



REFERRAL REPORT

Report Date: September 7, 2021
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 14548
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: 1450 West Georgia Street

RECOMMENDATION

- A. THAT the application by Wesgroup Properties on behalf of 1450 West Georgia Investments Ltd., the registered owner of the property at 1450 West Georgia Street [*PID 025-079-573; Lot A of Lots 1 to 5 Block 43 District Lot 185 Group 1 New Westminster District Plan LMP50287*], to rezone the property from Downtown District (DD) to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 6.00 to 14.14 and the building height from 91.4 m to 149.9 m to permit the development of a 49-storey mixed-use building, containing 162 secured market rental units, 193 market strata units, and commercial space at grade, be referred to a Public Hearing, together with:
- (i) plans prepared by Yamamoto Architecture, received December 20, 2018;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions contained in Appendix B;

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

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

and the General Manager of Planning, Urban Design, and Sustainability.

- C. THAT, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for the 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 enactment of the new CD-1 By-law, the Noise Control By-law be amended to establish regulations for the new CD-1 in accordance with 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 new 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 bylaw rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone the site at 1450 West Georgia Street from DD (Downtown District) to CD-1 (Comprehensive Development) District. The proposal is for a 49-storey mixed-use building with a floor area of 26,604 sq. m (286,363 sq. ft.) and a floor space ratio (FSR) of 14.14. A total of 193 market strata units and 162 market rental units are proposed. The proposal includes a cash, community amenity contribution of \$8,900,000.

The application has been assessed and the proposed uses and form of development are supported, subject to conditions outlined in Appendix B. It is recommended that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- *West End Community Plan (including West End Public Benefit Strategy) (2013)*
- *Rezoning Policy for the West End (2013)*
- *Downtown Official Development Plan (DODP) (1975, last amended 2015)*
- *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)*
- *Housing Vancouver Strategy (2017)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *High-Density Housing for Families With Children Guidelines (1992)*
- *Tenant Relocation and Protection Policy and Guidelines (2015, last amended 2019)*
- *Vancouver Heritage Program (2020)*
- *Transportation 2040 Plan (2012)*
- *Financing Growth Policies (2004)*
- *Community Amenity Contribution Policy for Rezoning (1999, last amended 2020)*
- *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

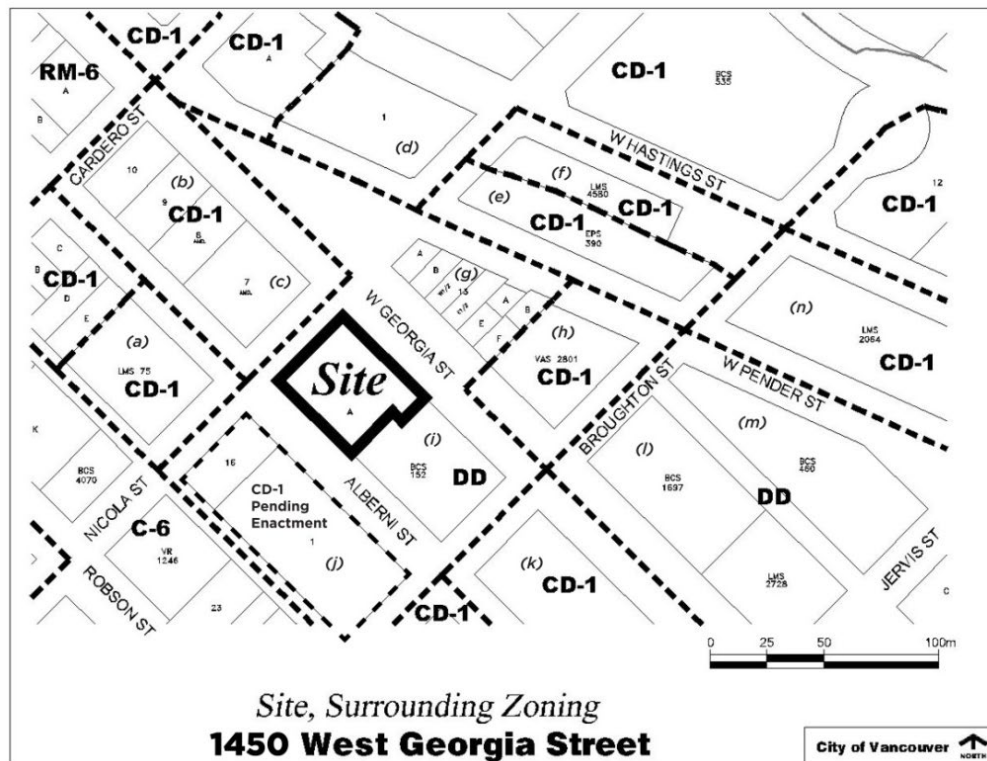
1. Site and Context

The 1,882 sq. m (20,253 sq. ft.) rezoning site is located on the southeast corner of the intersection of West Georgia and Nicola Streets and is bounded by Alberni Street to the south. The site has a frontage of 51 m (166 ft.) along Georgia Street and depth of 45 m (148 ft.). The Alberni Street frontage is slightly shorter at 40 m (131 ft.). The site slopes down approximately 5.0 m (16 ft.) from Alberni Street to Georgia Street.

The site is zoned Downtown District (DD) and located in sub-area B in the Georgia Corridor of the West End Community Plan. The site is currently developed with a 22-storey mixed-use building, the Georgian Tower, with 162 rental residential units and one commercial unit fronting Georgia Street. The majority of units are subject to the City's *Tenant Relocation and Protection Policy*.

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 at 1450 West Georgia Street and surrounding zoning

- a) 1500 Alberni Street, 26-storey residential building
- b) 1500 West Georgia Street, Crown Life Place, existing office building to be retained
- c) 1515 Alberni Street, future site of a 42-storey residential building with retail at grade, CD-1 rezoning enacted
- d) 1529 West Pender Street, The Bayview, 28-storey rental apartment building
- e) 1499 West Pender Street, West Pender Place, 37-storey residential building with commercial at grade
- f) 1478 West Hastings Street, Dockside, 7-storey residential building
- g) 1445-1455 West Georgia Street, 8-storey and 5-storey office buildings
- h) 1415 West Georgia Street, Palais Georgia, 33-storey residential building
- i) 1420 West Georgia Street, The George, 23-storey residential building
- j) 1444 Alberni Street and 740 Nicola Street, future 48-storey and 43-storey residential buildings with childcare facility, CD-1 rezoning approved in principle, enactment pending
- k) 1300 Alberni Street, The Lions, 31-storey residential buildings
- l) 1333 West Georgia Street, The Qube, 15-storey residential building
- m) 1328 West Pender Street, Classico, 36-storey residential building with commercial at grade
- n) 588 Broughton Street, Harbourside Towers, 28-storey residential buildings

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

- Parks: Stanley Park, Marina Square Park, Harbour Green Park.
- Cultural/Community Space: West End Community Centre, Coal Harbour Community Centre, Joe Fortes Library, and Performing Arts Lodge Vancouver.
- Child Care: Little Rae Kids Club and Pooh Corner Daycare.

The site is located approximately 800 m from the Burrard Skytrain Station and on frequent bus route to the North Shore and downtown.

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

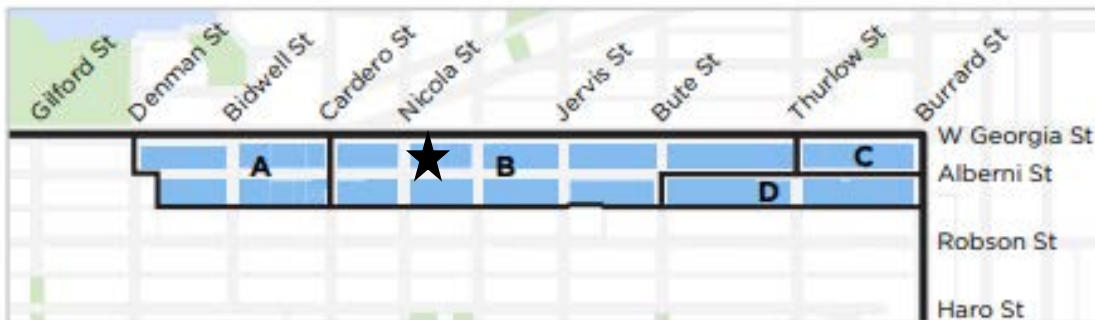
West End Community Plan – The West End Community Plan, approved in November 2013, provides a framework to guide change, development and public benefits in the West End over 30 years. The West End Community Plan considers long-range and short-term goals, providing policy directions in areas such as land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

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

Figure 2 – West End Community Plan Character Areas



Georgia Corridor: Areas 'A', 'B', 'C', and 'D'



Rezoning Policy for the West End – This policy allows consideration for rezoning on sites within the Georgia Corridor for increased density for market residential when significant public benefits can be achieved. Within Area B, typical tower plates of 603.9 sq. m (6,500 sq. ft.) may be considered, with heights of up to 152.4 m (500 ft.), subject to urban design performance.

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 benefits, 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.

Housing Vancouver Strategy – The Housing Vancouver Strategy (2018–2027) and 3-Year Action Plan (2018-2020) were approved in November 2017. The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The Housing Vancouver targets were based on the core goals of retaining the diversity of incomes and households in the city, shifting housing production toward rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest income households. Overall 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units.

Tenant Relocation and Protection Policy – The Tenant Relocation and Protection Policy (TRP Policy) applies to this application. The TRP Policy protects tenants by helping to mitigate the impacts of displacement resulting from redevelopment, while recognizing that some renewal is necessary to maintain the health of the overall rental stock. A Tenant Relocation Plan is required when tenants are displaced as a result of redevelopment. At a minimum, these terms include at least four months' free rent based on length of tenancy, a flat-rate payment towards moving expenses, and assistance finding three alternate accommodation options that best meet the tenant's identified priorities. Eligible tenants may exercise a Right of First Refusal to return to one of the replacement market rental units in the new building with a 20% discount off starting market rents. See Appendix D for the draft TRP conditions.

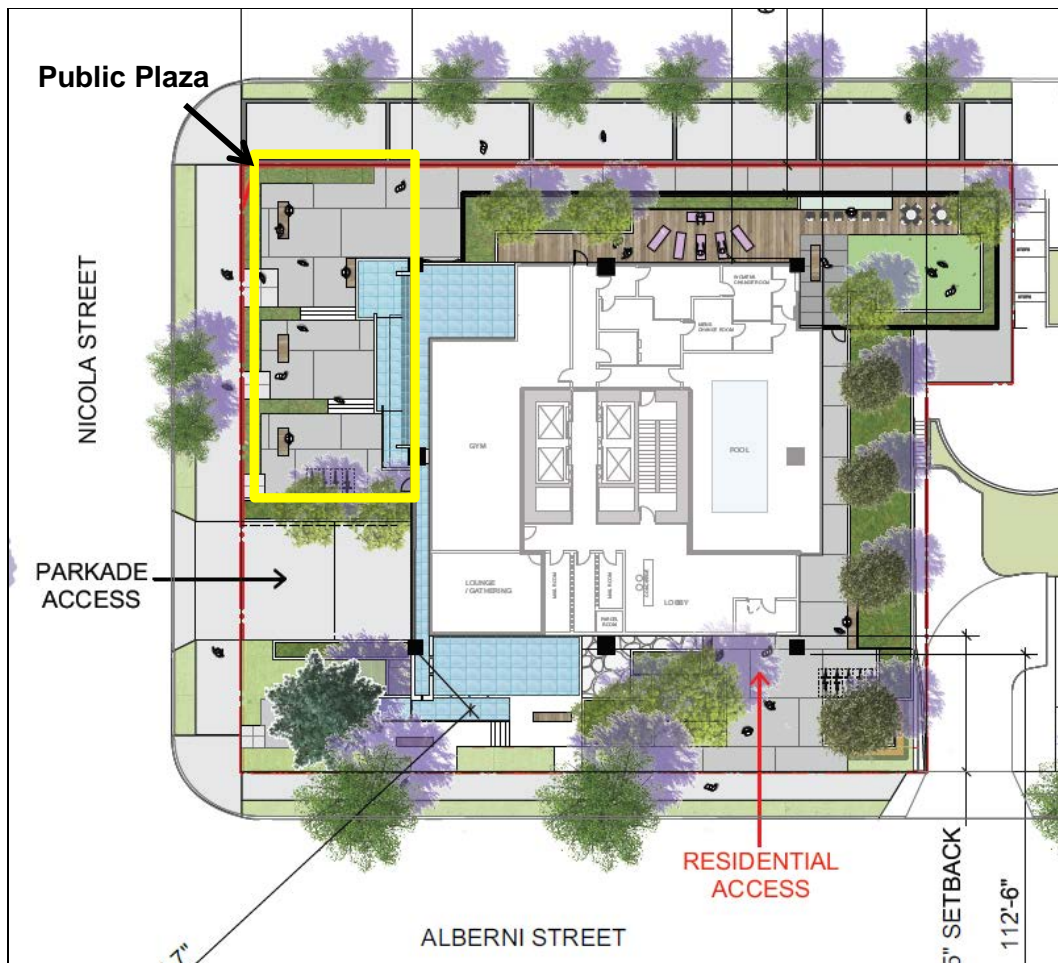
Strategic Analysis

1. Proposal

In accordance with the West End Community Plan, this application proposes to rezone the site to allow a 49-storey residential building with 193 strata-titled residential units, 162 secured market rental units and 304.1 sq. m (3,273 sq. ft.) of commercial space fronting West Georgia Street. The proposal seeks a height of 149.9 m (497 ft.) and density of 14.14 FSR. Nine levels underground would contain 299 vehicle, and 708 bicycle parking spaces.

The building consists of rental dwelling units from Levels two to 20 and strata-titled dwelling units above. The residential lobby is accessed from Alberni Street, with vehicular access from Nicola Street. A public plaza of approximately 140 sq. m (1,500 sq. ft.) is proposed near the corner of West Georgia and Nicola streets. Indoor and outdoor amenity areas for all residents of the building are located on levels 2, 3 and 21. All qualifying existing tenants in the building are covered by a Tenant Relocation Plan noted in the conditions outlined in Appendix B and the draft TRP in Appendix D.

Figure 3 – Site Plan



2. Land Use

The Georgia Corridor character area of the West End Plan seeks to deliver a mix of uses including high-density residential development along with commercial uses at this location. The proposal is consistent with the intent of local land use policies and includes a mix of strata-titled and market rental residential units along with 304.1 sq. m (3,273 sq. ft.) of local-serving commercial floor area.

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

Density – The application proposes a density of 14.14 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 – The 49-storey residential building has an overall building height of 149.9 m (497 ft.) The Georgia Corridor in the West End Community Plan allows for a height up to 152.4 m (500 ft.) subject to view cone and urban design performance. The site falls under three view cones which include 3.2.1, Queen Elizabeth Park, 12.1.3 Granville Bridge, and Laurel Landbridge C1. The building, as proposed projects approximately 18 m (60 ft.) into the Queen Elizabeth View Cone, however the site is included within the City’s *Higher Buildings Policy*, which facilitates projections into this particular view cone subject to satisfying the conditions of the policy. The policy does not permit incursions into other the view cones and none are proposed.

The proposed height complies with the *Higher Buildings Policy* and the maximum height of 152.4 m (500 ft.) permitted under the West End Community Plan. There are two key considerations when evaluating higher building height in this area: the tower’s contribution to the Vancouver skyline and the potential shadowing impacts generated by the additional height. The upper portion of the tower has been designed with a flared massing that increases sky exposure and is more responsive to views, framing Georgia Street. Staff have assessed shadow impacts on nearby public spaces and have concluded that the proposed height of the tower does not result in significant shadow impacts during key daylight hours.

Staff have concluded that the tower height is supportable given the broader urban design objectives embodied in the West End Community Plan, which aim to achieve a legible “dome shaped” skyline and to strengthen the urban frame of the Georgia and Burrard corridors in contrast with the established neighbourhood of the West End.

Form of Development – The West End Community Plan outlines additional built form parameters specific to the Georgia Corridor area. Typical tower floor plates of up to 609.9 sq. m (6,500 sq. ft.) are permitted to maximize views and sunlight on sidewalks. The proposed tower’s floor plate size varies by floor but overall achieves an average size of 6,500 sq. ft. Staff have determined this as a reasonable interpretation as the floor plate variation in this proposal is comparable to that in other buildings approved in the immediate area.

The massing of the building provides a pronounced edge on West Georgia Street, with balconies that wrap around the corner to animate the façade. Large outer columns support the

Figure 4 – Perspective Rendering Looking Southeast



encircling balconies. The columns flare upwards with the rectangular building form to a more attenuated series at the upper levels.

As required by the *Higher Buildings Policy*, there is a privately owned, publicly accessible plaza proposed off Nicola Street and retail space with outdoor seating facing onto West Georgia Street (see Figure 3). The plaza will provide an opportunity to locate public art on the site, and the space is similar in the character to other landscaped spaces in the area. Enhanced landscaping along Nicola Street is proposed to help green the site. The proposal incorporates a series of indoor and outdoor amenity spaces at the base of the building, at Level 2 and in the middle of the tower at Level 21. The mid-tower amenity space includes a large dining area, kitchen, media lounge, as well as outdoor seating areas and spaces for outdoor dining.

Urban Design Panel – The proposal was reviewed and supported (11/2) by the Urban Design Panel on June 12, 2019, see minutes in Appendix D. Comments related to materials, design expression, detailing, ground-plane interface, frontage improvements, the midblock connection, and developing the design of the building crown. The Panel noted that further enhancement and refinement was needed to raise the quality of the proposal to the standard set by the *Higher Buildings Policy*.

Panel comments have informed design development conditions in Appendix B, including enhancing the building form, improving materiality, and refining the expression of the building. Staff support the proposed building form pending resolution of conditions in Appendix B, at the development permit stage, including conditions to address the architectural excellence requirements of the *Higher Buildings Policy*.

Figure 5 – View of Proposed Plaza – Southeast corner of Nicola and West Georgia Streets



4. Heritage

The 22-storey, Georgian Towers building on the site was completed in 1956 and is one of the city's oldest modern-era, high-rise buildings. It was the tallest apartment block in Western Canada at the time of its opening. In 1958, the building was converted to a hotel and a popular rooftop lounge was opened in 1961. The tower was later converted back to residential units in 1976 and has retained the apartment use since that time.

The building is not listed on Vancouver's Heritage Register (VHR) but it has been evaluated to merit addition to the VHR in the "B" class category. A Statement of Significance was submitted with the application and concluded the intangible character elements of the building and site are of significance. The former rooftop lounge and the buildings history as one of the first high-rise developments in Vancouver make this site historically significant. The Vancouver Heritage Commission (VHC) suggested these attributes warrant an "A" class heritage resource classification.

The applicant explored four redevelopment scenarios for the site including rehabilitation of the existing building, partial building retention, building replacement under existing zoning and replacement with increased density. Significant seismic upgrades would be required to meet the building code requirements. As such, the cost of rehabilitating the existing building or providing for partial retention were not viable. Tenant relocation would also be required while renovations are undertaken. The proposed redevelopment of the site is therefore supported by staff subject to the proposal's recognition of the intangible and community values associated with the building.

Recognizing the importance of the Georgian Towers to Vancouver's skyline, the applicant has proposed a historical celebration plan (Commemorative Plan) that incorporates tangible and intangible elements of the existing building into the new design. Included are:

- locating the amenity space on level 21 which is the same as the original rooftop lounge of the Georgian Towers;
- re-creating the "Welcome to Friendly Vancouver" sign that was part of the building when it was a hotel; and
- providing a plaque, recognizing the site's past along with photo images and art incorporated into the new building.

A Restoration Covenant will be registered on title to ensure development, implementation, and ongoing maintenance of the envisioned Commemorative Plan.

Staff, along with the applicant, presented the proposed Commemorative Plan to the VHC on April 29, 2019. The Commission strongly opposed the demolition of the building, requesting that staff continue to explore options that would allow the building to continue in use as a rental apartment building. While opposing the demolition, the VHC nonetheless supported the proposed Commemorative Plan. The VHC's resolution is provided in Appendix D.

5. Housing

The proposed building would contain 193 strata-titled residential units and 162 secured market rental units. The site currently has 162 rental units which the applicant will replace at market rates. It should be noted that the *Rental Housing Stock Official Development Plan (ODP)* does not apply to this area, however one-for-one replacement of these units is a condition of the

rezoning. Under existing zoning, the site could be redeveloped with a strata-titled building where none of the existing rental units would be replaced.

The *Housing Vancouver Strategy* seeks to shift the supply of new homes to the right supply with targets for new units along a continuum of housing types, shifting housing production toward rental to meet the greatest need. This application plays a role in achieving those targets by contributing to the supply of market rental housing that is secured for 60 years, or the life of the building, whichever is longer. Rental housing provides a more affordable housing option for nearly half of Vancouver's population than home ownership and contributes to a number of City initiatives intended to create diverse and sustainable communities.

The addition of new, secured, for-profit rental housing units to the City's inventory of housing contributes toward the *Housing Vancouver* targets (see Figure 6).

Figure 6: Progress Toward 10 Year Housing Vancouver Targets for Purpose Built Market Rental Housing as of June 30, 2021

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets*
Purpose-Built Market Rental Housing Units	20,000	6,886

Note that tracking progress toward 10-year Housing Vancouver targets began in 2017.

*Unit numbers exclude the units proposed at 1450 West Georgia Street, pending Council approval of this rezoning application.

*Includes Developer-Owned Below-Market Rental Housing

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2020, the purpose-built apartment vacancy rate was 2.8% in Vancouver, which was equivalent to 28 units out of every 1,000 market rental units. The vacancy rate for the West End was 1.2%, meaning 12 out of every 1,000 market rental units in the area were available for rent. A vacancy rate of 3.0% is considered a balanced rental market.

Housing Mix – The *Family Room: Housing Mix Policy for Rezoning Projects* requires the market rental and strata-titled components to comprise a minimum of 35% family units having two or more bedrooms, including a minimum of 10% three-bedroom units. These units are to be designed in accordance with the *High Density Housing for Families with Children Guidelines*.

The application includes 162 rental units, comprised of 51 studio, 52 one-bedroom, 43 two-bedroom and 16 three-bedroom units. There are 193 strata units comprising 80 one-bedroom, 110 two-bedroom and three three-bedroom units. In the market rental component, two and three-bedroom units account for 36.4% of rental units, which meets the minimum family housing requirement. In the strata component, two and three-bedroom units account for 58.5% of the units which greatly exceeds the minimum requirements. Between the market rental and market strata, there are 19 three-bedroom units, which accounts for 5.4% of the total units, thereby not meeting the minimum requirement. Conditions have been included to ensure the minimum family housing requirements are met, including increasing the proportion of three-bedroom units to a minimum of 10%. The complete unit mix is illustrated in Figure 7.

Figure 7 – Proposed Housing Unit Mix

Market Rental		Strata	
Studio	51	Studio	0
1-bedroom	52	1-bedroom	80
2-bedroom	43	2-bedroom	110
3-bedroom	16	3-bedroom	3
Total rental	162	Total strata	193
Total 355 units			

Security of Tenure – All 162 rental residential units on Levels 2 to 20 will be secured as rental through a Housing Agreement and a Section 219 Covenant for the longer of 60 years, or the life of the building. Covenants will be registered on title to preclude the stratification and/or separate sale of individual units. The full list of conditions related to securing the units is contained in Appendix B.

Existing Tenants – If Council approves this application and the redevelopment of the site proceeds, the 162 rental units currently on the site would be demolished after existing tenants have been relocated in accordance with the *Tenant Relocation and Protection Policy (updated 2019)*. The applicant has provided a Tenant Relocation Plan (TRP) Application, which staff have approved. The implementation of which will be secured as a condition of rezoning (summarized in Appendix B). An Interim Tenant Relocation Report will be required prior to Demolition Permit issuance. A Final Tenant Relocation Report will be required prior to issuance of the Occupancy Permit.

Of the units in the building, 62 are either vacant or had tenancies shorter than one year at the time the rezoning application was made. These units do not qualify under the provisions of the *Tenant Relocation and Protection Policy*. Of the 100 tenancies covered by the TRP, the average length of tenancy is five years, however six tenants have been in the building for more than 10 years. Rents range from \$1,228 to \$2,552 per month, with an average of \$1,735 per month. Staff note that the applicant has voluntarily offered to provide TRP protections to six tenancies that do not meet the one-year qualification threshold, even though these tenancies commenced a few days short of being eligible.

Under the amended *TRP Policy*, eligible tenants receive a minimum of four months’ free rent or more based on length of tenancy, a flat-rate payment towards moving costs, and provision of three alternate accommodation options that best meet the tenants’ identified priorities. Eligible tenants who choose to do so can exercise a First Right of Refusal to return to one of the replacement units in the new building at 20% below market rates. All tenancies are protected under the *BC Residential Tenancy Act*, which governs how residential properties are rented and how tenancies are ended. Any disputes would be resolved through the Residential Tenancy Branch.

Figure 8: Area Average Rents in Newer Buildings (Downtown) and Current Average Rents in 1450 West Georgia Street

	Average. Market Rent in Newer Buildings - Downtown (CMHC, 2020) ¹	Average rents in 1450 West Georgia Street (as of Mar-2021) ²
Studio	\$1,751	n/a
1-bedroom	\$2,171	\$1,625
2-bedroom	\$3,084	\$2,085
3-bedroom	\$4,432	\$3,800

1. Data from the October 2020 CMHC Rental Market Survey for buildings completed in the year 2011 or later in Downtown Vancouver.

2. Note: Vacant units have been excluded from the calculation of the average rent by unit type.

6. Transportation and Parking

Nearby Transportation Infrastructure – Located in the Georgia Corridor of the West End, the subject site is well located with regard to transit, with multiple bus routes nearby, as well as bicycle routes on both Alberni and Cardero streets. Enhancements to the existing pedestrian network along Nicola and West Georgia streets are anticipated. A Statutory Right of Way is proposed to secure public access to the proposed plaza, extending the pedestrian connection along Nicola Street. Street and sidewalk improvements for Alberni, Cardaro, Nicola and West Georgia streets are also required as per Engineering Conditions outlined in Appendix B.

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).

Parking – Parking and loading access is provided from Nicola Street. Under the Parking By-law, the minimum required parking for the proposed residential use on the site is 189 spaces. Proposed are 299 vehicle parking spaces, including 191 regular spaces, 84 small spaces and 14 accessible spaces, meeting the Parking By-law.

Loading – Given the proposed floor area and uses, the Parking By-law requires a minimum of four Class A and three Class B loading spaces. Staff have indicated support for a loading relaxation to one Class B loading space, resulting in four Class A and two Class B loading spaces. One of the Class B loading spaces are to be shared between the residential and commercial uses. The relaxation is reflected in the recommended conditions of approval (Appendix B).

7. Environmental Sustainability

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

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

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

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

There are two on-site trees, four City trees and 13 trees on the neighbouring property, all covered under the *Protection of Trees By-law*. Staff have reviewed the arborist’s report and have concluded that removal of the on-site trees is required to accommodate the new underground parkade. Retention of all City trees located adjacent the subject site is recommended. The proposal includes approximately 12 new trees located on the ground level, including four along the Nicola Street frontage.

PUBLIC INPUT (REFER TO APPENDIX D)

Pre-Application Consultation – The applicant held an in-person, pre-application open house on November 20, 2018 at the Westin Bayshore Hotel. A total of 4,837 notifications were distributed within a two block radius of the site. Approximately 67 individuals attended the open house and overall 34 feedback forms were received. The respondents supported the architectural design components and appreciated the inclusion of rental and family oriented housing. The proposal’s density and shadowing was seen as a concern by respondents, as well as the proposal’s construction leading to noise pollution and increased traffic congestion.

Public Notification – A rezoning information sign was installed on the property on February 26, 2019. Approximately 7,706 open house notification postcards were distributed within the neighbouring area on April 12, 2019. Notification and application information, as well as an online comment form, were provided on the City of Vancouver Rezoning Centre webpage.

Community Open House – An in-person, community open house was held on April 30, 2019 at the Westin Bayshore Hotel. Staff, the applicant team, and 62 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 30, 2019 open house, a total of 16 comment sheets were received from the public (See Figure 9).
- Two emails and online comments were also received.

Figure 9 - Notification and Public Response

Total Notifications	7,706
Open House Attendees	62
Comment Sheets	16
Other Feedback	2

Support for the proposal cited the following:

- Quality architectural design and materials;
- Appreciate the rental housing supply is maintained;
- Proposal includes a quality public realm design; and
- Proposed design, massing, and density is appropriate.

Concerns expressed by respondents included the following:

- Inappropriate height, scale, and density;
- Housing needs to be built faster;
- Concern over density increasing traffic congestion;
- Build affordable living spaces; and
- Ensure access to public spaces.

Response to Public Comments

Building Height, Scale, Density and Context - Staff note that the proposal is consistent with the built form guidelines set out in the West End Community Plan. Staff have provided urban design conditions to further enrich the public realm and enhance the pedestrian interface.

Housing - The site currently has 162 rental units which the applicant will replace at market rates. It should be noted that the *Rental Housing Stock Official Development Plan (ODP)* does not apply to this area, however one-for-one replacement of these units is a condition of the rezoning. Under existing zoning, the site could be redeveloped with a strata-titled building where none of the existing rental units would be replaced.

A summary of the key themes from the public feedback is provided 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.

This site is subject to City-wide DCL and Utilities DCL which will be calculated on the floor

area specified in the development permit. Based on the rates in effect as of September 30, 2020 and the proposed 26,300.0 sq. m (283,090 sq. ft.) of residential floor area and 304.1 sq. m (3,273 sq. ft.) of commercial floor area, total DCLs of approximately \$8,001,443 are anticipated from this development.

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 26,604 sq. m (289,363 sq. ft.) of eligible floor area proposed for the site, a public art budget of approximately \$567,000 is anticipated.

Community Amenity Contribution (CAC) – In the context of the City's Financing Growth Policy, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning is expected from this 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 a cash CAC of \$8,900,000. Real Estate Services staff have reviewed the applicant's development pro forma and concluded that total CAC value offered by the applicant is appropriate and accept the offer. The offer is subject to the enactment of the rezoning occurring no later than 24 months after the Public Hearing date of Council approval. This condition may be extended by the City, at Council's discretion. If approved, the cash CAC will be allocated to support delivery of the *West End Public Benefits Strategy*.

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 \$8,001,443 would be expected from this development.

The applicant has offered a cash CAC of \$8,900,000, secured as a condition of enactment in Appendix B, which will be allocated to support delivery of the *West End Public Benefits Strategy*.

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 public art, at an estimated value of \$567,000.

Approval and timing of specific projects will be brought forward to Council as part of the Capital Plan and Budget processes

The 162 secured rental housing units will be privately owned and operated, secured by a Housing Agreement and Section 219 Covenant for the longer of 60 years and the life of the building.

CONCLUSION

Staff have reviewed the application to rezone 1450 West Georgia Street to permit development of a mixed-use, 49-storey building and conclude the application is consistent with the objectives of the *West End Community Plan* and *Rezoning Policy for the West End* and will contribute 162 units toward the market rental housing targets within the *Housing Vancouver Strategy*. The cash Community Amenity Contribution will also help achieving key public benefit objectives in and around 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.

* * * * *

**1450 West Georgia Street
PROPOSED CD-1 BY-LAW PROVISIONS**

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

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575 and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plans 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 on Schedule A is hereby designated CD-1 ().

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 () and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this section;
 - (c) Office Uses;
 - (d) Retail Uses;
 - (e) Service Uses; and
 - (f) 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 strata-titled dwelling units and at least 35% of the total number of secured market dwelling units must:
 - (a) be suitable for family housing and

- (b) include two or more bedrooms.
- 4.2 The design and layout of at least 10% of the total number of dwelling units provided under section 4.1 must:
- (a) be suitable for family housing and
 - (b) include three or more bedrooms.
- 4.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building except for:
- (a) Public Bike Share;
 - (b) Restaurant;
 - (c) Retail Store; and
 - (d) Display of flowers, plants, fruits, and vegetables, in conjunction with a permitted use.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,881.5 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 14.14.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, 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 floor area of these exclusions must not exceed 12% of the floor area being provided for dwelling uses; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, 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 that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;

- (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; and
 - (e) amenity areas accessory to a residential use, to a maximum of 929 m².
- 5.5 Despite section 5.4 (a), computation of floor area may, at the discretion of the Director of Planning, exclude up to an additional 8% of the total floor area for dwelling uses for balconies used to meet higher Green Building standards, such as for providing increased solar shading, provided that the balconies must not be enclosed for the life of the building.

Building Height

6. Building height, measured from base surface, must not exceed 149.9 m.

Horizontal Angle of Daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement if the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council and 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 dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

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

Zoning and Development By-law

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

* * * * *

**1450 West Georgia 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 Yamamoto Architecture, stamped received December 20, 2018, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

Urban Design

- 1.1 Design development to refine the building's form of development, massing, and architectural expression in support of architectural excellence, and to establish a significant and recognizable new benchmark for architectural creativity as follows:
 - (a) demonstrate refinement of the building's overall articulation and rendition of elements;
 - (b) improve the crowning of the tower at the upper storeys appropriate to making a significant contribution to the beauty and visual power of the city's skyline;
 - (c) improve how the building transitions to and interfaces with the ground plane;
 - (d) revise the execution of the corners of the building with regard to simplifying the expression of the "fins";
 - (e) create interest and character by varying the facade treatment at key points of transition;
 - (f) enhance the enunciation of design details with particular regard to an improved integration of the identified "Branch & Roots of the Douglas Fir Tree" conceptual narrative;
 - (g) enhance the base of the building with more substantial materials and columns at the street level; and
 - (h) utilize authentic, high quality, durable materials with emphasis on local materials and methods as per the "Made in Vancouver" conceptual intent and as appropriate to an architectural landmark.

Note to Applicant: Cast-in-place, textured and painted concrete are not an acceptable level of high quality finish.

1.2 Design development of the midblock connection on the east side of the building to enhance its size and experience by creating a more varied, and visually interesting pedestrian friendly environment.

1.3 Design development of the West Georgia Street frontage expression, the height of retail at grade and the building interface to improve activation, materiality and the celebration of the civic quality of the street.

Note to Applicant: The retail space should be able to spill out onto West Georgia Street with consideration given to creating a friendly sheltered pedestrian environment.

1.4 Design development to the expression of the main residential entrance to substantially improve its articulation, hierarchy and wayfinding.

Note to Applicant: Entrances should be enhanced through the use of elements such as low walls, special paving, special planting features, architecturally integrated canopies projecting from the building and special lighting.

1.5 Design development of commercial entrances to be clearly delineated and to better address the public realm with architectural features and fenestration patterns that emphasize a scale appropriate for a neighborhood-serving retail space and that strengthen the connection between public and private space.

Note to Applicant: Entries at grade may be identified by use of lighting, materiality, colour, texture, projecting canopies, entry recesses or wayfinding cues.

1.6 Explore improvements to retail units to enhance functional space requirements and establish long-term viability with a minimum depth of approximately 10.7 m (35 ft.) and a minimum height of 4.6 m (15 ft.).

1.7 Design development to the at-grade landscaping and plaza to ensure the area is sufficiently activated with provision for a lively public realm with substitution of the water feature with an appropriate sustainable alternative.

1.8 Design development to the overall outdoor surface treatment to be high quality, visually interesting and cohesive throughout.

Note to Applicant: Special attention is needed at the material transition from public realm to the private property edge.

1.9 Design development to maximize access and usability of rooftops for outdoor enjoyment, urban agriculture, and extensive green roofs, etc.

1.10 Consider the grade change across Nicola Street to improve the porosity of the site at grade and the qualitative nature of the landscaping treatment.

1.11 Explore the amount, shape and current location of the feature water landscape elements and public art for a more optimal and unique solution.

- 1.12 Ensure all family unit dwellings are designed in accordance with the High Density Housing for Families with Children Guidelines.
- 1.13 Design development to confirm integration of all rooftop mechanical equipment, including elevator override service volumes, photovoltaic panels, window-washing infrastructure, cell tower, antennae elements or any other service equipment within the proposed mechanical enclosure and to ensure service equipment does not protrude into the public view cone beyond the allowable height.

Note to Applicant: The roof should remain uncluttered, as proposed, with all equipment being housed in the appurtenances. Where possible, enclosures should be of non-opaque materials and contribute to the overall architecture of the building.

- 1.14 Design development to provide universally accessible connections where reasonably feasible for all less abled pedestrians and people using wheelchairs to all common open space areas throughout the site.
- 1.15 Design development to incorporate continuous weather protection at grade that is integrated with the building design, demountable and effectively provides pedestrian comfort.

Crime Prevention through Environmental Design (CPTED)

- 1.16 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) mail theft; and,
 - (e) mischief in alcoves and vandalism, such as graffiti.

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

- 1.17 Provision of a conceptual lighting strategy to ensure appropriate lighting levels and CPTED performance, while minimizing glare for nearby residents.

Landscape Design

- 1.18 Design development to further strengthen the trees and natural systems concept and to adhere to the Urban Forest strategy and the sustainability strategy, by the following:
- (a) Explore design options that a provide feature tree on free grade, rather than over parkade, in order to achieve a robust, viable tree in future;
 - (b) Add substantially more soft landscape to achieve a more “forest-like” character;
 - (c) Add substantially more landscape around all entry areas, to accent and soften them;
 - (d) Delete water feature and replace with soft landscape;
 - (e) Ensure landscape is properly maintained in the future by the provision of a legal Maintenance Agreement, signed and dated, as part of the DP submission;

- (f) Provide high quality hard and soft materials which are in keeping with the local, native and natural concept;
- (g) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems);
- (h) Add planters with overarching shrubs to common upper level decks, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence;
- (i) Add edible plants, which can be used as ornaments as part of the landscape design, in addition to urban agriculture plots.

Note to Applicant: It is understood that revisions to the parkade will be required to achieve sub-conditions (a) and (b).

- 1.19 Design development to expand programming to include Children’s Play areas and Urban Agriculture plots in common outdoor spaces, suggested to be located on rooftops, for maximum solar orientation.

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

- 1.20 Design development to provide a midblock pedestrian connection in the east side yard, while increasing landscape buffering to the east adjacent property.
- 1.21 Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab, by lowering the slab for planting on the main level to the greatest extent possible, rather than planting in raised planters.

Note to Applicant: Wherever possible, planted landscapes on slab should be designed to maximize soil depths. This will require integration of the landscape design and the structural plan. Soil depths should exceed CSLA Landscape Standard. At the perimeter of the building the slab can be angled downward (1.0 m across and 1.2 m down) to maximize contiguous soil volumes.

- 1.22 Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and the project’s open space and public realm.
- 1.23 Design development to the Integrated Rainwater Management Strategy to explore opportunities for on-site rainwater infiltration and soil absorption, as follows:
- maximize natural landscape best management practises;
 - minimize the necessity for hidden mechanical water storage;
 - increase the amount of planting to the rooftop areas, where possible;
 - consider linear infiltration bio-swales along property lines, at lower site areas;
 - use permeable paving;
 - employ treatment chain systems (gravity fed, wherever possible); and
 - use grading methods to direct water to soil and storage areas.

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

1.24 Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:

- detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;
- a separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones; and
- an overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

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

1.25 Provision of a full-size, to scale and dimensioned Tree Management Plan, coordinated with survey and arborist report.

1.26 Provision of coordination between Landscape Plan and architectural Site Plan, for most updated information.

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

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

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

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

1.29 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.

- 1.30 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.

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

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

- 1.32 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.

- 1.33 Provision of an outdoor Lighting Plan.

Heritage

- 1.34 Develop a Commemorative Plan to continue celebrating identified community values associated with the heritage building by providing the following:

- (a) Amenity space on Level 21 be accessible to all tenants of the building (owners and renters), a storytelling plaque to be placed within the space which would explain the history and significance of the lounge, interior treatment should also evoke the memory of events that occurred in the lounge or the building in the past;
- (b) Recreation of the original “Welcome to Friendly Vancouver” historic sign and its placement on an appropriate location within the property;
- (c) Design of a Commemorative Plaque with information on the history of the place, its past uses and events, and its unique history and community importance. The content and the design of the plaque should be developed by professional

consultants, be historically accurate and be placed on a publically accessible location on the property; and

- (d) Develop a proposal for the public art in the form of a mural or storytelling, to be accessible to the public in perpetuity.

Sustainability

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

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

- 1.36 The applicant commits that the proposed development will exceed the sustainable design and emissions improvements required by the Green Buildings Policy for Rezoning, 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;
 - (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.

- 1.37 Explore further strategies to improve green building performance, and to identify any significant thermal bridges and their resolution on design drawings.

Note to Applicant: Additional strategies could include but not limited to utilizing solar shading devices and green roof technologies.

Engineering Services

- 1.38 Confirmation of whether the proposed development impacts the Major Road Network (MRN), as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/major-road-network>). In the event it is confirmed the proposed development impacts the MRN, a Construction Management Plan shall be submitted directly to Translink with a copy of the correspondence provided to the City of Vancouver.

Note to Applicant: The City of Vancouver and Translink have authority over the MRN as it relates to carrying out construction works on a City Street that is designated as a MRN.

- 1.39 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>

- 1.40 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 and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days' lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- 1.41 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.
- 1.42 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.
- 1.43 Parking, loading, and bicycle spaces shall be provided and maintained according to the provisions of the Parking By-law except that the loading requirement can be relaxed to 4 Class A and 2 Class B loading spaces.

- 1.44 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.
- (a) Provision of a dedicated bicycle elevator with doors on both ends to allow bicycles to easily roll in from one end and roll out the other. The elevator to be a freight style elevator with durable finishes to comfortably accommodate two people with two bicycles and provide minimum interior dimensions of 5'-6" x 6'-8".
 - (b) Provision of design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances. Racks must be usable for all ages and abilities.
- 1.45 Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:
- (a) Provision of a signal or warning light on the main parking ramp to mitigate conflicts between vehicles exiting the parkade and vehicles loading to/from adjacent loading bays.
 - (b) Provision of parabolic mirrors at all 90 degree turns on parkade ramps and drive aisles for improved visibility for two-way vehicle movement on the P1 and P2 parkade levels.
 - (c) Gates/doors are not to swing more than 1'-0" over the property lines or into the SRW area.
 - (d) Provision of generous and continuous weather protection adjacent the proposed CRUs on the W Georgia St frontages.
 - (e) Provision of a landscape and site plan that generally reflect the improvements to be provided as part of the Services Agreement.

Note to Applicant: Drawings must indicate that the off-site designs submitted as part of the DP application are preliminary, and that a final off-site geometric design will be provided by the City of Vancouver through the DP process.

- 1.46 The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:
- (a) All types of parking, bicycle and loading spaces individually numbered on drawings.
 - (b) Plan drawings for each level of underground parking.
 - (c) Dimension of columns and column encroachments into parking stalls.
 - (d) Dimensions for typical parking spaces reflected on parking plans
 - (e) Dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates.

- (f) Details on the signal or warning light system and locations of all lights, signs and detection devices.
- (g) Additional detailed section drawings of the parkade showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.
- (h) Areas of minimum vertical clearances labelled on parking levels.
- (i) 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.
- (j) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
- (k) Dimension required access aisles for Class A bicycle parking. Note additional width required for oversized Class A bicycle spaces.
- (l) Minimum required dimensions for Class B bicycle parking spaces.
- (m) Existing street furniture including bus stops, benches etc. to be shown on plans.

1.47 Staff note that a Rainwater Management Plan (RWMP) has been submitted but 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'. Please work to address the following for next submission to ensure that a final RWMP can be accepted prior to DP issuance.

- (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.

For the proposed Rainwater Harvest & Reuse system please note the following:

- (i) Refer to The City of Vancouver Plumbing By-law 2019 as it specifies a number of requirements for Alternate Water Source Systems, which includes rainwater harvesting and re-use.
- (ii) The Plumbing By-Law specifies permitted surfaces that can be used for rainwater harvesting and re-use purposes as well as mandatory uses for treated non-potable water. Approval by the Office of the Chief Building Official is required if seeking to use treated non-potable water for any other uses.
- (iii) Provide calculations showing that the non-potable water demands are sufficient to restore the volume of runoff generated by 24mm of runoff from the catchment area within a maximum of 48-72 hours.

- (iv) If non-potable water demands are not sufficient to restore the volume of runoff generated by 24mm of runoff from the catchment area within 48-72 hours, the designer must specify appropriate provisions to restore this capacity within a maximum of 48-72 hours.

Provide detailed plans on the proposed rainwater 'Ecological Feature' including detailed drawings and drainage connections

Provide a site map detailing the different surface types (with areas) and how rainwater will be directed or retained in each area. Include the following:

- (i) Buildings, patios and walkway locations
- (ii) Underground parking extents
- (iii) Location of any proposed detention tank, water quality treatment and flow control system with connections to the sewer system
- (iv) All routing of rainwater throughout the site
- (v) Area and depth of landscaping to support the claim of absorbent landscaping as a rainwater capture method

Provide a servicing plan which includes all routing of rainwater into the proposed systems and out to the municipal system

- (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.

Confirm the peak flow rate from the eco feature draining to the municipal storm system will be less than pre-development conditions.

- (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:
 - A. Provide product information for all treatment practices.
 - B. 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.
 - (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 Integrated Water Management Branch and will included as a schedule in the covenant detailed below. 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 IWM 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.
 - (f) 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 register 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.
- 1.48 Provision of the detailed Landscape Plan to the satisfaction of the General Manager of Engineering Services. All streetscape on West Georgia Street to follow the City of Vancouver approved Streetscape Guidelines "Georgia Street West End – Commercial" specifications. Replace all exposed aggregate within sidewalk with dark charcoal integral coloured concrete. It is the current City's requirement to remove all proposed exposed aggregate from the travelled pedestrian sidewalk areas. All streetscape on Nicola St to follow Streetscape Guidelines "Triangle West – non-terraced" specifications.

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

Housing

- 1.50 The Development Permit drawings are to include a minimum of 35% rental housing family units (2+ bedroom), and a minimum of 35% strata housing family units (2+ bedroom), including a minimum of 10% strata and/or rental 3-bedroom units.
- 1.51 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of:
- (a) An outdoor amenity area to include areas suitable for a range of children’s play activities and urban agriculture, ranging in size from 130 sq. m (1,399 sq. ft.) to 280 sq. m (3,014 sq. ft.) and situation to maximize sunlight access (S. 3.3.2, 3.4.3);
 - (b) a minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
 - (c) a multi-purpose indoor amenity space at least 37 sq. m (398 sq. ft.) with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children’s play area to enable parental supervision from the amenity room (S. 3.7.3); and
 - (d) a balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2).
- 1.52 Indicate provision of garden plots that are in compliance with the Urban Agriculture Guidelines for the Private Realm.
- 1.53 Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the Tenant Relocation and Protection Policy that is effective at the time of submission of the Development Permit Application.
- 1.54 Provide a notarized declaration that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and, includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
- 1.55 Provide an Interim Tenant Relocation Report prior to issuance of the Demolition Permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for its end (e.g. Tenant Decision or Mutual Agreement to End Tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant); the names of tenants still remaining in the building; the status of the

applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

- 1.56 Provide a final Tenant Relocation Report prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and, include a summary of all communication provided to the tenants.

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 Design and Management and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

- 2.1 Release of Easement & Indemnity Agreements 308483M (commercial crossings), BP8917-21 (canopy encroachment), BR28982-6 (door-swing encroachment) and discharge of Covenant BR149890 (offsite parking) prior to building occupancy.

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

- 2.2 Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Engineering Services for 1 Class B loading space between the commercial and residential uses and to label the space as "Residential and Commercial Loading".
- 2.3 Provision of a building setback and Statutory Right of Way (SRW) for public pedestrian use to achieve a 4.5 m offset distance measured from the back of the existing curb for widened sidewalks along Alberni Street.

Note to Applicant: The SRW will be free of any encumbrance such as vents, structure, stairs, planter walls, benches, bicycle parking, and plantings at grade (and is to accommodate the underground parking structure within the SRW agreement).

- 2.4 Provision of a building setback and wedge-shaped corner-cut Statutory Right of Way (SRW) at the northwest corner of the site. This wedge will measure 8.0 m along the property line adjacent Nicola Street from the intersection of the property line adjacent Nicola Street and property line adjacent West Georgia Street and 1.0 m along property

line adjacent West Georgia Street from the intersection of the property line adjacent Nicola St and property line adjacent West Georgia Street.

Note to Applicant: The SRW will be free of any encumbrance such as vents, structure, stairs, planter walls at grade (and is to accommodate the underground parking structure within the SRW agreement).

- 2.5 Provision of a building setback and wedge shaped corner cut Statutory Right of Way (SRW) at the southwest corner of the site. This wedge will measure 6.0 m along the property line adjacent Nicola Street from the intersection of the property line adjacent Nicola Street and the SRW line adjacent Alberni Street and 2.0 m along SRW line adjacent Alberni Street from the intersection of the SRW line adjacent Alberni Street and the property line adjacent Nicola Street.

Note to Applicant: The SRW will be free of any encumbrance such as vents, structure, stairs, planter walls at grade (and is to accommodate the underground parking structure within the SRW agreement).

- 2.6 Provision of a Statutory Right of Way for public use of the proposed plaza at the northwest corner of the site.
- 2.7 Provision of a Services Agreement to detail the on-site 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, in respect of each phase of the development of the Rezoning Site, shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as the General Manager of Engineering Services deems necessary in his sole discretion. Except as explicitly provided in Conditions 2.10 (i), (ii), (iii) and (iv) the Services are not excess and/or extended services and the applicant is not be 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 T.H. Engineering dated March 5, 2019, no water main upgrades are required to provide adequate water service for the development.

Note to Applicant: The main servicing the proposed development is 200mm. Should the development require water service connections larger than 200mm, the developer shall upgrade the water main (scope to be determined based on servicing location). The developer is responsible for 100% of the cost of the upgrading.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

Implementation of development at 1450 W Georgia St requires one of the following options in order to improve sewer flow conditions:

Off-Site Servicing Upgrade:

Option 1:

- Upgrade 900 mm SAN sewer on W Georgia Street:
 - Construct 350 m of 1500 mm SAN sewer on W Georgia St from Cardero St (MH__FJD095) to Denman St (MH__FJD2P4).
- Upgrade 1050 mm SAN sewer on W Georgia Street:
 - Construct 6 m of 1650 mm SAN sewer on W Georgia St at Denman St (from MH__FJD2P4 to JCT__FJD2P4).

Option 2:

- Separation and reconfiguration of the interconnected sewer system, on Burrard Street generally between Robson and West Hastings streets.

The City Engineer is currently completing a study in the development's area which will determine which option will be selected to address insufficient sewer capacity. As typical, determination of final portions of system changes/upgrades remains to 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 could be serviced to the existing 675 mm SAN sewers on W Georgia St or the 300 mm SAN sewers on Nicola St. Both sanitary sewers have capacity to service the site, however the best location for the storm sewer service needs to be reviewed at a later stage in the development process. Storm sewer calculations are to be provided by the developer's consultant. Current city standards prefer the storm and sanitary services to be in a common trench.

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 street improvements along Nicola St adjacent to the site and appropriate transitions including the following:
 - (i) Front boulevard with street trees where space permits;
 - (ii) 2.44 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Road re-construction (to centerline) including new asphalt surface, granular base and sub-base, pavement markings, curb and gutter;
 - (iv) Curb ramps;
 - (v) Upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendation;
 - (vi) Removal of the existing driveway crossing and reconstruction of the sidewalks and curb to current standards; and
 - (vii) Adjustment to all existing infrastructure to accommodate the proposed street improvements.

- (d) Provision of street improvements along Alberni Street adjacent to the site and appropriate transitions including the following:
 - (i) Front boulevard with street trees where space permits;
 - (ii) 2.44 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Curb ramps;
 - (iv) Removal of the existing driveway crossing and reconstruction of the sidewalks and curb to current standards;
 - (v) Upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendation; and
 - (vi) Adjustment to all existing infrastructure to accommodate the proposed street improvements.

- (e) Provision for improvements at the intersection of Nicola Street and Alberni Street including:

- (i) Upgrades to the existing traffic signal including accessible pedestrian signals (APS); and
 - (ii) Upgraded intersection lighting at Nicola Street and Alberni Street to current City standards and IESNA recommendation.
- (f) Provision for improvements at the intersection of Nicola Street and West Georgia Street including:
- (i) Upgrades to the existing traffic signal including pedestrian countdown timers, accessible pedestrian signals (APS);
 - (ii) Upgraded intersection lighting at Nicola Street and Alberni Street to current City standards and IESNA recommendation.

Note to Applicant: A lighting simulation will we be required to confirm all roadway, sidewalk and intersection lighting upgrades.

- (g) 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.

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

2.8 Provision of cash payment in the amount of 15% of the sewer upgrade cost estimate, provided by the General Manager of Engineering Services, prior to enactment for design and analysis review and to conduct a flow monitoring study to confirm the extent of the sewer upgrade. The City of Vancouver will deliver this flow monitoring study. Remainder of security to be provided prior Development Permit Issuance.

2.9 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) Provision of sewer upgrades on West Georgia Street per condition 2.7(b), and provision of cash payment as per condition 2.8.

Option 1:

- (i) Construct 350 m of 1500 mm SAN sewer on West Georgia Street from Cardero Street (MH__FJD095) to Denman Street (MH__FJD2P4).
- (ii) Construct 6 m of 1650 mm SAN sewer on West Georgia Street at Denman Street (from MH__FJD2P4 to JCT__FJD2P4).

Option 2:

- (i) Separation and reconfiguration of the interconnected sewer system, on Burrard generally between Robson and W Hastings.

Note to Applicant: The benefitting area of these works is under review.

- (b) Upgrades to the existing traffic signal at Nicola Street and Alberni Street per condition 2.8(e).

Note to Applicant: The benefitting area of these works is defined in the sketch below.



- (c) Upgrades to the existing traffic signal at Nicola Street and West Georgia Street per condition 2.8(f).

Note to Applicant: The benefitting area of these works is defined by the sketch below.



- 2.10 Engineering Services will require all utility services to be underground for this 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.

Sustainability

- 2.11 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.

Housing

- 2.12 Make arrangements to the satisfaction of the Director of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant to secure 162 residential units (at least 10,836 sq. m) as secured market rental housing units, for the longer of 60 years or life of the building, and such other terms and conditions as required by the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services.

The agreement or agreements will include but not be limited to the following terms and conditions:

- (a) A no separate-sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of such units will be rented for less than one month at a time;
- (d) All rental units will be secured as rental for a term of 60 years or the life of the building, whichever is greater;
- (e) Compliance with the Tenant Relocation Plan attached to the referral report in Appendix D;
- (f) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

Note to Applicant: This condition will be secured by a Section 219 Covenant and a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter prior to enactment of the rezoning by-law.

- 2.13 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the Development Permit Application.
 - (b) Provide a notarized declaration that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
 - (c) Provide an Interim Tenant Relocation Report prior to issuance of the Demolition Permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if

assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

- (d) Provide a Final Tenant Relocation Report prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Environmental Contamination

2.14 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

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

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

Heritage

2.16 Make arrangements to the satisfaction of the Director of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Restoration Covenant to

be registered on title to the property securing development, implementation and ongoing maintenance of the Commemorative Plan and its components.

Note to applicant: Please contact Zlatan Jankovic, Senior Heritage Planner, 604 871-6448 for further information, as required.

Community Amenity Contribution (CAC)

2.17 Pay to the City the cash Community Amenity Contribution of \$8,900,000 (cash CAC offering) which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City, and on terms and conditions satisfactory to the Director of Legal Services. The \$8,900,000 is to be allocated to support delivery of the West End Community Plan Benefits Strategy.

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. 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 an appropriate CAC offering at such time.

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

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

* * * * *

1450 West Georgia Street
DRAFT CONSEQUENTIAL AMENDMENTS

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

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 11879

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

“1450 West Georgia Street [CD-1 #] [By-law #] DD”

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

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

“ [CD-1 #] [By-law #] 1450 West Georgia Street”

* * * *

**1450 West Georgia Street
ADDITIONAL INFORMATION**

1. Urban Design Panel

June 12, 2019

EVALUATION: Support with Recommendations (11-2)

• **Introduction:**

Rezoning Planner, Nicholas Danford, began by noting this application proposes to rezone the subject property under the enabling policy; the West End Community Plan, Rezoning Policy for the West End and the Higher Buildings Policy from DD (Downtown District) to CD-1 to allow for a 49-storey residential building that includes both rental units and strata condos.

Site Size & Context

- Site size is approximately 20,000 square feet located on the southeast corner of West Georgia and Nicola Streets and abuts Alberni Street to the south.
- Frontage along West Georgia Street is 166 feet and site depth 131 feet.
- Currently on the site is a 22-storey rental residential building containing 162 rental units.
- The site is surrounded by other rezoning development applications at various stages.
 - To the west of the site across Nicola Street at 1500 West Georgia, there is a 41 storey residential approved at public hearing.
 - To the south of the site, at 1444 Alberni, there are a 43 and a 48 storey residential buildings that have been approved at public hearing.
 - To the north of the site, at 1445-1455 West Georgia, there is a rezoning application which has been withdrawn. There is a 6-storey office building on the site currently.
 - To the east of the site, there is a 21 storey residential building.
- The site is located in Area B of the Georgia Corridor in the West End Plan.
- In the area building height is limited to 500 feet and a maximum floor plate size of 6,500 square feet

Proposal

- The 49-storey residential building has an absolute building height of 497 ft.
- The building includes 162 rental units replacing those units proposed to be removed. The building includes rental units from level 2 to level 20 and 193 strata units from level 22 to 49.
- Total floor area of approximately 286,000 square feet on top of 9 levels of underground parking accessed from Nicola Street.
- FSR of 14.14.

Development Planner, Carl Stanford, began by noting that the current site is zoned at DD allowing a maximum outright height of 300' and conditional of 450' and a variety of uses including hotel, office, commercial, dwelling uses, and retail commercial to an FSR of 6.0, with a maximum of FSR of 5.0 for office uses. The site is part of Area B of the Georgia

Corridor of the West End Community Plan, which establishes a 500 foot height limit and is included within the Discretionary Building Height Zone established by the City of Vancouver's General Policy for Higher Buildings.

View Cones

The site falls under three view cones:

- View Cone 3.2.1, Queen Elizabeth Park has a maximum height limit of ~146.5m/ 480.64 ft.
- View Cone 12.1.3 Granville Bridge has a maximum height limit of ~167.3m / 548.9 ft.
- View Cone Laurel Land-bridge C1 does not traverse the building

The building projects approximately 60 foot into the Queen Elizabeth View Cone

Floorplate

The floorplate size varies from 6990 square feet for the rental and 6500 square feet for the market strata, 5850 square feet at the upper levels and a proposed average floor plate of 6500 square feet.

Functional Layout

A CRU unit at grade is accessed off West Georgia Street with the u/g parkade accessed off Nicola St. the area at grade includes landscape treatment and a plaza in the character of existing landscaped spaces along West Georgia. The plaza will provide a possible location for the Public Art piece.

The tower consists of rental dwelling units from L2 to L20 referencing the original rental building on site with market strata dwelling units above thereafter.

The proposal incorporates a series of indoor and outdoor amenity spaces at the base of the building at level 2 and in the middle of the tower at level 21. The mid-tower amenity space includes a large dining area, kitchen, media lounge, as well as outdoor seating areas and spaces for outdoor dining.

Setbacks:

- Front (West Georgia St.) 6' (1.9m)
- Rear (Alberni St.) 18' (5.5m)
- Side Yard (Nicola St.) 28' (8.6m)
- Side Yard (East) 3' (0.9m)
- Separation distance 80' tower

Materials:

A series of horizontal bands of metal panels are installed over the window wall system that forms the glazing envelope covering the slab edges emphasizing the horizontal banding of the tower. The exterior concrete columns will be un-clad with potential formwork treatments to create texture or will be painted.

Advice from the Panel is sought on the following:

1. Does the building establish a significant and recognizable new benchmark for architectural creativity and excellence with consideration of the below:

- a. Is the articulation of the proposed form of development consistent with the principles of architectural excellence*;
 - b. Consider the expression, colour, reflectivity, shape, proportions, fenestration, material treatment, and detailing; and,
 - c. Consider the crowning of the tower and slenderness ratio at upper storeys as appropriate to making a significant contribution to the beauty and visual power of the city's skyline;
2. Does the building achieve a satisfactory level of meaningful public legacy by demonstrating high quality civic character and responsiveness?
 3. Is the ground plane and plaza sufficiently activated with provision for a lively public realm?

(Please Note: Consider the number and type of entries at grade, entry locations, canopy depths and canopy soffit design, building use, the amount of glazing at pedestrian level; and the public realm design.)

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:**

The goal of the project was to provide a legacy project. The project highly considers the utilization of public space. It was inspired by a tree design concept. The form of the building provides a singular and strong clean edge on West Georgia Street and wraps around the building to create a gateway entrance. The project focuses on a 'Made in Vancouver' approach by using local materials and companies. The applicant's goal is to provide more balcony space and use local technology to be more creative.

There is a 24 foot grade change from the south east corner of the property to the north-west corner.

The exterior diagonal columns would be cast concrete with a texture or paint finish and the horizontal panels made from metal cladding.

The west side of the site is opened up to allow for a plaza and retail area.

The project proposes a 'park' style landscaping on Nicola Street in an attempt to implement the 'tower in the park' scenario. The project also provides large public plaza space facing West Georgia Street. The project aspires to provide spaces to serve the community and residents.

The top of the building is proposed for market strata dwelling uses and the lower portion of the building for rental dwelling uses. The middle level 21 will be the location of the main amenity room with an additional room on level 2.

The window-wall glazing system on the building's facade incorporates detailing and additional insulation to eliminate thermal bridges providing an envelope which creates a tight thermal blanket.

The project expresses natural themes through the materials used and by providing significant planted areas.

The applicant team then took questions from the panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**

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

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

- Consider simplifying the design intent of the 'tree' concept in the building form.
- Consider the materiality, design expression and design detailing of the building and balcony to enhance and support architectural excellence in the execution and integration of the 'tree' concept narrative.
- Revisit and revise the corner expression of the building to simplify building form including the fins.
- Consider shaping and developing the design of the building crown.
- Design development on the West Georgia Street frontage including the canopy.
- Creative design development on the West Georgia Street frontage to improve activation, materiality and the celebration of the civic quality of the street.
- Consider how the building transitions to and interfaces with the ground plane.
- Consider the grade change across Nicola Street to improve the porosity and functionality of the spaces.
- Consider the amount, shape and location of the water feature and public art.
- Enhance the size and experience of the midblock connection on the east side of the building.

- **Related Commentary:**

In general the panel supported the project at the rezoning stage. A majority of panel members also expressed support for the calmness and simplicity the building achieves especially in relation to the complex articulation of future proposed surrounding buildings. Some expressed that additional refinement was required to the building to improve its execution. Many panel members noted that the presentation package was commendable in its clarity and rigor.

Many of the panel members supported the rental program provided by the applicant and also supported the idea of local materials, methods being used for the project and the 'Made in Vancouver' approach. Many panel members expressed concerns over the choice of color palette for the building and recommended in addition that the materiality and color choices should be reconsidered.

Panel members noted the inherently problematic technological challenges of window-wall with insulated metal panel and suggested curtain wall as an alternative. Most Panel members commended the location of the amenity spaces at L2 and L21.

Some panel members noted the ‘Canyon’ effect of shadowing on the public realm by tall buildings in when considered in their totality.

Many panel members noted that the project lacked a satisfactory execution of the buildings conceptual ‘tree’ form and required additional consideration and refinement. It should not be a ‘false front’ and should be integrated into the building. Some panel members also found that the execution at the building corners was not satisfactory and the applicant’s intent, explanation and execution of this was confused and required additional work.

Many panel members had concerns regarding the skyline and crown of the building and its inability to connect to the attractive tree narrative inspiration. Panel members questioned whether the current crown was an appropriate fit for the building.

Many panel members noted that although they were supportive of the overall form they felt it could be more clean and subtle. Some panel members noted the detailing of the façade was below the level of architectural excellence required for a higher building projects.

Many panel members expressed concerns regarding the lack of public realm and public amenities for the project and that a lot more could be achieved at the front and rear of the site. Some panel members noted that the retail space should be able to ‘spill out’ onto West Georgia and Nicola with high quality detailing for the canopy. Panel members expressed concerns regarding the water feature and its long term usability and similar nature to a nearby planned proposal at West Georgia & Bidwell. Most panel members felt the midblock connection could be improved and widened. Most panel members felt the height of the retail at grade and building interface was under expressed as is the frontage.

- **Applicant’s Response:** The applicant team thanked the panel for their comments and will take the comments into consideration for further improvement.

* * * * *

2. Vancouver Heritage Commission

April 29, 2019 Meeting Minutes Excerpt

1450 West Georgia Street – Commemorative Plan RZ-2018-00061

Issues:

- Commemorative Plan

Applicant:

- Dean Johnson, Wesgroup
- Don Luxton and Associates, Heritage Consultant

Staff:

- Nick Danford, Rezoning Planner, City of Vancouver
- Zlatan Jankovic, Senior Heritage Planner, City of Vancouver

Staff and the applicant provided an overview of the application and responded to questions.

MOVED by Commissioner Massey

SECONDED by Commissioner Fialkowski

WHEREAS

1. The building at 1450 West Georgia Street, formally known as the Georgian Towers Hotel, is the first high rise building in the West End anticipating a typology that now dominates the City's downtown peninsula.
2. The Commemorative Plan for the Georgian Towers Hotel, as presented to the Vancouver Heritage Commission on April 29, 2019, is an important piece in celebrating the past and remembering the building's unique history as a hotel with a famous rooftop lounge.
3. The building has been evaluated by the Statement of Significance Subcommittee using the City's heritage evaluation scoring system as an "A", while staff and heritage consultant assessed it as "B" potential for adding to the Vancouver Heritage Register.
4. The building has been in use as rental apartments.
5. There are inherent contradictions with the proposed demolition of the building vis-a-vis the Greenest City 2020 objectives.

THEREFORE BE IT RESOLVED THAT the Vancouver Heritage Commission (the "Commission") strongly opposes the demolition of the building at 1450 West Georgia Street;

FURTHER THAT the Commission requests that staff work together with the applicant in order to seek a strategy that will allow the building to continue in use as a rental apartment building; and

FURTHER THAT the Commission requests that staff work together with the applicant to create a plaque honouring the building's unique history and to consider the re-creation of its "Welcome to Friendly Vancouver" sign.

CARRIED

(Commissioner Keate opposed)

(Commissioner Rogers absent for the vote due to conflict of interest)

MOVED by Commissioner Keate

SECONDED by Commissioner Massie

WHEREAS

1. An application for a new mixed-use building is in process on the site of 1450 West Georgia Street, formally known as the Georgian Towers Hotel.

THEREFORE BE IT RESOLVED

- A. THAT the Vancouver Heritage Commission (the "Commission") recommends that staff obtain, if possible, a statutory right-of-way through the plaza areas at the base of the project.
- B. THAT the Commission recommends that the proposal for commemoration of the building's history be enhanced with a combined public art project, including the use of photographs, a mural and storytelling, all accessible to the public in perpetuity.
- C. THAT the Commission supports the design reference to the Georgian Towers Hotel as presented to the Commission on April 29, 2019, and suggests that the design development be considered in order to better reflect the International Style/Modernist nature of the existing structure.
- D. THAT the Commission suggests that the proposed amenity space as presented to the Commission on April 29, 2019, be freely available to all residents of the new building, whether renters or owners.

CARRIED UNANIMOUSLY

(Commissioner Rogers absent for the vote due to conflict of interest)

MOVED by Commissioner Jacques

SECONDED by Commissioner Fialkowski

WHEREAS

1. The building at 1450 West Georgia Street, formally known as the Georgian Towers Hotel, has proceeded to a rezoning application without the engagement of the present Vancouver Heritage Commission, and the Commission considers it to be a significant element of the city's history and architecture.

THEREFORE BE IT RESOLVED THAT the Vancouver Heritage Commission (the "Commission") objects to this proposal and it advancing to a rezoning stage;

FURTHER THAT the Commission objects to the "B" Statement of Significance evaluation; and

FURTHER THAT the Commission requests all *Statements of Significance* be brought to the Statement of Significance Subcommittee for consideration and be presented to the Commission.

CARRIED UNANIMOUSLY

(Commissioner Rogers absent for the vote due to conflict of interest)

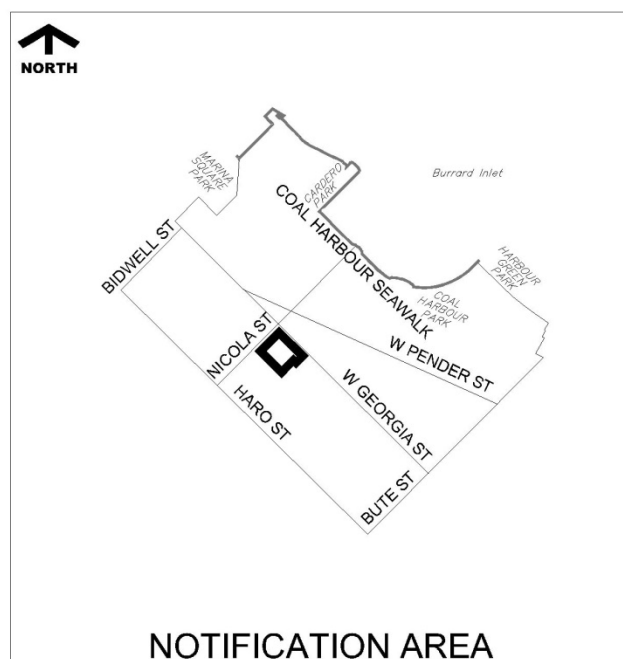
* * * * *

3. Public Consultation Summary

Pre-application Open House – A pre-application open house regarding the proposed redevelopment was held on November 20, 2018. 4,837 property owners within a 100 m radius of the site were notified of the open house. The purpose of the open house was to share the preliminary development plans and gain feedback on the proposal prior to submitting a formal application to the City. Approximately 70 members of the public attended the open house, and a total of 34 comment sheets were received. Attendees appreciated the design of the building, inclusion of rental and enhancements to the public realm, while concerns about construction impacts and increased density were also expressed by a small number of community members.

Rezoning Application (Submitted December 20, 2018)

Public Notification – A rezoning information sign was installed on the property on February 26, 2019. Approximately 7,706 notification postcards were distributed within the neighbouring area on or about April 12, 2019. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (www.vancouver.ca/rezapps).





Community Open House – A community open house was held on April 30, 2019 at the Westin Bayshore Hotel located at 1601 Bayshore Drive. Staff, the applicant team, and 62 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 30, 2019 open house, a total of 16 comment sheets were received from the public

- Two emails and online comments were also received.

Total Notifications		7,706
Open House Attendees		62
Comment Sheets		16
Other Feedback		2

Notification and Public Response

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:

- **Quality architectural design and materials (Approximately 6 responses):** Respondents acknowledged that the proposal has quality architectural treatments of its building envelope, façade, landscaping, and public spaces.
- **Appreciate the rental housing supply is maintained (Approximately 6 responses):** Having the older rental housing replaced by new rental housing was viewed as a positive by respondents.
- **Proposal includes a quality public realm design (Approximately 5 responses):** The proposal's public plaza, landscaping, and water features was viewed as adding quality aesthetics to the area. Respondents appreciated the ramps in the public spaces to ensure they are accessible to wheelchair users.
- **Proposed design, massing, and density is appropriate (Approximately 4 responses):** Respondents considered the building's massing, height, density, and overall scale to be attractive and appropriate for the area.

Comments of Concern:

- **Inappropriate height, scale, and density (Approximately 5 responses):** The proposal's massing and density was a concern to respondents. The surrounding area is

considered already densely populated, which was seen as creating a strain on existing infrastructure. In addition, respondents were concerned with the height of the proposal blocking views of the ocean and mountains, as well as increasing shadows along the streets in the Downtown.

- **Housing needs to be built faster (Approximately 4 responses):** Respondents were concerned that housing in Vancouver wasn't being built fast enough to effectively tackle the City's housing crisis.
- **Concern over density increasing traffic congestion (Approximately 4 responses):** Respondents were concerned over the increase in density having a direct effect on the traffic congestion, especially with the expected density associated with the many nearby tower projects along the Georgia Corridor.
- **Build affordable living spaces (Approximately 4 responses):** Respondents acknowledged that the proposal should offer a deeper level of affordability for low income individuals. The new rental housing was criticized, because the new rental units won't be at the same price as the older rental units on the property.
- **Ensuring public access to public spaces (Approximately 4 responses):** The proposal's public space adjacent to 1420 West Georgia was criticized for not appearing to be publically accessible or pedestrian friendly. Respondents acknowledged the benefit of having a pedestrian thru-block connection from Alberni Street to Georgia Street.

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

- Alternative public benefits should be offered to the West End Community.
- Proposal has an oversupply of parking and could be reduced
- Support of proposal's neighbourhood fit
- Ensure housing units range in size
- Criticism of the water feature's functionality
- Balconies need to be kept maintained to preserve building aesthetics
- Foreign investment takes priority in City growth
- Building could be taller and larger
- Appreciate the mix of unit types
- Proposal includes a quality amenity space at mid-level
- Supportive of ride share or car-share
- Appreciate the sustainability design features

* * * * *

4. Summary of Proposed Tenant Relocation Plan Terms

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer*
Financial Compensation	<ul style="list-style-type: none"> • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> - 4 months' rent for tenancies up to 5 years; - 5 months' rent for tenancies over 5 years and up to 10 years; - 6 months' rent for tenancies over 10 years and up to 20 years; - 12 months' rent for tenancies over 20 years and up to 30 years; - 18 months' rent for tenancies over 30 years and up to 40 years; and - 24 months' rent for tenancies over 40 years
Notice to End Tenancies	<ul style="list-style-type: none"> • Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	<ul style="list-style-type: none"> • A flat rate of \$750 (1-bedroom units) or \$1,000 (2-bedroom units) will be provided at a minimum to all eligible tenants. • Tenants with special needs will receive assistance packing and unpacking
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> • Applicant has committed to monitor rental market and provide tenants requesting assistance with three housing options in Vancouver that best meet the tenants' identified priorities. • Applicant has retained a tenant relocation specialist (Reside Community Relations and Tenant Services) to assist tenants with relocation
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"> • For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.

<p>First Right of Refusal (Where starting rents are anticipated to be higher than what the tenant currently pays, provide a 20% discount off starting rents for any returning tenants)</p>	<ul style="list-style-type: none">• The applicant has committed to offering all eligible tenants the right of first refusal at a 20% discount off starting rents in similar units in the new development once completed. Any subsequent rent increases for returning tenants will be in line with the Residential Tenancy Act.
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*Note: applicant has voluntarily offered to extend full TRP protections (summarized above) to six ineligible units (#301, #504, #1104, #1303, #1707, #1708) due to the fact their tenancies commenced shortly after the 1-year eligibility cutoff.

* * * * *

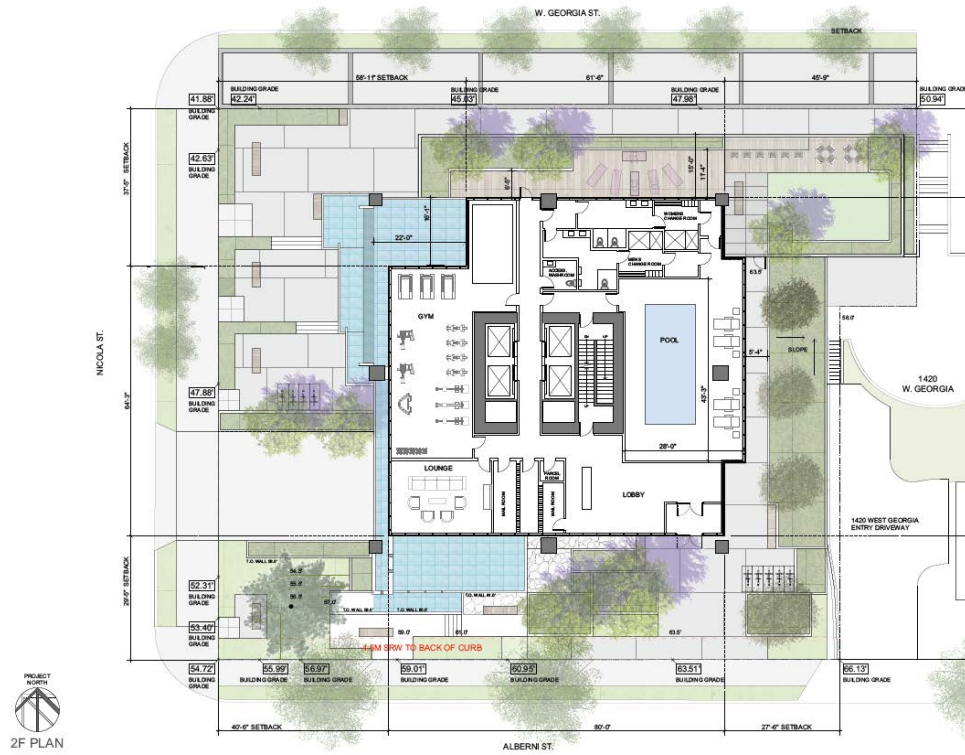
1450 West Georgia Street
FORM OF DEVELOPMENT DRAWINGS

For a complete set of application drawings visit:
<https://rezoning.vancouver.ca/applications/1450wgeorgia/index.htm>

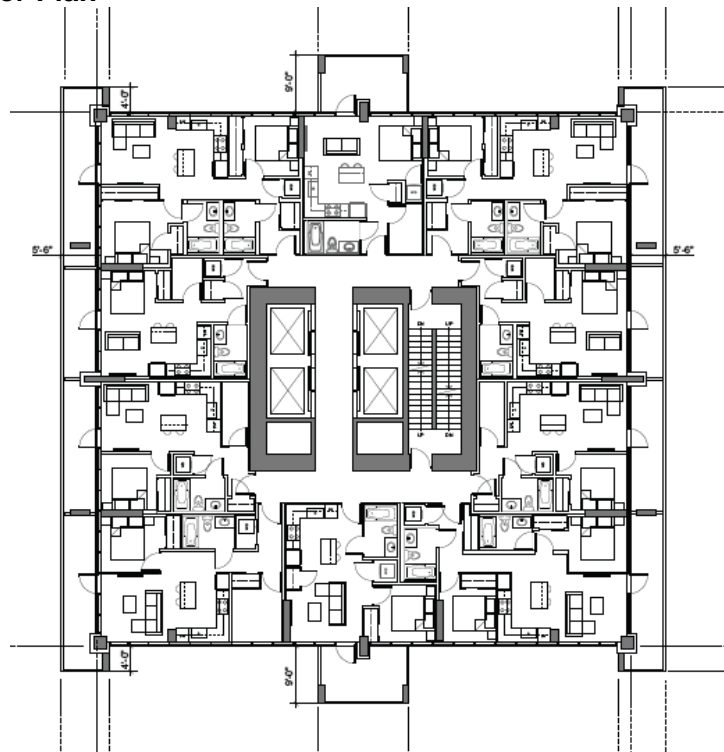
Site Plan



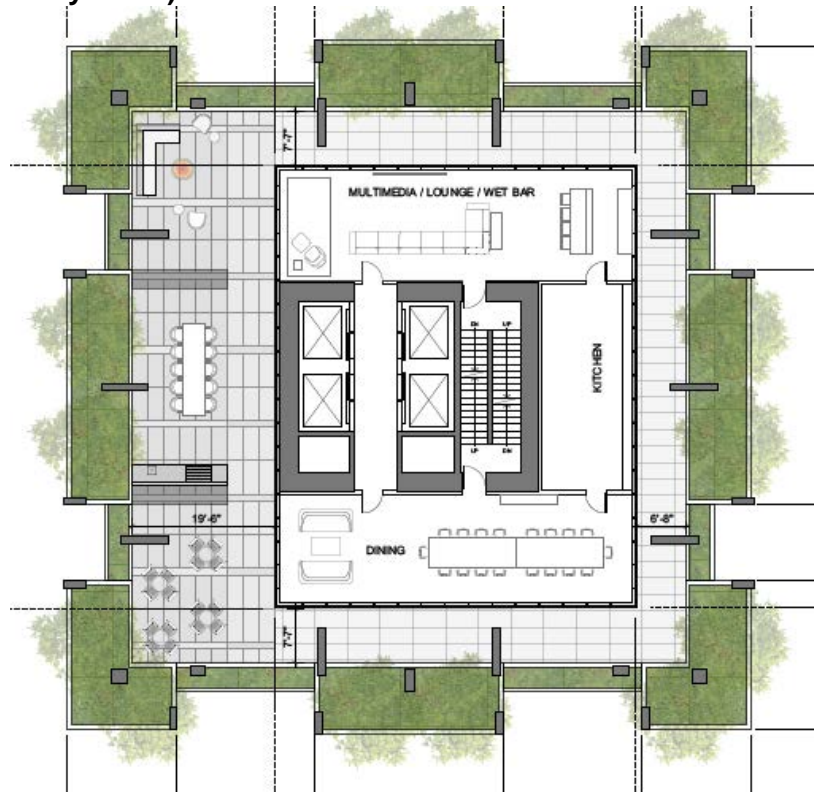
Second Floor (Residential Entry)



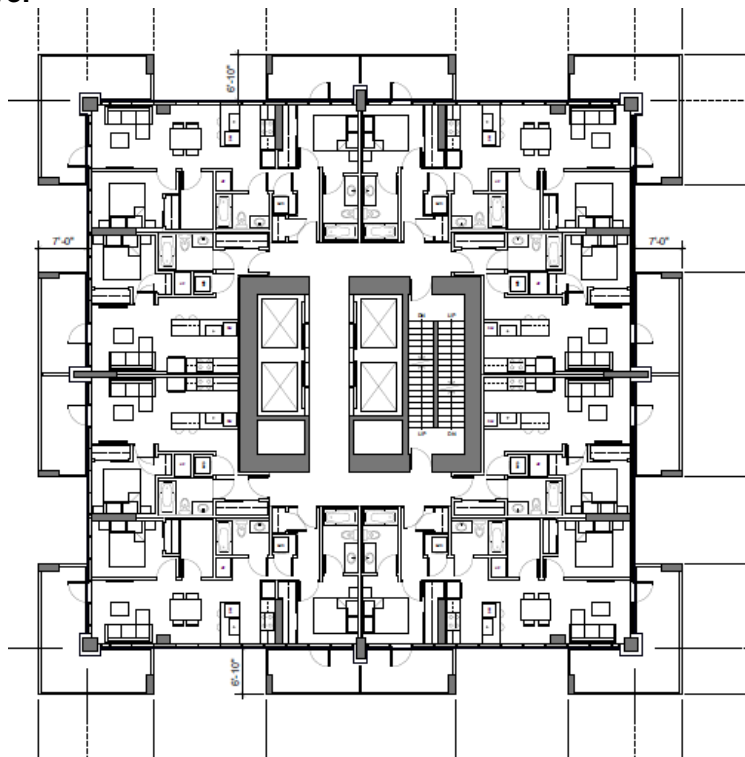
Typical Rental Floor Plan



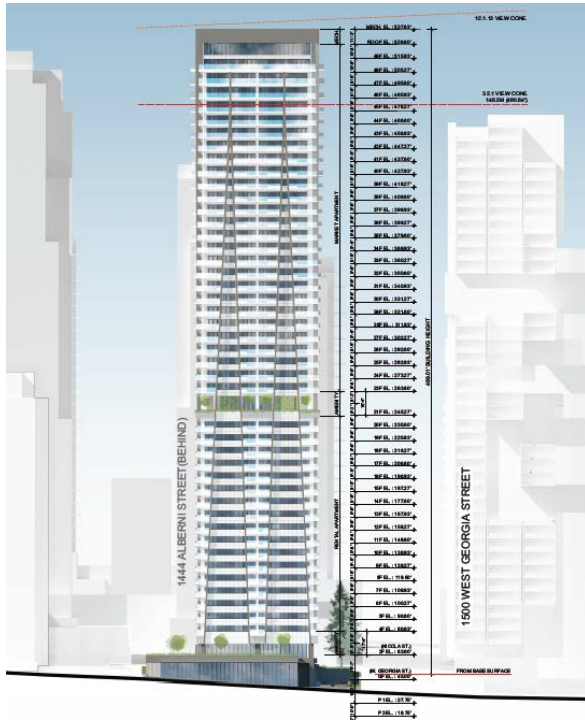
Level 21/22 (Amenity Level)



Typical Strata Level



Elevations
North Elevation



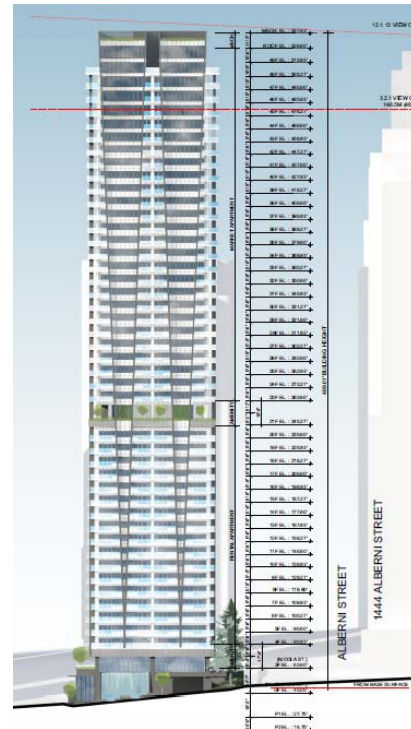
East Elevation



South Elevation



West Elevation



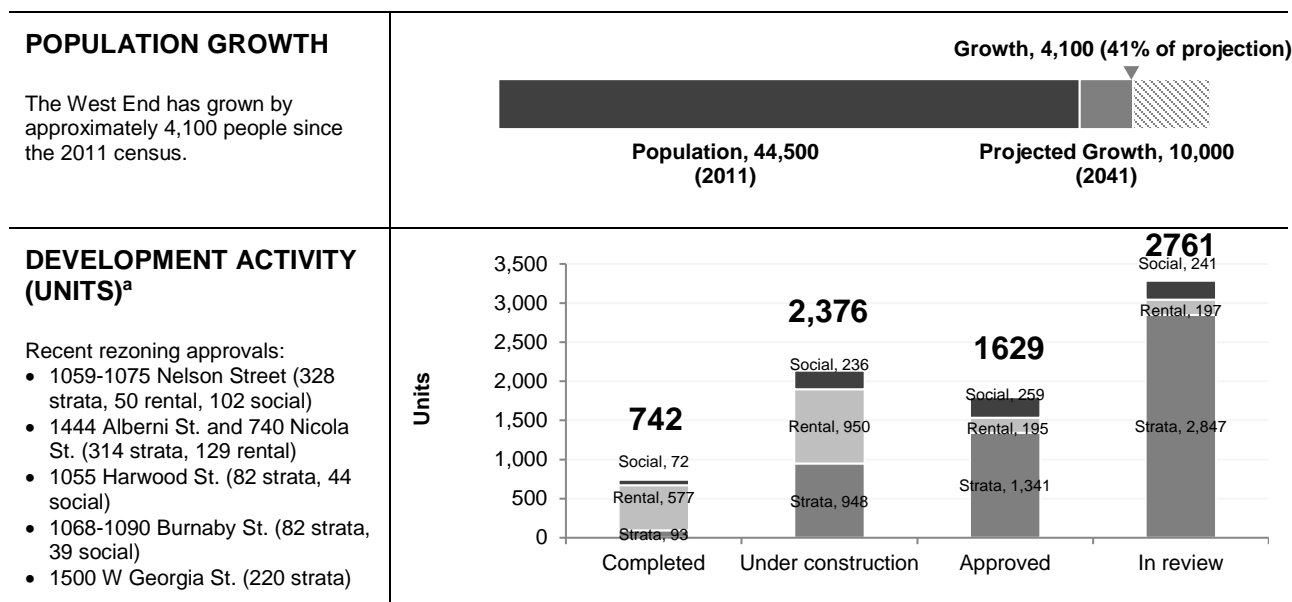
Perspectives
Looking south-east from West Georgia Street



Plaza Rendering



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](#).

**1450 West Georgia Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

A 49-storey, mixed-use building with 162 market rental and 193 strata residential and commercial uses at grade.

Public Benefit Summary:

The project would result in a cash CAC of \$8,900,000, a public art contribution and a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	DD	CD-1
FSR (site area = 20,252 sq. ft.)	6.00	14.14
Buildable Floor Space (sq. ft.)	121,512 sq. ft.	286,363 sq. ft.
Land Use	Mixed-Use	Mixed-Use

Summary of Development Contributions Expected Under Proposed Zoning:

City-wide DCL ¹	\$5,150,415
City-wide Utilities DCL	\$2,851,028
Public Art ²	\$567,000
Cash Community Amenity Contribution	\$8,900,000
Total:	\$17,468,443

Other Benefits (non-quantified components):

162 dwelling units which will be secured for market rental housing for the life of the building and 60 years, whichever is longer

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

² Based on rates in effect as of 2014; rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

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**1450 West Georgia Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

APPLICANT AND PROPERTY INFORMATION

Street Address	1450 West Georgia Street
Legal Description	PID 025-079-573; Lot A of Lots 1 to 5 Block 43 District Lot 185 Group 1 New Westminster District Plan LMP50287
Applicant/Developer	Wesgroup Developments Inc.
Architect	Yamamoto Architecture
Property Owner	1450 West Georgia Investments Ltd.

SITE STATISTICS

Site Area	1,881.5 sq. m (20,252 sq. ft.)
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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.	Residential, Retail, Service Uses	
Max. Density	DD 6.0 FSR	14.14 FSR (all uses)	
Floor Area	11,289 sq. m (121,512 sq. ft.)	26,604 sq. m (286,363 sq. ft.)	
Maximum Height	DD – Overall 137.2 m (450 ft.)	149.9 m	
Unit Mix	--	Rental	Strata
		Studio	0
		One-bedroom	80
		Two-bedroom	110
		Three-bedroom	3
		Total	193
Parking Spaces	Minimum 189 spaces	299	
Loading Spaces	Class A: 4 Class B: 3 Class C: 0	Class A: 4 Class B: 2 Class C: 0	

Bicycle Spaces	707	708
Natural Assets	2 existing onsite by-law trees 0 existing impacted neighbor by-law trees 13 existing City trees	--

* * * * *