costs directly attributable to the air space parcel or which are related to any part of the development used or accessed by users or invitees of the childcare facility and/or the arts and cultural hub situated within the air space parcel; and

- (n) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services may in their sole discretion require.

Note to applicant: Holds on the Development Permit and above-grade Building Permit in connection with certain milestones will also be applied to the project by the General Managers of Real Estate and Facilities Management and Arts, Culture and Community Services, related to their satisfaction with the design of the childcare facility and arts and culture hub.

Sustainability

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

Soils

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

Public Art

- 2.11 Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Arts, Culture and Community Services for the provision of public art in accordance with the City's Public Art policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager (a checklist will be provided).

Note to applicant: Please contact Tamara Tosoff at 604-873-7947 to discuss your application.

Community Amenity Contribution (CAC) – Cash Payments

- 2.12 Pay to the City the cash component of the Community Amenity Contribution of \$10,600,000 (cash offering) which the applicant has offered to the City to support delivery of the West End Community Plan Benefits Strategy.

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

Note to applicant: If enactment of the rezoning by-law has not occurred prior to the date that is 24 months following the date of Council's approval in principle of this rezoning application, then the approval in principle may at such time be terminated, revoked, rescinded or reconsidered by Council, in its sole discretion. The rezoning application or a revised rezoning application may be required to return to public hearing and shall in any event be brought to Council for consideration and Council's approval, including of an appropriate CAC offering at such time.

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

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

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1157 Burrard Street
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

DRAFT AMENDMENT TO THE SIGN BY-LAW No. 6510

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

"1157 Burrard Street [CD-1 #] [By-law #] C-5"

DRAFT AMENDMENT TO THE NOISE CONTROL BY-LAW NO. 6555

Council amends Schedule B (Intermediate Zone) by adding the following:

"[CD-1#] [By-law #] 1157 Burrard Street"

DRAFT AMENDMENT TO THE ZONING AND DEVELOPMENT BY-LAW NO. 3575
REGARDING BUILDING LINE

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

1. This by-law amends the indicated provisions of By-law No. 3575.
2. In Part II of Schedule E, Council strikes out the entire entry, including the heading, for "Davie Street, north side, from Burrard Street to Jervis Street".

* * * * *

1157 Burrard Street
URBAN DESIGN PANEL

Urban Design Panel Minutes

The Urban Design Panel (UDP) reviewed this rezoning application on May 15, 2019.

EVALUATION: Resubmission Recommended (12/0)

- **Introduction:**

Rezoning Planner, Helen Chan, began by noting this rezoning application proposes to rezone 1157 Burrard to CD-1 to allow for a 47-storey mixed-use tower with 236 strata residential units, either more 50 hotel units or 50 more residential units on the Levels 4-6 (applicant to confirm before Referral at Council).

On-site community benefit includes a 37-space City-owned childcare facility on level 3; office space for community uses on level 2 uses is being explored but not committed and commercial space fronting Davie St at ground level.

This site is located on the north-west corner of Burrard and Davie St and is part of the West End Community Plan. The easterly frontage along Burrard is zoned is Downtown District (DD) and located in the Burrard Corridor of the Plan. The westerly frontage along Davie is zoned West End Commercial (C-5) and is part of Davie Village. The site area is 21,620 sq. ft. (2,007 sq. m) and currently has a community garden

Across lane to the north is St. Paul's Hospital, proposed to relocate to False Creek Flats. To the west and on the south side of Davie St – "Davie Village" with existing local serving businesses, nightlife and hub for the LGBTQ community. Across on the south side of Davie St there is an existing Esso gas station. To the east side of Burrard there is an existing medical office building and local serving commercial; corner property has been acquired by the City for plans to develop a mid-rise building with social housing and community uses at ground level.

The east end of the site is identified as 'Area F' in the 'Burrard Corridor' of the *West End Community Plan*, which allows for heights up to 375 ft. (114.3 m) and consideration of increased density for market residential with a contribution to the Public Benefits Strategy.

The *Rezoning Policy for the West End* provides guidance on intensification of the West End, which on this site includes minimum frontage, maximum tower floor plate and tower separation. The application is being considered under the *General Policy for Higher Buildings* (1997, last amended Feb 2018), which allows for consideration of additional height above current zoning and policy or for buildings entering the Queen Elizabeth View Corridor; Higher Buildings must achieve:

- architectural creativity and excellence;
- demonstrate leadership and advances in sustainable design and energy consumption;
- deliver community benefits (e.g. cultural or social facilities);
- Provide on-site open space and contribute to the downtown network of green and plaza space.

Development Planner, Grace Jiang, began by noting, due to requirements of the General Policy for Higher Building (GPHB), this review involves an enhanced Urban Design Panel, with special panelists Karen Marler and James Cheng, as local experts on tower design. Welcome.

The site is situated at the north corner of Burrard St and Davie St intersection. Burrard St is one of the two Downtown ceremonial boulevards and is a gateway to the heart of the CBD from the Burrard Bridge. The character of the corridor is similar to the downtown with mostly high-rise office, hotel, and residential buildings. In West End Community Plan, this corridor defines east edge of the urban frame and offers opportunities for greater height and density. A few higher buildings are approved or built in this area, including Burrard Gateway (525 ft), Wall Center (425 ft), and Butterfly building (550 ft). Along Davie St, this corner can be seen as the entrance of Davie Village. Davie Village is a vibrant district catering and socializing area for locals and visitors during the day and night time. It is characterized by low-rise building with small scale shops and restaurants.

In the West End Community Plan (WECP), the building height can be considered up to 375 ft subject to view corridor limits. There are 3 council-adopted view cones across this site, two view cones partially pass the site limiting the height up to 190 ft. Queen Elizabeth park View Cone (QE VC) caps the tower height to 350 ft. In addition to the Plan and view cone constraints, this subject site is one of identified sites for higher building under General Policy for Higher Buildings, which strategically allows a tower to extend beyond QE VC to strengthen the view of the gateway. This tower should be subordinate in height to the Burrard Gateway when viewed from Burrard Bridge while also contributing to the downtown skyline.

The proposed tower height is at 480 ft. It passes through QE VC by 130 ft. A rooftop architectural appurtenance extends extra height of 27 ft. To earn the significant additional building height under GPHB, the overall proposal is expected to achieve an exceptional level of urban design excellence, particularly focusing on the following 3 aspects:

1. To establish a recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the city's skylines. The proposed building design includes some interesting moves, such as solar-controlled blinds on the west façade, which creates an interesting architectural expression while embracing sustainability. The project architect will present the details of architectural design to the panel.

Taking into account the significant penetration into QE VC, my first question to the panel is:

Has the proposal demonstrated a high standard of architectural excellence? Does the proposed form coherently reinforce the visual legibility of the city's skyline when viewed from Burrard bridgehead, QE park and other general viewpoints from the city?

2. Second urban design consideration is to provide a meaningful on-site open space that represents a significant contribution to the downtown network of green and plaza space;

The policy is looking for substantial on-site contribution and improvement of public realm through a higher building development. Staff presents two successful examples of public open spaces on higher building sites in Vancouver: 1133 Melville & Shangri La. Both public spaces are generous in size and height, and have active and dynamic interfaces with the building and adjacent public realm. This south-facing corner has been envisioned as a new public open space in downtown area. The Burrard Gateway development has taken this into account and reshaped its tower to avoid shadowing onto this corner. The proposed open space is approx. 1500 s.f. and covered by the building overhang up to a volume of 3-storey high. It is interfaced with a retail unit and a commercial entry corridor.

Given this is a higher building development and the importance of the intersection, my second question to panel is: taking into account its size, height and orientation, does the proposed open space make a significant contribution to the public realm and mark the entry to the Davie Village?

3. As a higher building, it should showcase leadership and advances in sustainable design and energy consumption. The applicant team will present the sustainability strategies in detail. The city's sustainability group will review this application to determine its success in meeting this requirement.

Under the rezoning policy for the West End, a maximum of 7,500 s.f. floor plate can be considered for a residential tower in this area. However, the floor plate and placement of the tower on this site is highly-constrained by two view cones, resulting in a uniquely-shaped floorplate that is relatively small above level 19. As such, staff are entertaining a building form that cantilevers over the public sidewalk on both streets. In order to ensure that the sidewalk feels open, staff have required that these soffits are located high above. As another acknowledgement of the site constraints, staff are entertaining a minor protrusion into view cone 12.1 with glass-lined balconies.

The proposed podium is 6 storey and 80 ft high. It creates a 40 ft street wall along Davie St and set the upper floors back substantially to align with the adjacent existing building. At ground plane, small frontage retail units are proposed fronting Davie Street, while office and residential entrances and elevator core interfacing with the Burrard sidewalk. A city-owned childcare is proposed on the third floor with the entry from the lane.

Staff then took questions from the panel.

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

1. This project proposes a significant penetration into the council-adopted QE View Cone. According to the rezoning policy, the overall proposal is expected to achieve an exceptional level of urban design excellence.
 - Has the proposal demonstrated a high standard of architectural excellence?
 - Does the proposed form coherently reinforce the visual legibility of the city's skyline when viewed from Burrard bridgehead, QE park and other general viewpoints from the city?
 - Taking into account the size, height and orientation, does the proposed open space make a significant contribution to the public realm and mark the entry to the Davie Village?
2. Please provide commentary for the proposed cantilever massing along Burrard St, in terms of forming an engaging and consistent street view and creating a positive perception from the sidewalk and bike lane.
3. Please provide commentary for the design of ground plane, in terms of contribution to a high quality and pedestrian oriented public realm along both streets.

- **Applicant's Introductory Comments:**

The project has been evolving as a meaningful backbone to the city, the more you get into it the more significance the location has.

From the south to the south west across Burrard street bridge one can access the whole peninsula. This site will act as an introduction to the Burrard Street Corridor. There's a junction point of downtown and going to the west side.

With the form of the building along with the junction at Davie Street and through the orienting shift at the balcony, it has created a gestured welcome in the West End.

The view cone devices that exist in the City of Vancouver have had some ramifications on the project.

In regards to the Urban Design, this was a concept of inside and outside, our attitude with this site was everything to do with the West Coast.

This was an opportunity to play with views into downtown and through the Northern Mountain and see the forest, water, and all natural elements.

There is a pixilated type façade that will continuously change with the day and night.

At the corner of Burrard and Davie created a corner plaza place where you can walk around and socialize, also a place to gather water and bring it at grade.

Regarding the residential entry wanted to capitalize on the set back of the street. Via the Elevators you get experience onto 7th floor what happens on Burrard Street. Then when arrive to the rooftop you gain whole experience of the city.

On the lane side, the intent is to create the beginnings of the streetscape with trees and paving. There are opportunities with a two sided lane with activities on it. Created urban environment at the base with a free form mountainous crystal structure. There is a daycare and opportunity for hotel rooms.

The activation on the lane is intentional, there is also retail to encourage further activation. Paving flows back to the lane, and its flushed with the lane. The activity on the lane has been designed as a pedestrian network.

On level 7 there is an amenity room with a fairly large amenity deck. Look to implement a rain water collection system as part of the filtration system.

The landscape took the west coast as its concept. There are quite generous setbacks on Davie Street there are 3 metres of additional sidewalk and 3 meters being sought on Burrard. There are a number of street trees that will be removed when a bike lane is placed. The corner plaza is an expression of the west coast with seating blocks and a water feature that is active dependant on rain pattern. Will use local plants to get planted areas along to soften.

In regards to the High building policy this project has to meet with advances and leadership in sustainable designs. It's really designed for exposure on the cooling side and heating side with 50 percent enclosure. There are passive house units. There are active shading devices on the west exposure and south east exposure and high window to wall ratio, the cooling is very important. There is a high efficient mechanical system. There have been various ongoing discussions with sustainability group.

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 Mr. Sharma and seconded by Ms. Avini-Besharat and was the decision of the Urban Design Panel:
- THAT the Panel **SUPPORT** the project with the following recommendations to be reviewed by City Staff:
 - Develop stronger clarity to the overall project;
 - Develop ground plain elements to respond to Davie street;
 - Design Development of the street corner plaza to address grade activation and use;
 - Further design development of the west coast narrative.

- **Related Commentary from the panel:**

There was general support for this project at the rezoning stage. At the DP stage the applicant will need to earn their architectural excellence. This can be earned with Simple elegance and streamlining of the building.

For DP the thinking needs to be clear, acknowledgement of the Davie street guideline, let the tower come out so that all the elements have a flow, presently there are many moves that need editing.

There was support for the height, massing, density, and cantilever massing.
The building was noted to be at an iconic location. The tight site forces a slender elegance. This building will add to the reading of the city. The height balances the other tall buildings in the area.

A guest panelist noted the nature of the building standing alone and the view cone will give the buildings a unique landmark status.

A lot of energy appears to have been spent on the towers and less on the podium.
The podium needs to understand the history of Davie village.
The renderings are more successful than the building model regarding the concept of relationship to the water, mountains, sun etc. Suggest a little west and east connection.

Different from previous years, Burrard, Georgia, Denman and Davie now have taller buildings puncturing the skyline, for this reason the project's fit is supported, and knowing that St Paul's will not have towers within 100 ft.

It is unfortunate the building is not looking at the mountains.
The form of the buildings is not facing Burrard bridge and it should as this is where the gateway is.

The office lobby appears forced, suggest taking the corner CRU and Davie and create a generous social area and give the rest of space to the office lobby.

Design development of the shoulders could further capture the flat iron effect,

The changing nature of the west façade stands out, would like to see this pixilation approach echoed out in the whole tower.

The three elevation approach in particular with lane activation is nice, set the precedence for ST Pauls.

Regarding the ground plain, the corner is small, not activated enough, and pinched. Think about how it leads into the west end.

The porosity and usability of the ground plain could benefit from further design development.

The ground plain with the base needs more work.

Ground plain needs to celebrate the movement of people, it is an important corner that will be very populated and will be a conflict with crowds moving to waterfront events.

There is an opportunity to understand the 'Davieness' of the street level. This lane is the first one in and good opportunity to set it up.

Overall the project needs more of a "west end" feel.

Legibility of the Davie street elevation and connection with the west wall piece needs to be reconsidered. The laneway has too many elements happening and could benefit from being toned down.

Encouraging people down the lane can be a relief for Davie street.

How the CRU opens to the sidewalk and potential restaurants is nicely done.

The public plaza feels small and is further compressed with the canopy, look into if the canopy is needed there.

There was general support for the Burrard street bulge, however could benefit from some development that will stay within the property line.

There was general support for the indoor and outdoor amenity.
There needs to be a better resolution regarding the private area and public amenity.

Be aware of long casting shadows down Davie and Burrard, these are important streets.
There was concern regarding the triangular balconies.
The solar shade and how it's broken up by heights is nice.
Use of color and lines is nice.

The location of the daycare is supported. If the intention is to continue the streetscape the west wall next to the daycare weakens the scheme.

The bike lane appears to be compressing the public realm.
Encourage installing a bike elevator rather than using the ramp all the time, and for the impaired.

The landscaping needs improvement at the intersection and presently appears jammed.

The building has a strong passive environmental design.
No issue with the height in regards to sustainability.

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

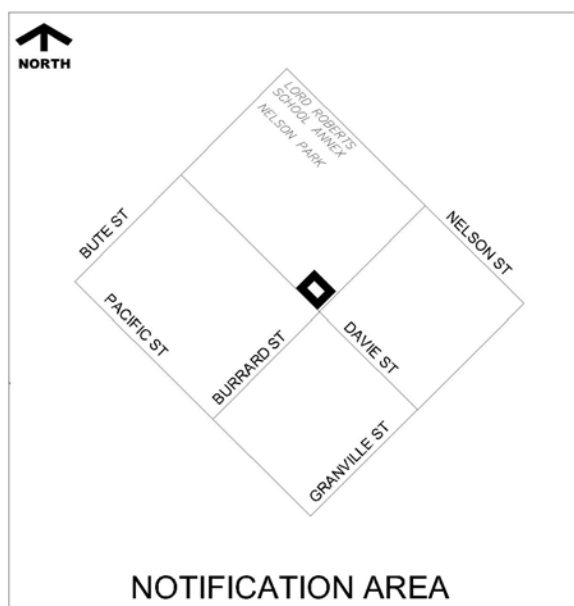
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1157 Burrard Street
PUBLIC CONSULTATION SUMMARY

PUBLIC CONSULTATION SUMMARY

Rezoning Application (Submitted December 20, 2018)

Public Notification – A rezoning information sign was installed on the property on March 19th, 2019. Approximately 8,822 notification postcards were distributed within the neighbouring area on or about April 8 2019. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).




Community Open House – A community open house was held on April 25, 2019 at the Holiday Inn at 1110 Howe Street. Staff, the applicant team, and 48 members of the public attended the open house.

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

- In response to the April 25, 2019 open house, a total of 16 comment sheets were received from the public
- Approximately 37 emails and online comments were also received

Notification and Public Response

Total Notifications	 8,822
Open House Attendees	48
Comment Sheets	16
Other Feedback	37

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

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

Comments of Support:

- **Proposed height, massing, and density is appropriate (Approximately 6 responses):** Respondents considered the building's massing, height, density, and overall scale to be attractive and appropriate for the area.
- **Support for the public benefit of a childcare space (Approximately 5 responses):** Respondents acknowledged that childcare spaces are needed in the downtown and is an appropriate public benefit for the proposal.
- **Proposed urban design and materials are of high quality (Approximately 5 responses):** Respondents felt the aesthetics of the proposal's architecture, urban design, and materials were of high quality.

Comments of Concern:

- **Inappropriate height, massing, and density (Approximately 15 responses):** Respondents believe the proposal's height, massing, and density is inappropriate for the area and will shadow portions of Davie Village. In addition, the tower and podium placement was criticized by not providing enough of a setback from Burrard and Davie Street.
- **Proposal unfit for the neighbourhood (Approximately 12 responses):** Given the diversity and character found within the Davie Village, respondents felt the proposal

lacks representation, colour, art, and amenities that fit the values of the LGBTQ2+ neighbourhood.

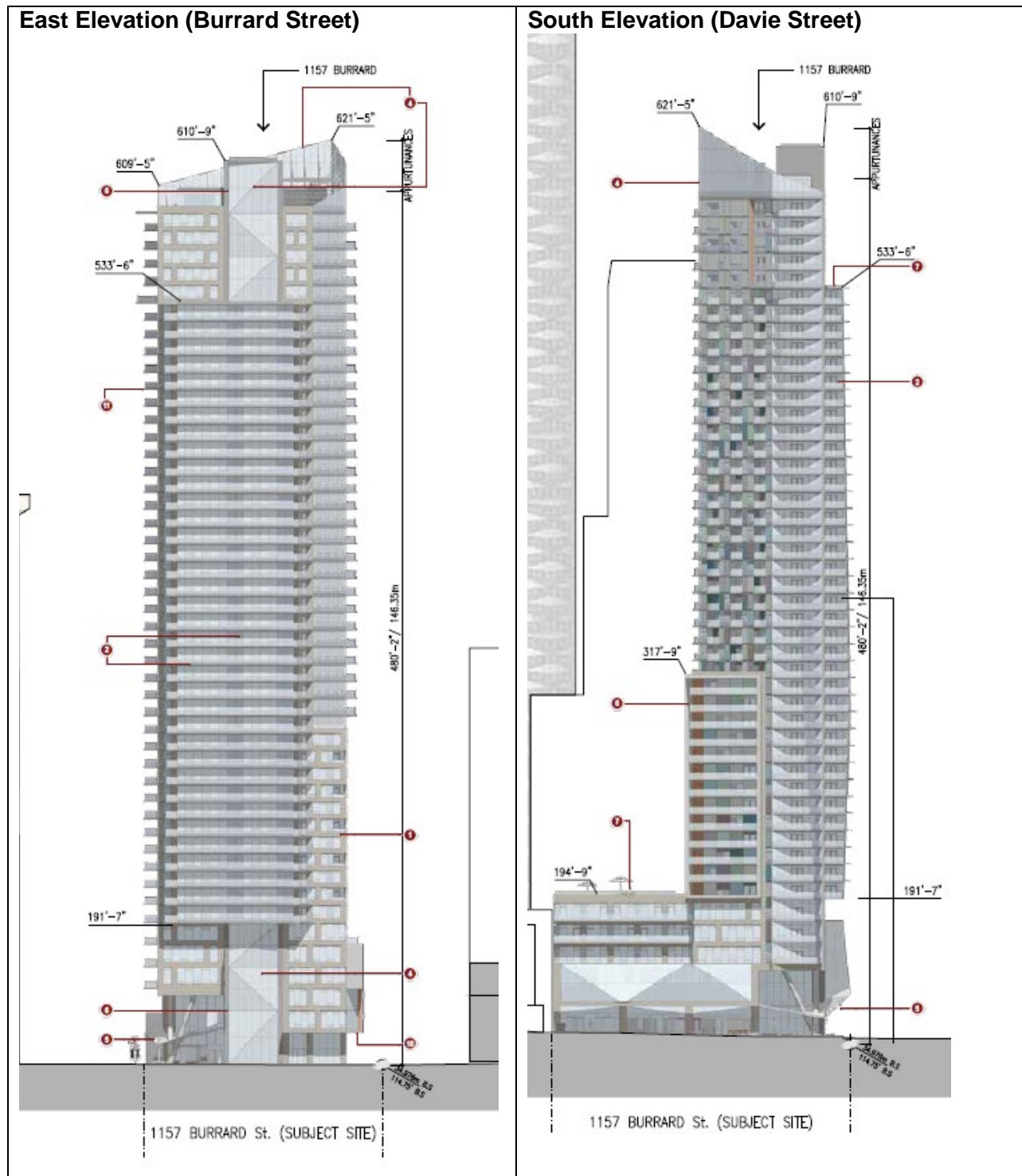
- **Alternative land uses should be considered (Approximately 10 responses):** Respondents felt that the proposal should include different land uses that support and foster community in the Davie Village. Alternative uses on site include a community non-profit space, LGBTQ2+ friendly businesses, or a LGBTQ2+ community centre.
- **Proposal offers inadequate affordable living spaces (Approximately 9 responses):** Respondents believe the proposal to rezone should have policy to provide rental, non-market, or social housing on site. The proposal's strata housing was criticized as not being affordable for a moderate Vancouver income. In addition, the hotel use was criticized because it takes away a longer term living spaces.
- **Non-support of architecture or urban design (Approximately 7 responses):** The façade, colours, and materials were criticized for not being reflective of the Davie Village community.
- **Unsatisfied with proposed public benefits (Approximately 6 responses):** The public benefits were seen as inadequate for the proposal and respondents acknowledged the need for public benefits towards non-profit organizations, low income older adults, and community programs in the West End.

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

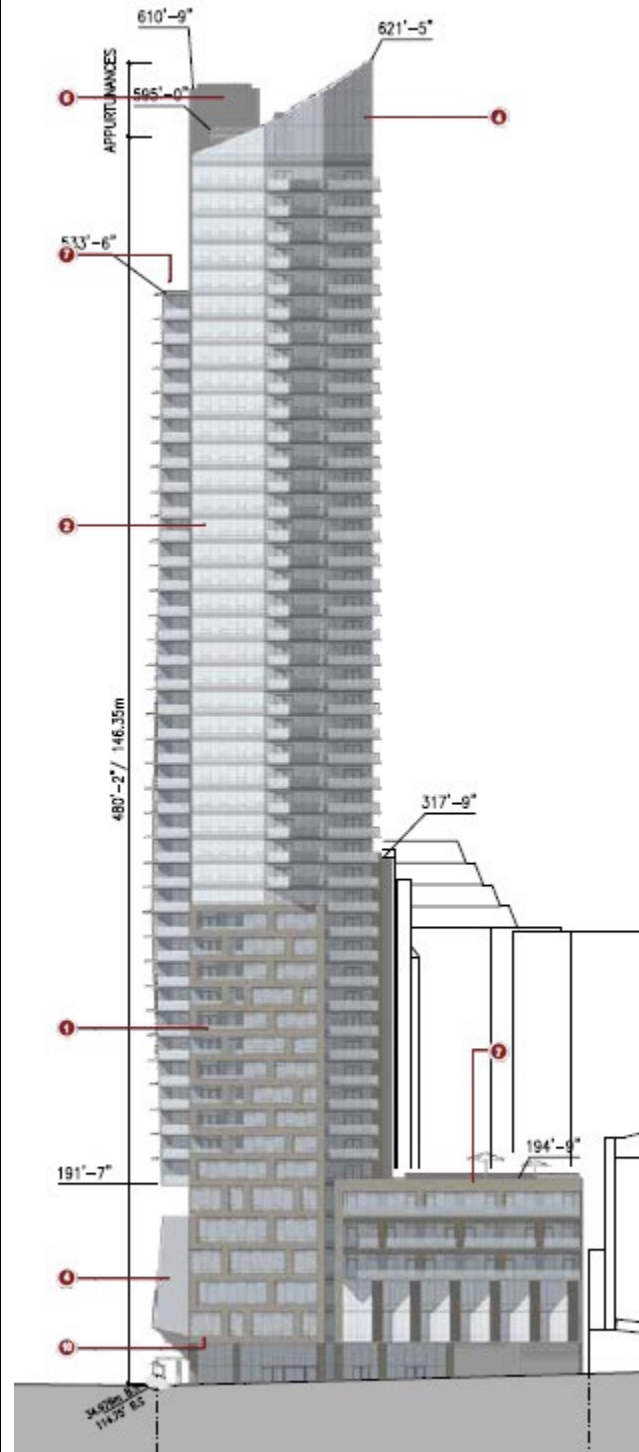
- The pace of change for development in West End is inappropriate
- New density will increase traffic congestion and collisions
- Support for hotel use
- Support for the proposal's public space design
- Support for the proposal to include office uses
- Non-support of hotel use
- Proposal should have a reduced number of parking spaces
- Proposal should include more rideshare or car-share.
- Construction of project will create disruption and noise pollution
- Public space is too small and not functional
- City needs more housing supply
- Proposal will increase housing prices and property values in area
- Non-support for the site change from a community garden
- Concern over the functionality of the water feature
- The proposal's design is inappropriate given an earthquake

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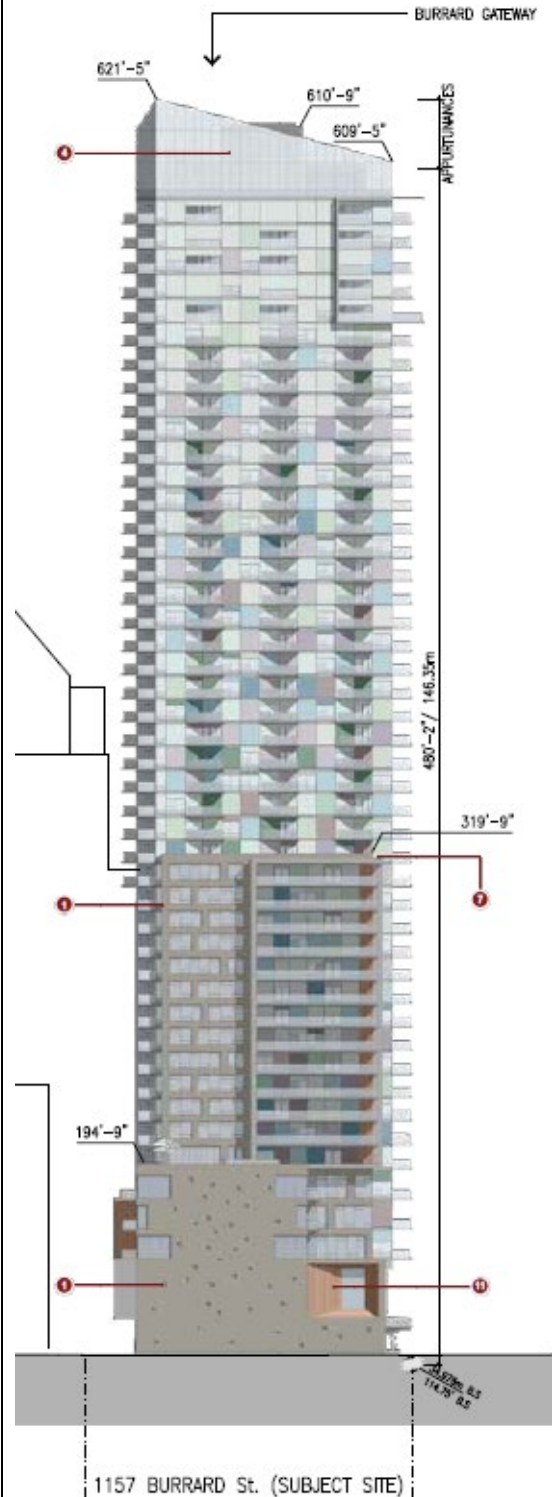
1157 Burrard Street
FORM OF DEVELOPMENT DRAWINGS



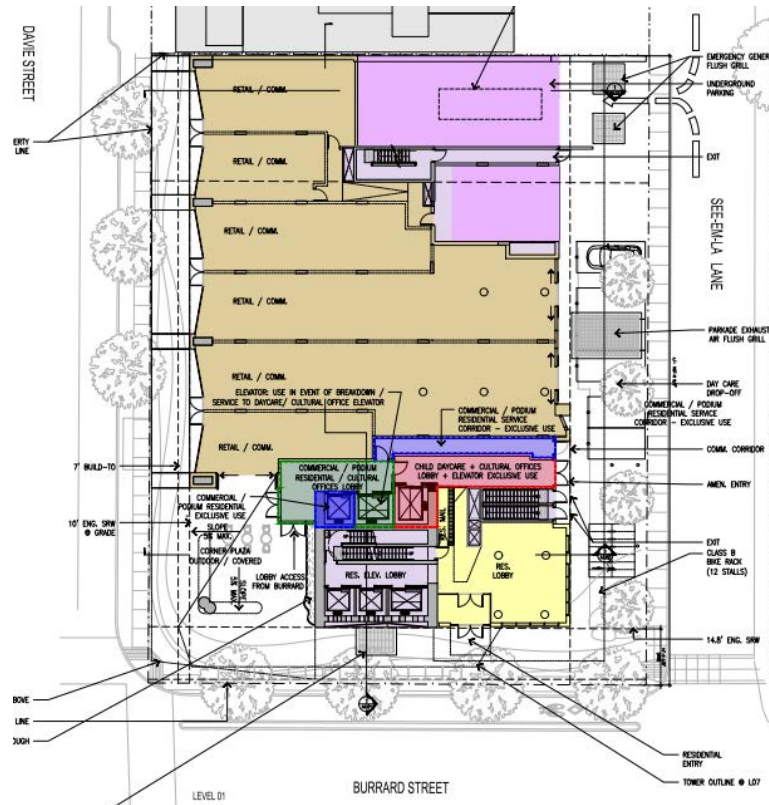
North Elevation (Lane)



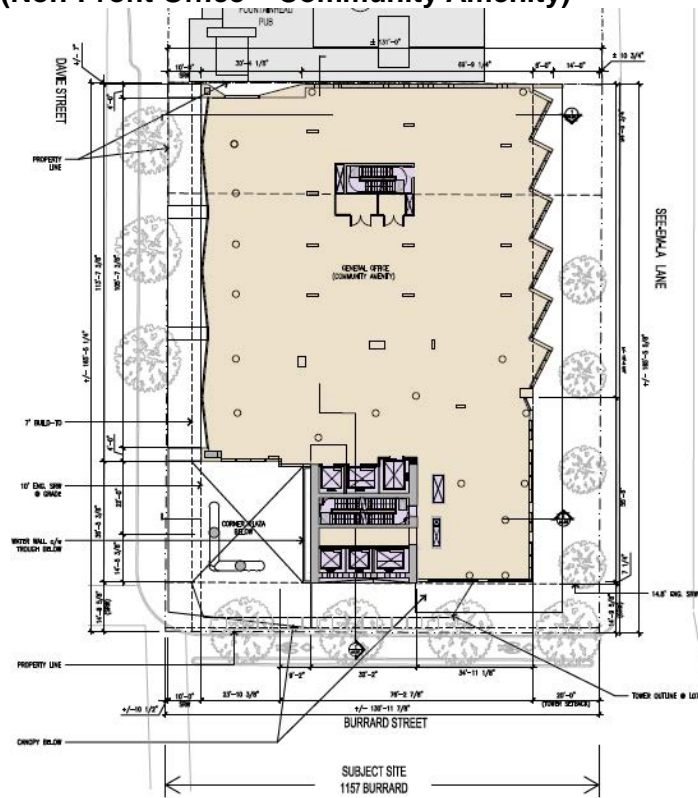
West Elevation



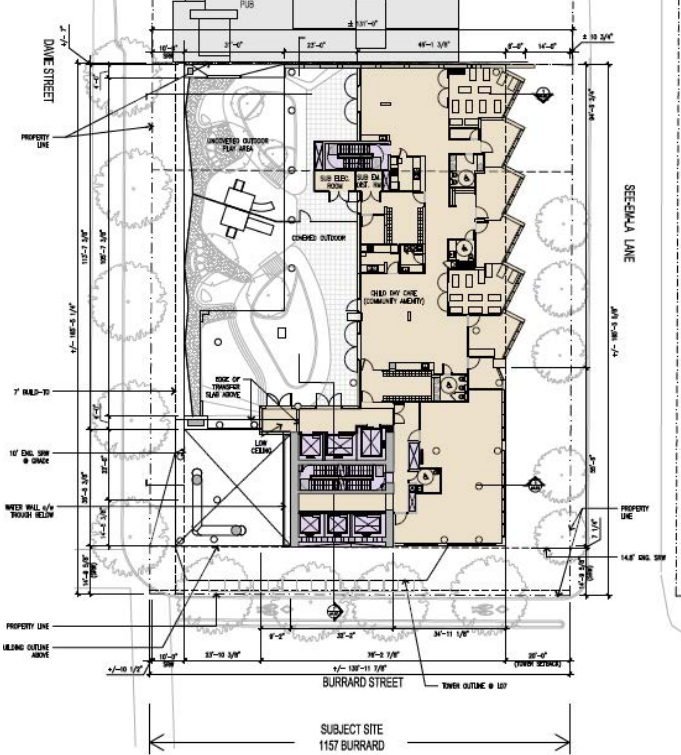
Ground Level Floor Plan



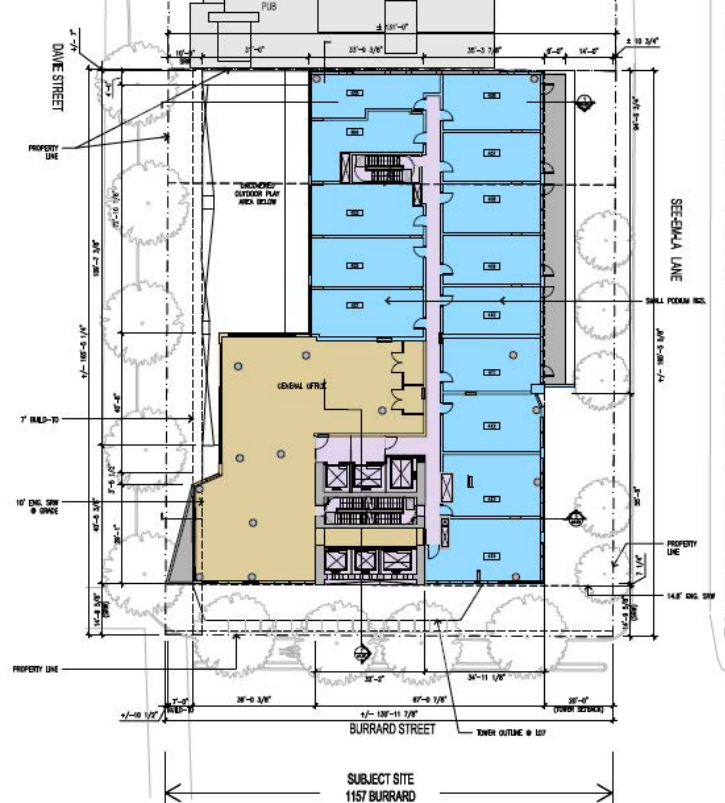
Level 2 Floor Plan (Non-Profit Office – Community Amenity)



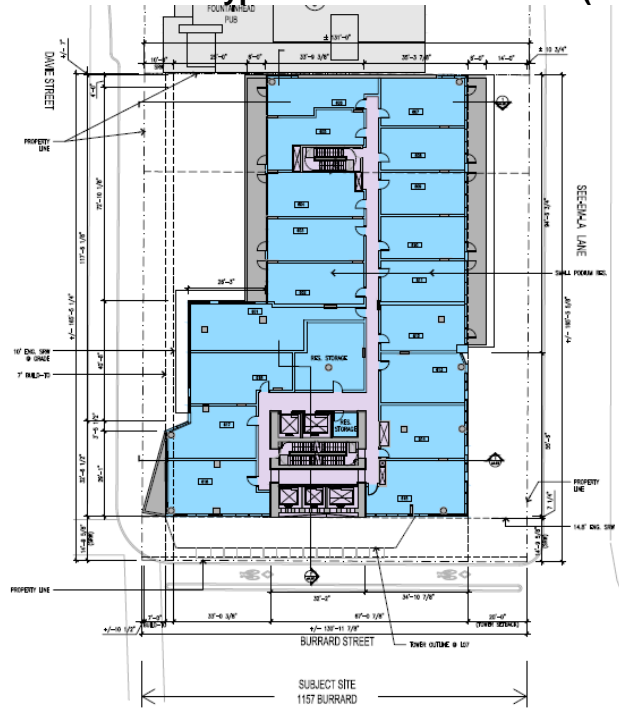
Level 3 Floor Plan (Child Care Facility – Community Amenity)



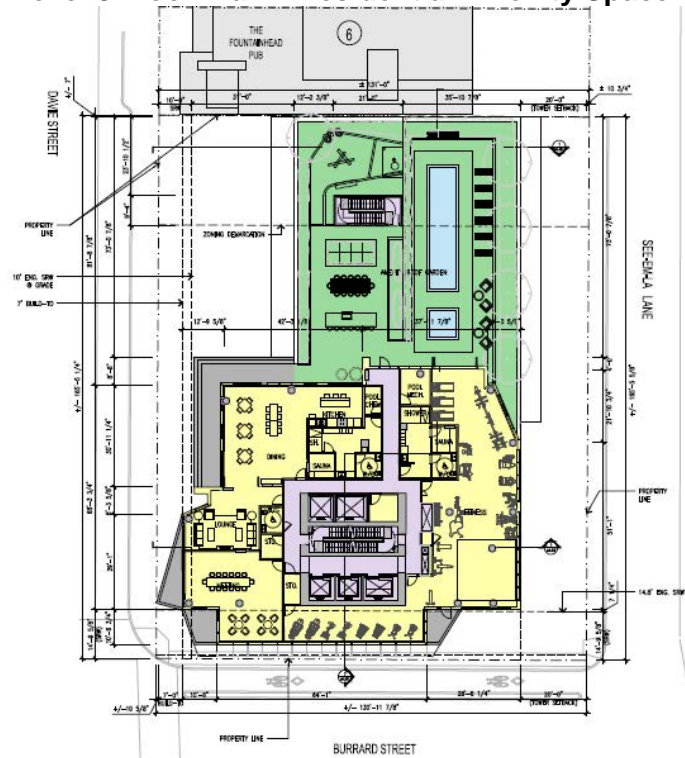
Level 4 Floor Plan (Private Office Space / Residential)



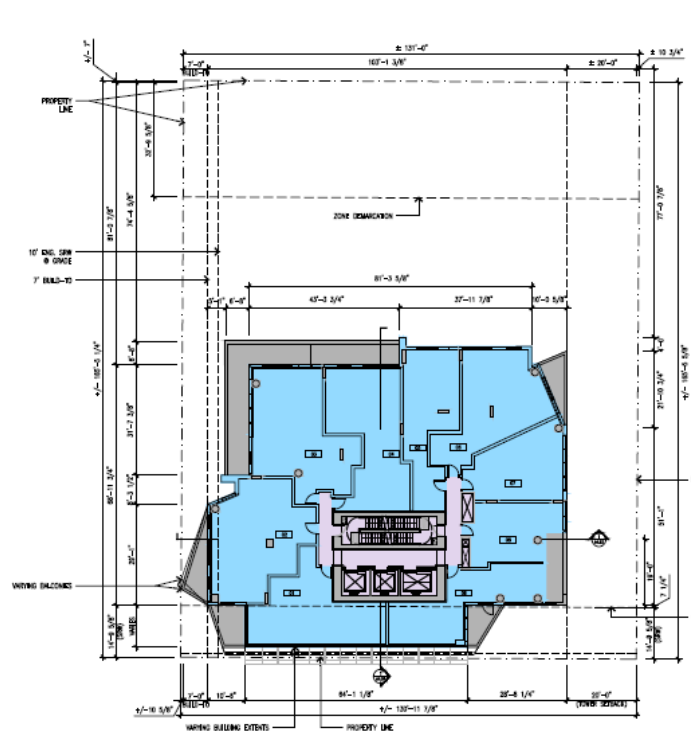
Level 5 & 6 Floor Plan – Typical Podium Floor Plan (Residential)



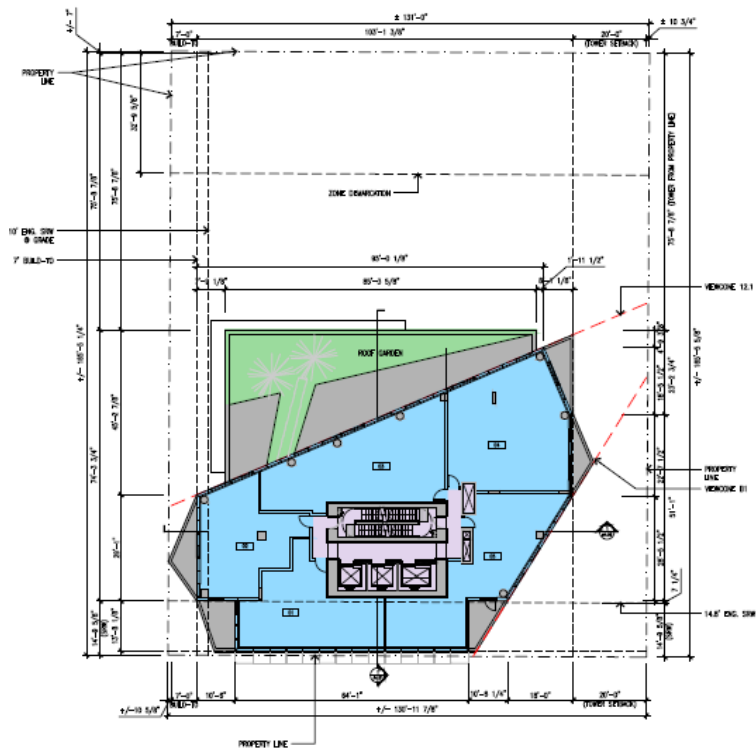
Level 8 Floor Plan – Residential Amenity Space



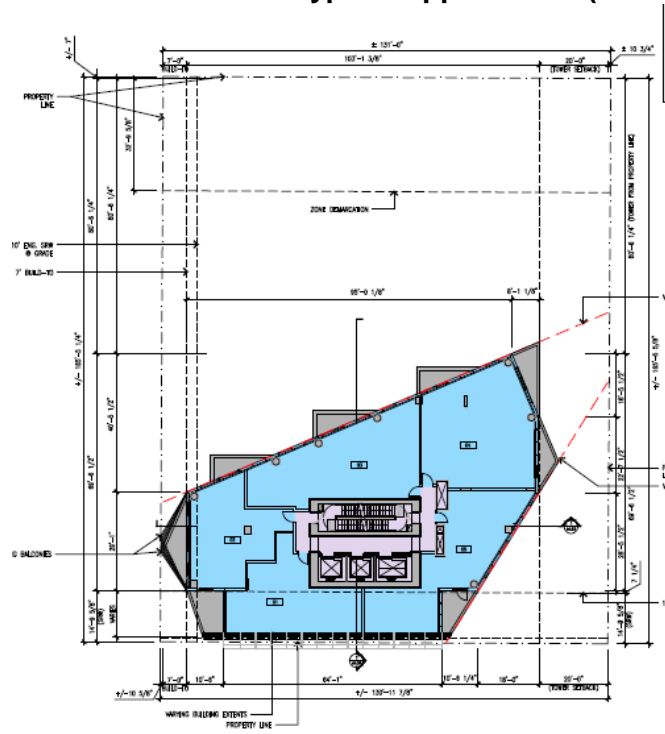
Level 10 to 19 Floor Plan – Typical Lower Tower (Residential)



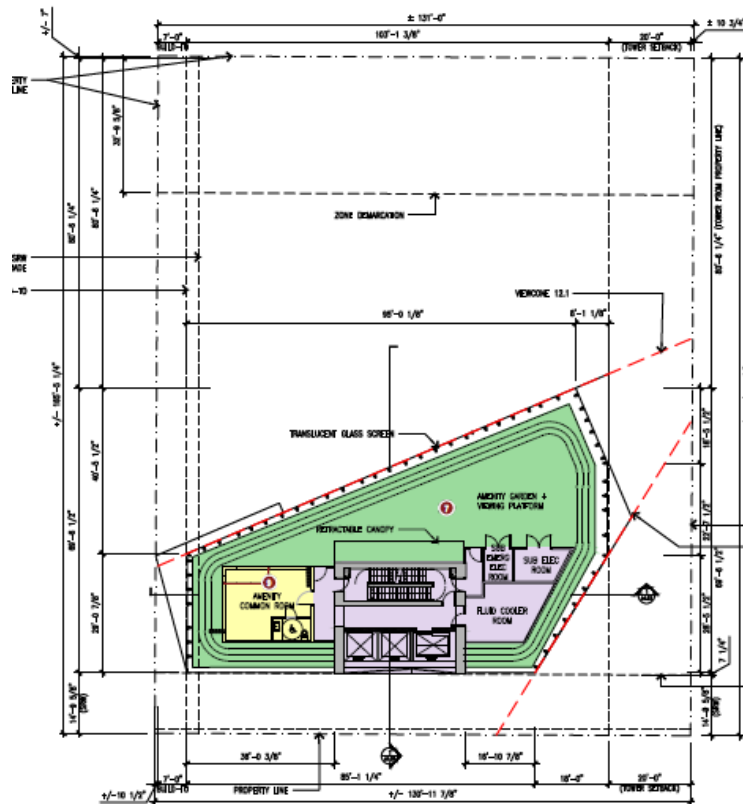
Level 20 Floor Plan – Outdoor Amenity Space (Residential)



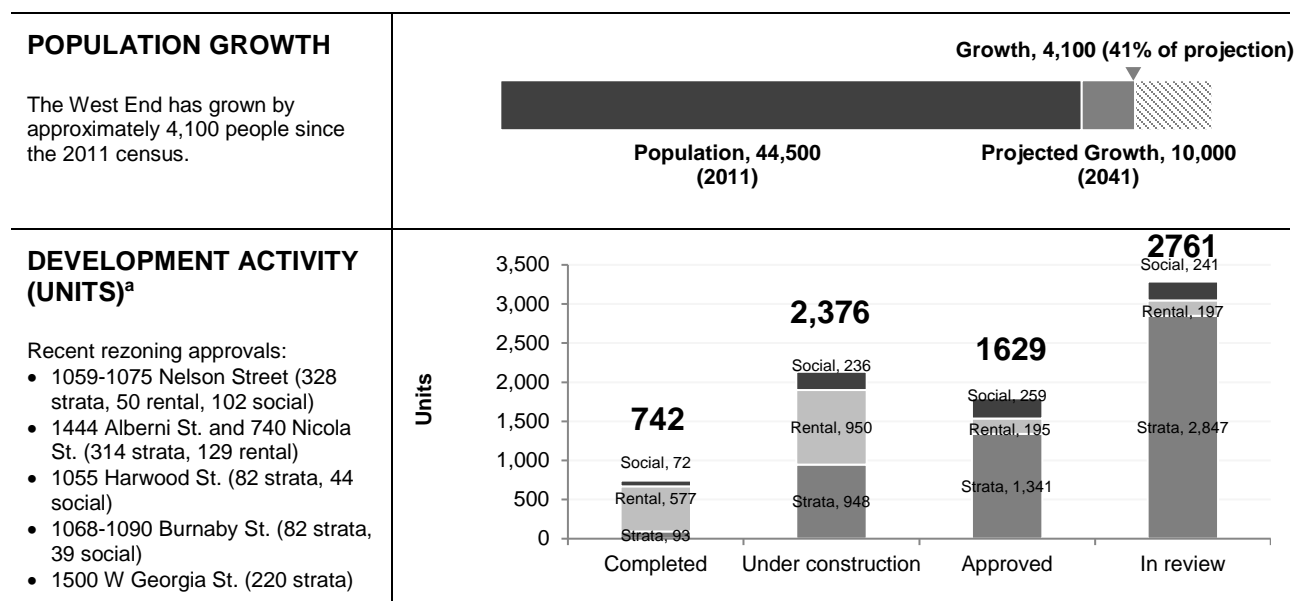
Level 21 to 47 Floor Plan – Typical Upper Tower (Residential)



Roof top Floor Plan – Residential Amenity Space



PUBLIC BENEFITS IMPLEMENTATION TRACKING
WEST END COMMUNITY PLAN (2013)
Updated year-end 2020



PUBLIC BENEFITS ACHIEVED SINCE 2013

Category	Anticipated Public Benefits by 2043 (+) ^b	Completed (●) since 2013 or In Progress (○)	% ^c
Housing^a	<ul style="list-style-type: none"> + Approx. 1,600 additional social housing units + Approx. 1,900 additional secured market rental units + Secure social and market rental housing in Corridors + Secure market rental housing in Neighbourhoods 	<ul style="list-style-type: none"> • 72 social housing units • 577 secured market rental units ○ 236 social housing units ○ 950 secured market rental units 	50%
Childcare	<ul style="list-style-type: none"> + Approx. 245 spaces for children 0-4 + Approx. 121 spaces for children 5-12 	<ul style="list-style-type: none"> • 10 spaces for children 5-12 (Lord Roberts) ○ 7-14 childcare spaces (1-2 family childcare units) 	5%
Transportation/ Public Realm	<ul style="list-style-type: none"> + Upgrade/expand walking and cycling networks + Enhance waiting areas at transit stops + Improve public realm along commercial streets + Improve public realm in Neighbourhoods 	<ul style="list-style-type: none"> • Jim Deva Plaza • Aquatic Centre Ferry Dock • New traffic signal installation at Burrard / Burnaby and Thurlow / Barclay • Temporary patios (interim) • Bute/Robson, Bute/Davie and Bute/Alberni interim plazas • Temporary Robson/Alberni public space improvements ○ Haro and Bute infrastructure upgrades and pedestrian/cycling improvements ○ Georgia Gateway West complete street (design) ○ Robson/Alberni public space improvements (design) 	10%
Culture	<ul style="list-style-type: none"> + Preserve and stabilize cultural assets + Retain/create multi-use neighbourhood creative spaces + Public art 	<ul style="list-style-type: none"> • Public art from rezonings 	0%
Civic/Community	<ul style="list-style-type: none"> + Recreation facilities renewal (West End Community Centre, Ice Rink, Vancouver Aquatic Centre) + Joe Fortes Library renewal + Optimize fire hall services in the community through renewal and/or relocation of existing fire halls 	<ul style="list-style-type: none"> ○ West End Community Hub Master Plan (master planning and pre-engagement for a new community services hub including the community centre, ice rink, and library) 	0%
Heritage	<ul style="list-style-type: none"> + 10% allocation from cash community amenity contributions in West End 	<ul style="list-style-type: none"> ○ 10% allocation from cash community amenity contributions in West End 	N/A
Social Facilities	<ul style="list-style-type: none"> + Gordon Neighbourhood House renewal and expansion + QMUNITY renewal and expansion + Explore opportunities for a dedicated seniors' facility + Explore opportunities for community-based non-profit hub 	<ul style="list-style-type: none"> • Gordon Neighbourhood House interim upgrades ○ QMUNITY (design – rezoning application) 	10%
Parks	<ul style="list-style-type: none"> + Rebuild the seawall + English Bay Beach Park and Sunset Beach Park upgrades 	<ul style="list-style-type: none"> • Seawall renewal phase one ○ Gifford St closure ○ Barclay Heritage Square Calisthenics Park (design) ○ West End Waterfront Master Plan (master planning) 	10%

EXPLANATORY NOTES

The Public Benefits Implementation Tracker assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries since Plan approval.

Population Growth

Base population is determined by the latest census year available when the Plan was approved. Projected growth numbers are determined by the numbers quoted in the Plan (if available). Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the present quarter.

Development Activity

The Development Activity Chart tracks projects with 3 or more housing units and includes Development Permits, Building Permits, rezoning applications and enquiries:

- “Completed” projects have achieved Building Permit completion.
- “Under Construction” projects have achieved Building Permit issuance, but have yet to be completed.
- “Approved” projects include rezoning applications approved by Council and Development Permits that have been approved by the City. Any rezoning applications approved by Council that advance into the Development Permit stage are still counted as “Approved” projects until it achieves Building Permit issuance.
- “In review” projects include any rezoning applications or Development Permit applications that are under review by the City.

Recent rezoning approvals listed in this section reflect the last five rezonings (excluding minor text amendments) approved by Council within the last five years in the plan area.

Public Benefits Achieved

Public benefits projects that have either been completed or are under construction are included in this section. This tracker also includes information about the progression of larger projects in the scoping/planning/design phase, and City programs.

Other Notes

^a Gross numbers of units reported. In some instances, existing units may be demolished and replaced with new units. These numbers represent units that have been replaced and any additional units included as a part of new developments.

^b See chapter 17 of the [West End Community Plan](#) for detailed information about the City's commitments to deliver public benefits in the West End.

^c Percentages reflect estimated progress toward overall Public Benefits Strategy targets outlined in chapter 17 of the [West End Community Plan](#).

1157 Burrard Street
PUBLIC BENEFITS SUMMARY

Project Summary

To build a 47-storey mixed-use building containing 289 strata-titled residential units, 1,466 sq. m (15,781 sq. ft.) floor area of cultural amenity space and a 37-space childcare facility.

Public Benefit Summary

The project would result in 1,466 sq. m (15,781 sq. ft.) floor area of cultural amenity space, a 37-space childcare facility, a \$10,600,000 cash CAC, a public art contribution and DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	DD/C5	CD-1
Floor Space Ratio	6.0	13.37
Buildable Floor Space	12,042 sq. m (129,630 sq. ft.)	26,850 sq. m (289,014 sq. ft.)
Land Use	Hotel; Light Industrial; Office Commercial; Other Commercial, including a Body-Rub Parlour; Parking Area and Parking Garage, subject to the provisions of section 5; Parks and Open Space; Public and Institutional; Dwelling Uses; Retail Commercial; Social, Recreational and Cultural, including Casino - Class 1 and Bingo Hall.	Cultural and Recreational Uses; Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this section; Institutional Uses; Office Uses; Retail Uses; Service Uses; and Accessory Uses, customarily ancillary to the uses permitted in this Section.

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL ¹	\$5,172,300
City-Wide Utilities DCL ¹	\$2,833,571
Public Art ²	\$572,262
Cash CAC Contribution	\$10,600,000
Arts and Culture Facility - in-kind contribution	\$15,600,000
Childcare Facility - in-kind contribution	\$6,400,000
TOTAL	\$41,178,133

Oher Benefits (non-quantified components): N/A

¹ Based on rates in effect as of 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.

² Based on rates in effect as of 2016; rates are subject to adjustments. See [Public Art Policy and Procedures for Rezoned Developments](#) for details.

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1157 Burrard Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Applicant/Owner	Prima Properties Ltd.
Architect	Merrick Architecture
Address	1157 Burrard Street
Property Identifiers (PIDs)	009-432-795
Legal Description	Lot A, Plan VAP 822, Block 10, District Lot 185, Plan 822, New Westminster District
Site Area	2,008 sq. m (21,605 sq. ft.)

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	Downtown District (DD)	CD-1 (Comprehensive Development) District
Uses	(a) Hotel; (b) Light Industrial; (c) Office Commercial; (d) Other Commercial, including a Body-Rub Parlour; (e) Parking Area and Parking Garage, subject to the provisions of section 5; (f) Parks and Open Space; (g) Public and Institutional; (h) Dwelling Uses; (i) Retail Commercial; (j) Social, Recreational and Cultural, including Casino - Class 1 and Bingo Hall.	(a) Cultural and Recreational Uses; (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this section; (c) Institutional Uses; (d) Office Uses; (e) Retail Uses; (f) Service Uses.
Max. Density	DD 6.0 FSR	13.37 FSR (all uses)
Floor Area	12,042 sq. m (129,630 sq. ft.)	26,850 sq. m (289,014 sq. ft.)
Maximum Height	DD – Overall 137.2 m (450 ft.)	143 m (469 ft.)
Unit Mix	--	Studio 68 One-bedroom 111 Two-bedroom 77 Three-bedroom 33 Total 289
Parking Spaces	Minimum 189 spaces	271
Loading Spaces	Class A: 4 Class B: 3 Class C: 0	Class A: 2 Class B: 3 Class C: 0

Bicycle Spaces	Per Parking By-law	411
Natural Assets	0 existing onsite by-law trees 0 existing impacted neighbor by-law trees 3 existing City trees	--

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