



## REFERRAL REPORT

Report Date: November 2, 2021  
Contact: Yardley McNeill  
Contact No.: 604.873.7582  
RTS No.: 14754  
VanRIMS No.: 08-2000-20  
Meeting Date: November 16, 2021

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 1640-1650 Alberni Street

### ***RECOMMENDATION TO REFER***

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

### ***RECOMMENDATION FOR PUBLIC HEARING***

- A. THAT the application by IBI Group, on behalf of 1650 Alberni Residential Ltd. and 1650 Alberni Commercial Ltd., the registered owners of the lands located at;
- 1640-1650 Alberni Street [PID 011-520-973; The East ½ of Lot 24 Block 55 District Lot 185 Plan 92];
  - 1640-1650 Alberni Street [PID 012-357-570; The West ½ of Lot 26 Block 55 District Lot 185 Plan 92];
  - 1640-1650 Alberni Street [PID 012-357-545; Lot 25 Block 55 District Lot 185 Plan 92];

to rezone the lands from RM-5C (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 2.20 to 14.97, and the building height from 58.0 m (190 ft.) to 117.3 m (385 ft.) to permit the development of a 43-storey residential building containing 198 strata-titled residential units and 66 secured market rental units of which 20% are to be below market, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by IBI Group received June 26, 2020 provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

- B. THAT subject to approval in principle of 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 Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolution creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

## **REPORT SUMMARY**

This report evaluates an application to rezone 1640-1650 Alberni Street from RM-5C (Residential) District to CD-1 (Comprehensive Development) District. The proposal is for a 43-storey residential building comprised of approximately 198 strata-titled residential units and 66 secured rental units. Of the required rental floor area, 20% is proposed to be below-market rent. A height of 117.3 m (385 ft.) and an FSR of 14.97 are proposed.

If approved, the report recommends the Community Amenity Contribution (CAC) from this rezoning application be allocated in accordance with the *West End Community Plan Public Benefits Strategy* to achieve key public benefit objectives in and around the West End neighbourhood.

Staff have assessed the application and conclude that it meets the intent of the *West End Community Plan* (The “West End Plan”). Staff support the application, subject to design development and other conditions. Staff recommend that the application be referred to a Public

Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained in Appendix B.

### ***COUNCIL AUTHORITY/PREVIOUS DECISIONS***

Relevant Council Policies for this site include:

- West End Community Plan (Including West End Public Benefit Strategy) (2013)
- Rezoning Policy for the West End (2013)
- West End – Tower Form, Siting and Setbacks Administrative Bulletin (2017 Last amended 2020)
- RM-5C District Schedule
- Rental Housing Stock Official Development Plan (2018)
- View Protection Guidelines (1989, amended up to 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)
- Housing Design and Technical Guidelines (2015)
- Community Amenity Contributions Policy for Rezoning (1999, amended up to 2020)
- Vancouver Development Cost Levy By-Law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Financing Growth Policies (2004)
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Urban Forest Strategy (2016)

### ***REPORT***

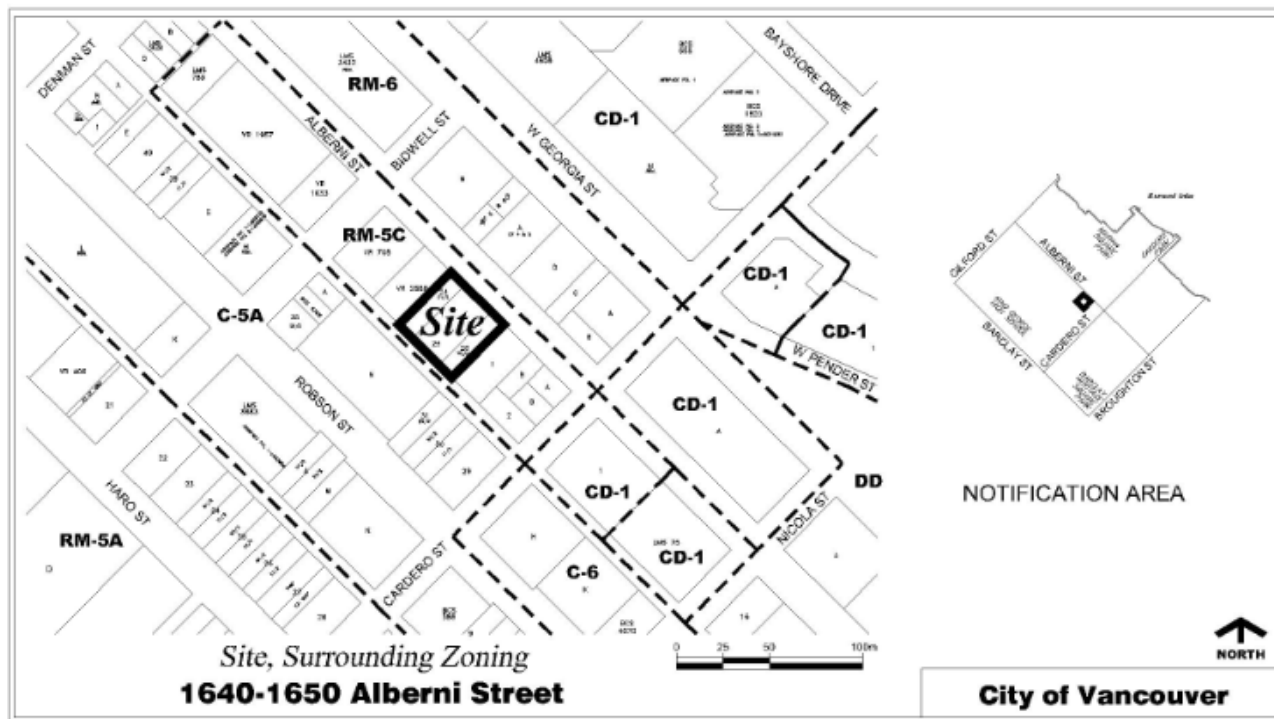
#### ***Background/Context***

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

This 1,607 sq. m (17,296 sq. ft.) site is located mid-block on Alberni Street, between Bidwell Street and Cardero Street. The site is comprised of three legal parcels with a frontage of 40.2 m (132 ft.) along Alberni Street, a depth of 40 m (131 ft.) and slopes approximately 2 m from the lane to Alberni Street. The site is located in the Georgia Corridor Area “A” of the *West End Community Plan*.

The property is currently developed with a 66-unit, 14-storey rental building and three-storey office building. The existing rental units are a combination of studio suites (15) and 1-bedroom suites (51).

Nearby developments reflect the intention of the West End Plan, including a proposed 33-storey residential tower at 1616-1698 West Georgia Street, two proposed 38-storey residential towers at 1608-1616 West Georgia Street and a proposed 39-storey residential building at 1668-1684 Alberni Street.

**Figure 1: Site at 1640-1650 Alberni Street and surrounding zoning**

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

- Parks: *Stanley Park (4 min walk), Marina Square Park (5 min walk), Harbour Green Park (12 min walk).*
- Cultural/Community Space: *West End Community Centre (6 min walk), Coal Harbour Community Centre (8 min walk), Joe Fortes Library (6 min walk).*
- Child Care: *Little Rae Kids Club (4 min walk) and Pooh Corner Daycare (10 min walk).*
- Transit: *regular bus service on West Georgia Street to North Vancouver, West Vancouver and downtown.*

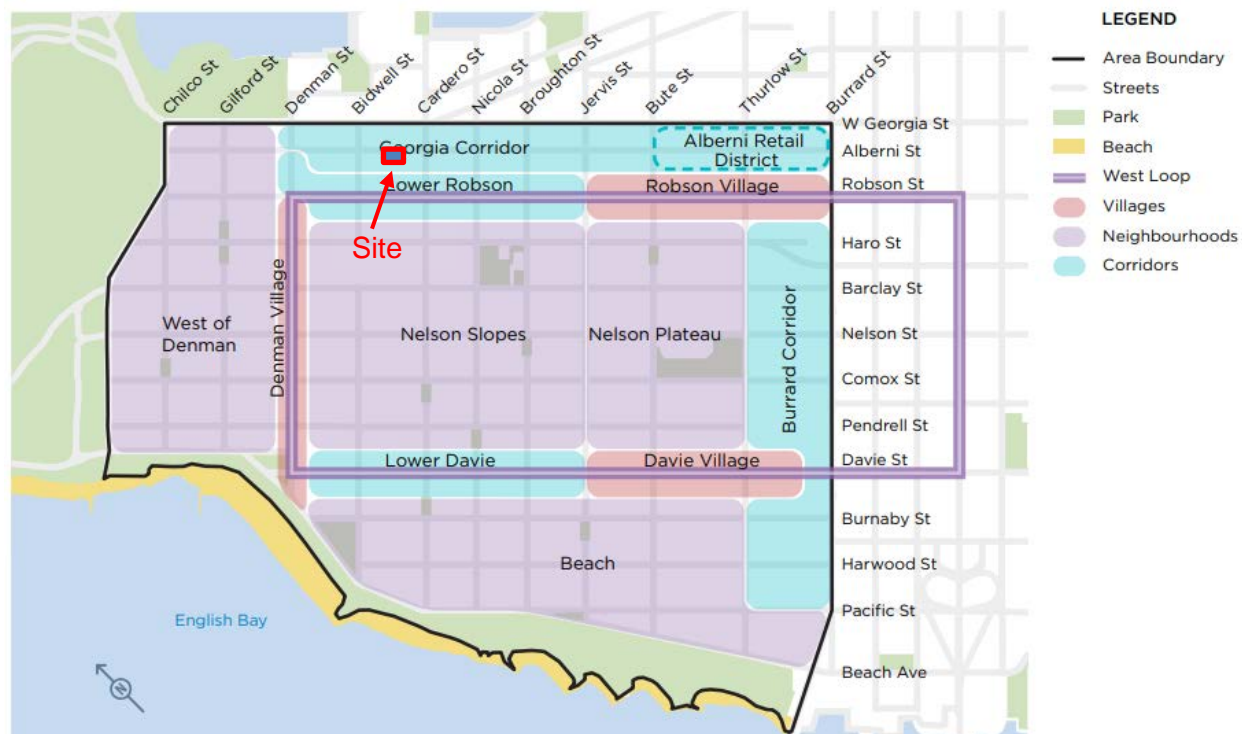
**Local School Capacity** – This site is located within the catchment area of Lord Roberts Elementary School located at 1100 Bidwell Street. Per the Vancouver School Board (VSB)'s Draft Long Range Facilities Plan, updated May 29, 2019, enrolments in 2017 resulted in a shortage of 33 spaces which is projected to increase to a shortage of 100 spaces in 2027. The Ministry of Education 2018-2019 Capital Plan approved a new elementary school in Coal Harbour, to be located a 5-minute walk away from the rezoning site, 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.

The City coordinates with the VSB to inform decision-making and reduce enrolment pressure, recognizing that some schools are full, but there is overall surplus capacity within their system. 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 and the Rezoning Policy for the West End**— In November 2013, Council approved the West End Plan. This policy document provides a framework to guide change, development and public benefits in the West End over the next 30 years. The West End Plan considers long-range and shorter-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.

**Figure 2: Plan Diagram**



**Georgia Corridor** — The subject site is located in Area A of the Georgia Corridor of the West End Plan. The Georgia Corridor 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 Plan identifies “Corridors” (Georgia and Burrard, Lower Robson and Lower Davie) generally as the newer areas of the community, well-served by transit, services and amenities, and where the majority of new housing and job space has been built over the past 40 years. The West End Plan notes that these areas provide additional opportunities to accommodate job space and housing, denser development close to transit, and local services and amenities, which help meet the needs of the community.

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



In keeping with the overall directions of the West End Plan, the Rezoning Policy for the West End (the “Rezoning Policy”) allows consideration for rezoning on sites within the Georgia Corridor for increased density for market residential when significant public benefits can be achieved for the community. For the subject site within Area A, subject to urban design performance, typical tower floor plates of 511 sq. m (5,500 sq. ft.) may be considered, with heights of up to 117.3 m (385 ft.), although building proposals within established view corridors should not exceed view cone height limits.

**Housing Vancouver Strategy (2017)** — 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 Strategy 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.

**Rental Housing Stock Official Development Plan (2018)** – The Rental Housing Stock Official Development Plan (“RHS ODP”) applies to developments of three or more residential units. The RHS ODP regulates the demolition, change of use or occupancy of rental housing units that are within the RM-2, RM-3, RM-4, RM-4N, RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6, FM-1 or CD-1 District or District Schedules of the Zoning and Development By-law. The intent of the RHS ODP is to protect rental housing by requiring one-for-one replacement units on the same site or in the same zoning district, inclusive of sites originally in the same zoning district but which require rezoning in order to achieve the replacement housing that will result in a change to a CD-1 zoning district. The RHS ODP applies as the subject site is within an RM-5C zoned area of the West End Plan.

**Tenant Relocation and Protection Policy (2019)** - The Tenant Relocation and Protection Policy (TRP Policy) applies to the 66 existing rental units on site. 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 Plan, this application proposes to rezone the site from RM-5C to CD-1. The proposal is for a 43-storey residential strata building with 198 strata-titled residential units and 66 secured rental residential units with 20% of floor area at below market rental rates. A maximum height of 117.3 m (385 ft.) and a maximum density of 14.97 FSR are proposed. The proposal includes 268 vehicle parking spaces and 535 bicycle parking spaces.

The residential lobby access is off Alberni Street, with vehicular access off Eihu Lane. Both indoor and outdoor residential amenity space is located on the podium including a children's play area.

**Figure 3: Proposal**





## 2. Land Use

The site is currently zoned RM-5C. The proposal meets the intent of the West End Plan which seeks to deliver a variety of residential development with respect to residential tenure, streetscape character, open spaces, and view retention.

In keeping with the overall directions of the West End Plan, the Rezoning Policy for the West End allows consideration for rezoning on sites within the Georgia Corridor for market residential when the increased residential density contributes community benefits outlined in the *West End Public Benefit Strategy*.

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

**Existing Zoning**— Development on the site is currently governed under the RM-5C *District Schedule* which permits a density of up to 2.20 FSR and a discretionary height of 58 m (190 ft.).

**Form of Development** – The proposed development is composed of a slender tower with an accompanying podium. The proposed tower is generally presented as a series of shifting planes extending out from a simple rectangular form. These planes serve to articulate the building and provide common and private outdoor amenities areas, and areas for plantings which will further soften the presentation of the building. At intermittent locations up the height of the building, visible multi-storey voids further breaking up the façades on all sides. One such void occurs at the north and south sides of the uppermost storeys, forming an understated crown. Appendix B includes Urban Design conditions seeking further design development to strengthen the overall appearance of the building when viewed from multiple aspects throughout the day.

**Protected Public Views** – Council-approved protected public view 20 (Granville St.) extends across the subject site, generally setting a height limit of approximately 108.9 m (357.3 ft.), or 8.4 m (27.7 ft.) lower than the 117.3 m (385.0 ft.) height set by the West End Plan. However, the building falls into a “view cone shadow” created by pre-existing development which will conceal all building elements under 121.9 m (400.0 ft.) within the protected view, thereby enabling consideration of a tower up to the proposed height.

**Height and Density**— The proposed building height is 120 m (396.7 ft.) measured from base surface to the top of the mechanical penthouse and the proposed density is 14.97 FSR.

**Density** – Density in the Georgia Corridor is not limited, instead applicable height, tower spacing, and floorplate restrictions impact the density achievable on any given site. The proposed density of 14.97 FSR results from the proposal adhering to the maximum tower floorplate size. The tower floorplate has been kept to a maximum size of 511 sq. m (5,500 sq. ft.), resulting in a relatively slender tower silhouette, guaranteeing some retention of private slot views from neighbouring properties.

**Public Realm** – The proposed public realm design includes features intended to contribute to the enjoyment, utility, and security of pedestrians and building occupants including permanent landscape planters, outdoor seating, and distinctive paving. Dwelling units oriented to Alberni Street are designed with direct access from the sidewalk through private outdoor patio spaces intended to provide for an urban-character residential street interface, further reinforced by a ground-level outdoor amenity area adjacent the main entry.



The proposal includes an outdoor children's play area adjacent to a secondary residential entry, with vehicular circulation at the lane along with a passenger drop off, loading bay, and parkade entrance. Appendix B includes Urban Design conditions seeking further development to improve the site design and design of building elements at the lane interface.

**Figure 4: Streetscape Rendering**



**Urban Design Panel** — The proposal was reviewed and supported by the Urban Design Panel on September 30, 2020 with recommendations to increase the amenity area, revisit the ground level studios, and simplify articulation of the podium façade. Refer to UDP minutes in Appendix D. In response to panel recommendations, condition 1.23 requires greater outdoor amenity space including a children's play area.

Staff have evaluated the proposal against applicable policies and conclude that the proposal is supportable subject to the design development conditions outlined in Appendix B.

#### **4. Housing**

The proposed building would contain 198 strata-titled residential units and 66 secured rental units with 20% of the rental floor area at 20% below the CMHC average rental rate for Zone 3 – Downtown. The 66 rental units are required to replace the existing 66 rental units on site in accordance with the requirements of the *West End Community Plan* and the *Rental Housing Stock Official Development Plan*.

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 (see Figure 5).

**Figure 5 – Market Rental Units, Market Rents in Newer West Side Buildings, Costs of Ownership and Household Incomes Served**

	Newer Rental Buildings West Side		Median-Priced Strata Unit West Side with 20% down-payment <sup>3</sup>		
Unit Type	Average Rent <sup>1</sup>	Average Household Income Served <sup>2</sup>	Monthly Costs Associated with Purchase	Average Household Income Served	20% Down-payment
<b>Studio</b>	\$1,832	\$73,280	\$2,569	\$102,776	\$99,050
<b>1 Bedroom</b>	\$1,975	\$79,000	\$3,191	\$127,654	\$124,600
<b>2 Bedroom</b>	\$2,804	\$112,160	\$4,812	\$192,492	\$186,600
<b>3 Bedroom</b>	\$3,349	\$133,960	\$7,809	\$312,350	\$309,000

<sup>1</sup> October 2020 CMHC Rental Market Survey for buildings completed in year 2011 or later on the west side of Vancouver.

<sup>2</sup> As per CMHC, affordable housing is defined as shelter costs equal to less than 30 per cent of total before-tax household income, and these values represent the average minimum household income required for the average unit according to the CMHC definition. The actual rents and income required will be a range.

<sup>3</sup> Based on the following assumptions: median of all BC Assessment sales prices in Vancouver Westside by unit type in 2020, 20% down payment, 5% mortgage rate, 25-year amortization, \$150 – 250 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2020 property tax rate). Incomes served estimated with monthly costs at 30% of before-tax household incomes.

**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 strata-titled components of this project to comprise a minimum of 35% family units of which 10% are three-bedroom units. A minimum 35% of the market rental units and 35% of the below-market rental units are to be family units. These units are to be designed in accordance with the High Density Housing for Families with Children Guidelines.

For the rental component, 36% of all units are family units, comprised of 40 studio, 2 one-bedroom, and 24 two bedroom units. For the strata-titled units, 71% are family units comprised of 58 one-bedroom, 105 two-bedroom and 35 three-bedroom units. See Figure 6.

**Figure 6: Existing and Proposed Unit Mix****Existing Unit Mix**

	<b>Market Rental</b>		<b>Strata</b>	
<b>Studio</b>	15	23%	0	0%
<b>1-Bedroom</b>	51	77%	0	0%
<b>2-Bedroom</b>	0	0%	0	0%
<b>3-Bedroom</b>	0	0%	0	0%
<b>Total</b>	66	100%	0	0%

**Proposed Unit Mix**

	<b>Rental</b>		<b>Strata</b>	
<b>Studio</b>	40	61%	0	0%
<b>1-Bedroom</b>	2	3%	58	29%
<b>2-Bedroom</b>	24	36%	105	53%
<b>3-Bedroom</b>	0	0%	35	18%
<b>Total</b>	66	100%	198	100%

**Security of Tenure** – All 66 rental residential units will be secured through a Housing Agreement and a Section 219 Covenant for the longer of 60 years or the life of the building, whichever is longer, and the Section 219 Covenant will 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.

**Housing Affordability**

The market rental units will be rented at rates consistent with newer market units in the area, and the below-market rental units will be rented at 20% below the CMHC average market rents for the area (Zone 3 – Downtown), see Figure 7. A Housing Agreement and Section 219 Covenant will be registered on title to secure the rental rates for the below-market rental units.

**Figure 7: Area Average Rents in Newer Buildings (Downtown)**

	Average market rent in newer buildings Downtown (CMHC)	Average Rents in Zone 3 - Downtown	20% Below Zone 3 Average Rent (for Below Market Units)
Studio	\$1,751	\$1,450	\$1,160
1-bedroom	\$2,171	\$1,741	\$1,393
2-bedroom	\$3,084	\$2,616	\$2,093
3-bedroom	\$4,432	\$4,205	\$3,364

**Existing Tenants** – If Council approves this application and the redevelopment of the site proceeds, the 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.

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 Right of First 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.

## 5. Transportation and Parking

The application will exceed the requirements of the Parking Bylaw with a combined total of 268 vehicle parking spaces including nine visitor parking spaces and ten accessible spaces over eight levels of underground parking accessed from the lane, and 535 bicycle spaces. The site is well serviced by transit, with regular bus service along West Georgia Street one block to the north, and Robson Street one block to the south. Engineering conditions related to transportation and parking are contained within Appendix B.

## 6. Environmental Sustainability and Natural Assets

**Green Buildings**—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 is pursuing 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 modelling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets. Additionally, all developments will need to meet rainwater management requirements for retention, rate control, cleaning, and safe conveyance. Conditions are included in Appendix B.

**Natural Assets**—The *Urban Forest Strategy* was developed to find ways to help 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 forest by requiring permission be sought to remove trees which 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 is one existing tree on the site, above the parking garage slab. This tree will need to be removed in order to demolish the existing building and substructure. There are four street trees on City lands adjoining the site, and protection of these street trees during construction is required. The proposal includes landscaping along the Alberni streetscape as well as substantial

landscaping of the outdoor space above the podium. See Appendix B for landscape and tree conditions.

Conditions related to sustainability are set out in Appendix B.

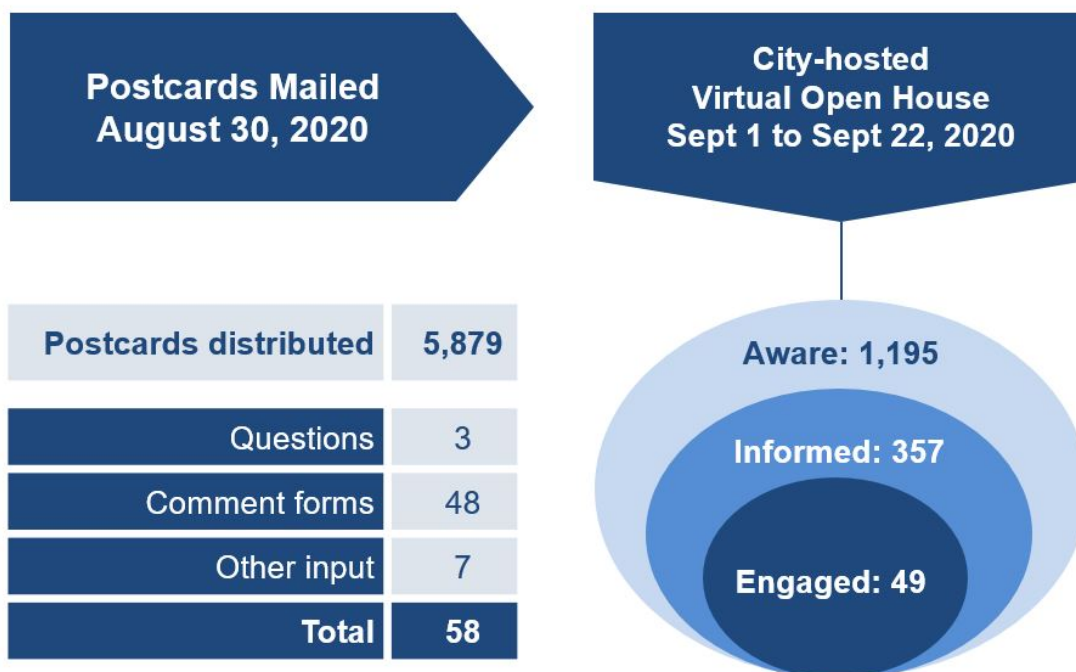
***PUBLIC INPUT (REFER TO APPENDIX D)***

**Pre-application and Community Consultation--** An in-person pre-application open house was hosted by the applicant team at the Westin Bayshore Hotel on January 27, 2020. Approximately 3,000 notification postcards were mailed to neighbouring residents as well as neighbouring property owners. Fifteen members of the public attended the open house, with three leaving comment forms.

**Public Notification** – A rezoning information sign was installed on the site on August 7, 2020. Approximately 5,879 notification postcards were distributed within the neighbouring area on August 31, 2020. Notification and application information, as well as an online comment form, was provided on the City's new digital engagement platform *Shape Your City Vancouver* ([shapeyourcity.ca/](https://shapeyourcity.ca/)).

**Virtual Open House** – In-person open houses were put on hold based on the Provincial Health Authority's restrictions for public gatherings due to the COVID-19 pandemic. In lieu of an in-person event, a virtual open house was held from September 1 to September 22, 2020 on the *Shape Your City* platform. The virtual open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. Digital presentations from the City and the applicant were posted for online viewing, along with a digital model representation of the proposed application.

Due to the pandemic, a virtual engagement strategy was put in place to ensure the City's process for public discussion and obtaining feedback was maintained. This virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. An extended virtual open house period allowed people to ask questions regarding the proposal, which staff actively monitored and responded to publicly.



**Public Response and Comments** – Public input was received throughout the application process through online questions and comment forms, and by email and phone. A total of 58 submissions were received. A summary of all public responses may be found in Appendix D.

Below is a summary of feedback received from the public by topic and ordered by frequency.

Comments of support fell within the following areas:

- Design and style: Support for the design and architectural style of the building, as a positive addition to the City's skyline (15)
- Building height: Support for proposed height, or even a taller height (6)
- Neighbourhood context: Support for the proposal given the neighbourhood context (5)

Comments of concern fell within the following areas:

- Affordability and liveability: Concern over the affordability and number of rental units provided, that it does not meet the liveability needs of the neighbourhood (11)
- Public realm: Concern over the lack of adequate public realm improvements and private amenities provided (6)
- Proposed density: Concern over increase in density and population to the neighbourhood (5)

### Response to Comments

Staff worked with the applicant team to deepen the affordability of the replacement rental units, as is conditioned in Appendix B. Further, staff have included conditions for additional amenity space on the podium deck.



A more detailed overview of public comments on this application is provided in Appendix D.

## **PUBLIC BENEFITS**

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

The site is currently subject to the City-wide DCL and Utilities DCL. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage.

Based on bylaws and rates in effect as of September 30, 2021, and the proposed 258,921 sq.ft. of residential floor area \$7,345,589 of DCLs would be expected from this development

DCL bylaws are subject to future adjustments by Council, including annual inflationary rate adjustments. 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.

**Public Art Program** — The application is subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed floor area meets the minimum 9,290 sq. m (100,000 sq. ft.). Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget), which must be discussed with Public Art staff before by-law enactment.

The public art budget will be calculated on the floor area proposed at the development permit stage. Based on the current policy rate (2014), the public art budget is estimated to be \$512,663. As a condition of by-law enactment, a legal agreement is required to be registered on title to specify and define all obligations with respect to the elected option.

**Community Amenity Contribution (CAC)** — Within the context of the City's *Financing Growth Policy*, an offer of a CAC to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC typically include on-site amenities and/or a cash contribution and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

The application is subject to the *Community Amenity Contributions Policy for Rezonings* with CACs based on negotiations. The applicant has offered a cash CAC of \$32,700,000. Real Estate Services staff have reviewed the applicant's development pro forma and concluded that total CAC value offered by the applicant is appropriate. Staff recommend that the offer be accepted and that the amount be allocated to support delivery of the *West End Community Plan Public Benefits Strategy*.

**Phased approach to Cash CAC Payment** – The *Community Amenity Contributions Through Rezonings Policy* currently provides for the City to consider deferring a portion of any cash CAC over \$20 million until after rezoning enactment.

If approved by Council, the cash CAC of \$32,700,000 would be payable in accordance with the following requirements and conditions:



- \$20,000,000 to be paid by wire transfer prior to the enactment of the CD-1 by-law;
- Payment of \$12,700,000 (the “Outstanding Balance”) on the earlier of the following dates:
  - The issuance of the first building permit for the Rezoned Lands; and
  - The date that is 24 months following the date of enactment of the CD-1 bylaw for the rezoned lands;

The Outstanding Balance will be charged interest from the enactment date of the CD-1 bylaw at prime plus 2%, with interest paid to the City on quarterly instalments until the date that such amount is fully paid.

For certainty, no building permit will be issued on this project until the deferred Outstanding Balance is paid to the City, plus accrued interest.

The Outstanding Balance will be secured by a Letter of Credit as provided for in Appendix B on terms and conditions to the satisfaction of the Director of Legal Services. The Outstanding Balance will be drawn down at the earlier of the dates referred to above if the Outstanding Balance is not paid in full prior thereto.

If enactment of the CD-1 by-law has not occurred prior to the date that is 24 months following the date of Council's approval in principle of this rezoning application, then the approval in principle may at such time be terminated, revoked, rescinded or reconsidered by Council, in its sole discretion, and the rezoning application or a revised rezoning application may be required to return to public hearing and shall in any event be brought to Council for consideration and Council's approval, including of an appropriate CAC offering at such time.

**West End Community Plan 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

**Rental Housing** - The proposal contains 66 units of required replacement rental housing (non-stratified) secured for the longer of 60 years and the life of the building. The applicant is also proposing that at least 20% of the rental residential floor area be secured as below-market rental housing, at rates 20% below the CMHC average market rents for the area (Zone 3 – Downtown).

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

## **Financial Implications**

Based on DCL bylaws and rates in effect as of September 30, 2021, it is estimated that the proposed development will pay \$7,345,589 of DCLs.

If the rezoning application is approved, the applicant will be required to provide new public art on site at an estimated value of \$512,663, or make a cash contribution to the City for off-site public art for 80% of that amount.

The 66 replacement-rental housing units, with 20% of the rental residential floor area secured as below-market rental housing at rates 20% below the CMHC average market rents for the area (Zone 3 – Downtown) will be privately owned and operated and will be secured by a Housing Agreement and Section 219 Covenant for the longer of 60 years and the life of the building.

The applicant has offered a cash CAC of \$32,700,000, payable and secured as outlined in Appendix B, which will be allocated to support delivery of the *West End Community Plan Public Benefits Strategy*.

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

### **CONCLUSION**

Staff review of the application has concluded that the proposed land use, housing mix, form of development and public benefits are consistent with the directions of the West End Community Plan. The additional cash CAC will also help achieve key public benefit objectives in and around the West End neighbourhood.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to public hearing together with the draft CD-1 By-law provisions generally shown in Appendix A with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix E.

\* \* \* \* \*

---

**1640-1650 Alberni Street**  
**PROPOSED CD-1 BY-LAW PROVISIONS**

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

**Zoning District Plan Amendment**

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575 and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan 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) Dwelling Uses, limited to Multiple Dwelling; and
  - (b) 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 must:
  - (a) be suitable for family housing; and
  - (b) include two or more bedrooms, of which:
    - (i) at least 25% of the total dwelling units must be two-bedroom units; and
    - (ii) at least 10% of the total dwelling units must be three-bedroom units.
- 4.2 The design and layout of at least 35% of the market rental dwelling units must:

- (a) be suitable for family housing;
  - (b) include two or more bedrooms.
- 4.3 The design and layout of at least 35% of the below-market rental dwelling units must:
  - (a) be suitable for family housing;
  - (b) include two or more bedrooms.

**Floor area and density**

- 5.1 Computation of floor space ratio must assume that the site area is 1,607 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The floor space ratio for all uses combined must not exceed 14.97.
- 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 area of all such exclusions must not exceed 12% of the permitted floor area 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; and
  - (d) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, unenclosed outdoor areas at grade underneath tower building overhangs, except that they must remain unenclosed for the life of the building.

### **Building height**

- 6.1 The building height, measured from base surface must not exceed 117.3 m, except that no part of the development shall protrude into the approved view corridors, as set out in the City of Vancouver View Protection Guidelines.
- 6.2 Despite section 6.1 of this By-Law and section 10.18 of the Zoning and Development By-law, the Director of Planning may permit a greater height than otherwise permitted for mechanical appurtenances such as elevator machine rooms located at least 3 m from the roof perimeter, if the Director of Planning first considers:
- (a) their siting and sizing in relation to views, overlook, shadowing, and noise impacts, and
  - (b) all applicable policies and guidelines adopted by Council.

### **Horizontal angle of daylight**

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement if:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
  - (b) the minimum distance of the unobstructed view is not less than 3.7 m.
- 7.5 An obstruction referred to in section 7.2 means:
- (a) any part of the same building including permitted projections; or
  - (b) the largest building permitted under the zoning on any site adjoining 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 m<sup>2</sup>.

**Acoustics**

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

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

\* \* \* \* \*

**1640-1650 Alberni 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 IBI Group, and received by Planning, Development and Sustainability, June 26, 2020, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.*

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

**Urban Design**

1.1 Design development to delete studio rental 104, or to reconfigure the first level of the building and the south side of the site to provide for an improved level of privacy, livability, and resident utility for this rental unit. Design development to this unit should include the following:

- (a) provision of a securable private outdoor area;

Note to Applicant: per the Architectural drawings, the exterior door is intended to act as the primary point of entry for this unit, as no interior doors are shown. If this is as intended, the Landscape drawings suggest access will be wholly or mostly blocked.

- (b) exterior glazing with sufficient access to natural light in order to achieve optimal sun penetration into the unit;

Note to Applicant: as proposed, the unit is located approximately 11ft in from the edge of the cantilevering slab above. This, coupled with the unit depth of 30ft, will make for a potentially dark and uncomfortable residence. Sun penetration models may be required at the time of the Development Permit application to understand the livability of this and similar units.

- (c) a landscaped strip or measurable buffer between any glazed walls of the unit and the parkade ramp, loading areas, and other similar utility areas and;

Note to Applicant: residential units facing lanes, though supported, should be designed with due consideration given to vehicular noises and light pollution, fumes and odours from utility areas, and resident privacy.



- (d) a strategy to ensure the privacy and security of the dwelling unit if fully-glazed walls continue through the Development Permit application as proposed, such as selectively specifying opaque glass panels, plantings, and architectural lighting.

Note to Applicant: if this unit is retained rather than deleted, it is strongly suggested that it be moved either to the west side of the site, as far from the parkade ramp, and as close to the slab edge of the level above as possible.

**1.2 Design development to improve the livability of all dwelling units, or to confirm the livability of all dwelling units, as follows:**

- (a) provision of private outdoor space for all units;

Note to Applicant: Juliet balconies may be supported for studio units on consideration of all common amenity spaces.

- (b) increasing floor-to-floor heights as needed to achieve a floor-to-finished ceiling height of no less than 8ft except at select locations for mechanical and electrical infrastructure, or provision of confirmation that all units will have clear ceiling heights of no less than 8ft;

Note to Applicant: the City of Vancouver does not support floor-to-ceiling heights of less than 8ft other than at select locations (bathrooms, closets, storage rooms, etc). While floor-to-ceiling heights of 8ft and 8.5ft as proposed are acceptable, a floor-to-ceiling height of 9ft or greater is encouraged to maximize resident comfort. Confirmation of floor-to-finished ceiling heights should be provided in the form of unit sections at the time of the Development Permit application.

- (c) provision at the time of the Development Permit application of unit layout plans and supplemental light penetration modeling for deep or unusually-shaped building as required to demonstrate livability and;

- (i) Clear dimensions of studio units

- (ii) compliance with provisions for Horizontal Angle of Daylight in the CD-1 By-law and;

Note to Applicant: a number of units, such as 203, 204, 207, and others, appear have dimensions at outer walls which may challenge compliance with Horizontal Angle of Daylight requirements for habitable rooms, including all bedrooms. Demonstration may be provided in the form of clear interior dimensions of rooms at exterior walls and/or HAD annotations;

- (iii) furniture layouts for small or irregularly-shaped bedrooms.

**1.3 Design consideration of strategies intended to enhance the visibility of the uppermost levels of the building when viewed from multiple aspects throughout the day, and further strengthen the building's overall contribution to the skyline of the West End;**

Note to Applicant: design strategies may include, but are not limited to, the following:

- (a) Providing visual softening, contributing to the overall green nature of Vancouver's urban realm, and supporting sustainability objectives by way of slab edge planters capable of supporting the healthy growth of large trees or other substantial plantings,. Planters should be easily accessed for regular maintenance. Also refer to Landscape Condition 1.5;
  - (b) provision of further shaping of upper levels or exploration of changes in material finishing or;
  - (c) provision of an architecturally-integral building lighting strategy, with due consideration given to mitigating light pollution.
- 1.4 Consideration of a material palette intended to clearly delineate the proposed tower from others in the immediate context in material, colour, and finishing, and to accentuate the architectural concept;

Note to Applicant: suggested material strategies may include selectively specifying reflective and highly-transparent glazing to highlight specific architectural elements, specifying glazing tints divergent from those typically used in the immediate context, or exploring replacing sections of glazing with a solid material. A detailed material and finish schedule is required at the time of the Development Permit application.

## Landscape

- 1.5 Design development to the outdoor amenity space:
- (a) To provide a larger outdoor area, conforming to UDP comments;
  - (b) To consider expanding programming to include further opportunities for communal gathering and for urban agriculture;
- 1.6 on landscape drawings of landscape features intended to create bird friendly design;
- 1.7 Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of landscape features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at: <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.)
- 1.8 Design development to improve the sustainability strategy, by the following:
- (a) Confirm the provision of green roofs, in keeping with City guidelines;
- Note to Applicant: Add notations to confirm percentages of intensive or extensive green roofs, to meet the green roof requirements as outlined in the *Roof-Mounted Energy Technology and Green Roofs* administrative bulletin. (Minimum 25% of the roof area for an intensive green roof or 50% for an extensive green roof).

- (b) Expand programming to improve edge treatment at upper/roof levels with planting which softens the edges and promotes ecological benefits with movable planters or other design strategies intended to improve the edge treatment;

Note to Applicant: Trees should be planted in permanent planters with adequate soil volume. Coordinate with the structural engineer to ensure loading requirements can be met. Provide easy access for maintenance purposes.

- (c) provide adequate soil volumes for all planting areas over slab especially tree planting areas;

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

- (d) Provide high quality materials to all landscape areas for durability into the future;
- (e) Add substantially more landscape around all common entry areas, to accent and soften them;
- (f) Add vines to any large blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems); and
- (g) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.

**1.9 Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:**

- a) Maximize natural landscape best management practises.
- b) Minimize the necessity for hidden mechanical water storage.
- c) Increase the amount of planting on the roof level, where possible.
- d) Employ treatment chain systems (gravity fed, wherever possible).
- e) Use grading methods to direct water to soil and storage areas.

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

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

- (a) detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;
- (b) a separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones;

- (c) an overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

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

- 1.11 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.

- 1.12 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.

- 1.13 Provision of a "Tree Management Plan";

Note to applicant: Street trees are located in "tree pits" and do not require barriers installation.

- 1.14 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 Services (Streets Design Branch) at 604-871-6131 to confirm tree planting locations and Park Board at 3-1-1 for tree species selection and planting requirements. Provide a notation on the plan as follows, *"Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion"*.

- 1.15 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.

- 1.16 Provision on landscape drawings of landscape features intended to create bird friendly design;

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of landscape features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at: <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.)

- 1.17 Provision of an outdoor Lighting Plan.

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

- 1.18 Design development to respond to CPTED principles, having particular regard for:

- (a) theft in the underground parking;
- (b) residential break and enter;
- (c) mail theft; and
- (d) intentional damage such as vandalism.

### **Sustainability**

- 1.19 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).

### **Environmental Conditions**

- 1.20 The property owner shall, as required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.

### Housing Conditions

- 1.21 The proposed unit mixes for the strata and rental components are to be included in the development permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that the number of family units does not go lower than 35% of the dwelling units, including 35% of the market rental dwelling units and 35% of the below-market rental dwelling units.

- 1.22 The development must achieve, at a minimum, 1:1 replacement of the 66 existing rental units, in accordance with the *Rental Housing Stock Official Development Plan*.

- 1.23 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of:

- (a) outdoor seating with direct line of sight to the play area (S. 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) 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)
- (d) where laundry facilities are not provided within each unit, common laundry room or rooms, preferably adjacent to other amenity spaces like lounges, children's play and outdoor open space areas;
- (e) space in common areas for urban agriculture, and the necessary supporting infrastructure to support urban agricultural activity by residents (i.e. yard waste composter, a potting bench, tool storage closet or chest, irrigation system/hose); and
- (f) a balcony or patio for each dwelling unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

- 1.24 The proposed unit mix is to be included in the Development Permit drawings.

Note to applicant: Any changes in the unit mix proposed in the rezoning may only be varied under the discretion of the Director of Planning or the Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children.

### Engineering Services

- 1.25 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>

- 1.26 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.
- 1.27 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.
- 1.28 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- 1.29 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.



- a) Provision of bicycle storage rooms to accommodate a maximum of 40 bicycles.  
Note to applicant: This number may be increased to 120 if the room is compartmentalized and providing independent access to each section within the bicycle storage room.
  - b) Provision of maximum 60% vertical and stacked bicycle spaces.  
Note to applicant: Reference Section 6.3.13 of the Parking By-law for additional information.
  - c) Provision of minimum 10% of Class A bicycle spaces to be provided as lockers with minimum required dimensions.  
Note to applicant: Engineering do not support oversized or vertical bicycle lockers. Reference Section 6.3.19 of the Parking By-law for additional information.
  - d) Provision of design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances.  
Note to applicant: Racks must be usable for all ages and abilities.
  - e) Design development to remove or relocate columns conflicting with Class A bicycle spaces.
  - f) Provision of automatic door openers for all doors providing access to Class A bicycle spaces.
  - g) Provision of minimum 0.6m (2') x 1.8m (6') dimensions for Class B bicycle spaces.  
Note to applicant: Update plans to dimension each Class B space.
- 1.30 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 additional width required for vehicle spaces located adjacent a column setback further than the 1.2m maximum from either end of the stall.  
  
Note to applicant: Several vehicle spaces within the parkade are located adjacent columns setback approximately 1.8m (6'). Reference Section II.A of the Parking and Loading Design Supplement for additional information.
- 1.31 Provision of direct convenient stair free loading access to studio suites 101, 102, 103 and 104.  
  
Note to applicant: Currently, studio suites do not have stair free access to Class B loading. Consider providing access to suite via the loading corridor to achieve this.
- 1.32 The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:

- (a) A complete tech table is required showing the calculations for the minimum required parking, loading, passenger and bicycle spaces and the number of spaces being provided.
  - (b) All types of parking, loading, passenger and bicycle spaces individually numbered, labelled and dimensioned on the drawings.
  - (c) Dimension of columns and column encroachments into parking stalls.
  - (d) Dimensions for typical parking spaces.
  - (e) Dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates.
  - (f)
  - (g) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.
  - (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. Note use of the ramp and/or a dedicated bicycle elevator if required.
- 1.33 Provision of a draft final RWMP prior to DP issuance. As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final report will include all relevant details.

Note to applicant: The resubmission of a draft final RWMP at DP must include the following amendments:

- (a) Provision of a written report outlining how the current Rainwater Management proposal meets the requirements for Volume Reduction, Release rate and Water Quality as outlined in the *Rainwater Management Bulletin*.
- (b) Justifications for not prioritizing the Tier 1 practice of Rainwater Harvesting & Reuse

- (c) RWMP provides the green roof storage capacity and claims that it will be used to retain/capture additional volume from surfaces other than the green roof itself. Please provide drainage routes and locate the additional volume source to support this claim. Otherwise, update the calculation for volume reduction summary.
- (d) Recalculation of the detention tank volume to equal the greater of either the pre-development peak flow storage volume OR the amount of the 24 mm rainfall not captured in Tier 1 & Tier 2 practices.
- (e) Exploration into grading hardscapes into adjacent (or lower level) landscaping as referenced in the plan but not detailed on the site plan. Coordination with the landscape architect, soil storage capacities and a grading plan will be required to support this proposal.
- (f) Provide a landscaping and grading plan (with soil volumes) to support the proposal of landscaping capture.
- (g) Provide a site map detailing the different surface types and how rainwater will be directed or retained in each area. Include the following:
  - (i) All routing of water throughout the site
  - (ii) Buildings, landscape areas, patios and walkway locations
  - (iii) Location of any proposed detention tank, water quality treatment and flow control system with connections to the sewer system
  - (iv) Area and depth of landscaping to support the claim of absorbent landscaping as a rainwater capture method

Note to applicant: A legal agreement related to Rainwater Management will be required prior to issuance of a Development Permit.

- 1.34 Provision of a final Rainwater Management Plan (RWMP), which includes a written report, supporting calculations, computer models and drawings to the satisfaction of Engineering Services prior to BP Stage 2 issuance.
- 1.35 Show all CoV supplied building grades (BG) on landscape and architectural plans as per the elevations shown on CoV supplied plan BG 2018-00291. The elevations along PL currently shown on the architectural drawings reference and old BG plan.
- 1.36 Landscape drawings: show 1.22m exposed aggregate front boulevard.
- 1.37 Remove existing steps, entrance walkways and retaining walls from SRW area of the boulevard along Alberni Street.
- 1.38 When submitting Landscape plans, please place the following statement on the landscape plan; this plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."

- 1.39 Submission of a Key Plan to the City for review and approval prior to submission of a third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:
- (a) 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/engineering-design-manual.PDF>;
  - (b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

## **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**

- 2.1 Consolidation of the East 1/2 of Lot 24, Lot 25, and the West 1/2 of Lot 26, all of Block 55, DL 185, Plan 92 to create a single parcel
- 2.2 Provision of a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site along Alberni Street to achieve a 4.5 metre offset distance measured from the back of the existing curb for widened sidewalks. The SRW will be free of any encumbrance such as vents, structure, stairs, and planter walls at grade (and is to accommodate the underground parking structure within the SRW agreement)
- 2.3 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called “the Services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.5(a), 2.5(b) and 2.5(c) the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.
  - (a) Provision of adequate water service to meet the fire flow demands of the project.

Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin & Martin Consultants Ltd. dated March 25, 2020, no water main upgrades are required to service the development.

Note to applicant: The main servicing the proposed development is 150mm along Alberni St. Should the development require water service connections larger than 150mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading.

Note to applicant: Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

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

Implementation of development at 1640 Alberni Street require the following in order to improve sanitary sewer flow conditions.

- i. Local Servicing Upgrade:  
Upgrade 69 m of 300 mm SAN sewer to 375 mm on Bidwell Street from Alberni Street (MH\_FJD369) to W Georgia Street (MH\_FJD363)  
  
Note: The City of Vancouver may decide to deliver the sewer upgrade on Bidwell Street at the time of the delivery of the sewer upgrade on W Georgia Street and request cash in lieu from the developer.
- ii. One of the following off-site servicing upgrade options:  
  
Option 1:  
Upgrade 177 m of 900 mm SAN sewer to 1500 mm on W Georgia Street from Bidwell Street (MH\_FJD363) to Denman Street (MH\_FJD2P4)  
  
Upsize 6 m of 1050 mm SAN sewer to 1650 mm on W Georgia Street at Denman Street (from MH\_FJD2P4 to Metro Vancouver trunk)  
  
Option 2:  
Separation and reconfiguration of the interconnected sewer system, on Burrard Street generally between Robson Street and West Hastings Street.

Note to Applicant: The City Engineer is currently completing a study in the development 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 Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

Note to applicant: Development to be serviced to the existing 250 mm SAN and 450 mm STM sewers on Eihu Lane.

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 improvements at the intersection of Bidwell Street & W Georgia Street including;
- Design and installation of a new traffic signal;
  - Upgraded intersection lighting to current City standards and IESNA recommendations;
  - Adjustment to all existing infrastructure to accommodate the proposed street improvements.

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

- (d) Provision of street improvements along Alberni Street adjacent to the site and appropriate transitions including the following:

- Minimum 1.22m (4') wide front boulevard with exposed aggregate front boulevard and planting of street trees where space permits;
- 2.44m (8') wide broom finish saw-cut concrete sidewalk;
- Upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.
- Adjustment to all existing infrastructure to accommodate the proposed street improvements.

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

- (e) 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.

- (f) Provision of lane lighting on standalone poles with underground ducts. The ducts are to be connected to the existing City street lighting infrastructure.
- (g) Provision to mill and regrade the existing lane adjacent the property to accommodate City supplied building grades. Existing curb in the laneway to be re-instated.
- (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.
- 2.4 Provision of cash payment in the amount of 15% of the sewer upgrade cost estimate, provided by the GMES, 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 to Development Permit Issuance.
- 2.5 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

- (a) Upgrade 69 m of 300 mm SAN sewer on Bidwell St. per condition 2.3b(i)

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

- (b) Provision of sewer upgrades on West Georgia Street per condition 2.3 (b)(ii), and provision of cash payment as per condition 2.4

Option 1:

Upgrade 177 m of 900 mm SAN sewer and upsize 6 m of 1050 mm SAN sewer on West Georgia Street.

Option 2:

Separation and reconfiguration of the interconnected sewer systems on Burrard Street generally between Robson Street and West Hastings Street.

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

- (c) Improvements at the intersection of Bidwell Street & W Georgia Street per condition 2.3(c)

Note to applicant: The benefiting area for these works is as follows:

- Georgia and Bidwell signal serves half block east and west and south to the lane north of Robson.

Note to Applicant: An administrative recovery charge will be required from the applicant in order to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

- 2.6 Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers 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.

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

## **Housing**

- 2.7 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant to secure all rental residential units as secured rental housing units, including at least 20% per cent of the rental residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law secured as below-market rental units ("below-market rental units") subject to the conditions set



out below for such units, for the longer of 60 years and the life of the building, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. 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 the longer of 60 years and the life of the building;
- (e) A rent roll will be provided for review and confirmation by the General Manager of Planning, Urban Design and Sustainability, indicating the agreed initial monthly rents for all of the below market rental units, when the Housing Agreement is entered into and again prior to each of the development permit issuance, building permit issuance and occupancy permit issuance;
- (f) The average initial starting monthly rents for the below-market rental units will be at or below an amount that is 20% below the CMHC average market rent for Zone 3 according to the 'CMHC Rental Market Survey' publication that is current at the time of Occupancy Permit Issuance, or alternative publication as approved by the General Manager of Planning, Urban Design and Sustainability;
- (g) During a tenancy, rent increases for below-market rental units will be capped at the Residential Tenancy Act maximum annual allowable increase, as published by the Province of British Columbia;
- (h) On unit turnover, rent increases for the below-market rental units will be reset to 20% below the CMHC average market rent for Zone 3, according to the 'CMHC Rental Market Survey' that is current at the time of unit turnover, or alternative publication as approved by the General Manager of Planning, Urban Design and Sustainability;
- (i) The applicant will verify eligibility of new tenants for the below-market rental units, based on the following:
  - i. For new tenants, annual household income cannot exceed 4 times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
  - ii. There should be at least one occupant per bedroom in the unit.
- (j) The applicant will verify the ongoing eligibility of existing tenants in the units secured at below-market rates every five (5) years after initial occupancy:
  - i. For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and

- ii. On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental units, and a summary of the results of eligibility testing for these units; and,
  - (k) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require in their sole discretion.
- 2.8 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 to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for 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 to the satisfaction of the General Manager of Planning, Urban Design and Sustainability 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.

## **Sustainability**

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

## **Public Art**

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

Note to Applicant: Please contact [Karen.Henry@vancouver.ca](mailto:Karen.Henry@vancouver.ca), Public Art Planner, 604.673.8282, to discuss your application.

## **Community Amenity Contribution (CAC) – Cash Payments**

- 2.11 Pay to the City the cash Community Amenity Contribution of \$32,700,000 (cash CAC offering) which the applicant has offered to the City to support delivery of the West End Community Plan Public Benefits Strategy. Payment of the CAC is to be made as outlined below, at no cost to the City, and on terms and conditions and in a form satisfactory to the Director of Legal Services:
- (a) \$20,000,000 must be paid by wire transfer prior to the enactment of the rezoning By-law;
  - (b) \$12,700,000 (the "Outstanding Balance") must be secured with the City prior to enactment of the CD-1 By-law pursuant to 2.11 (d and e), and must be paid by wire transfer by the earlier of the following dates:
    - (i) the issuance of the first building permit on the Rezoned Lands; and
    - (ii) the date that is 24 months (measured in calendar days) following the date of enactment of the CD-1 By-law for the Rezoned Lands; and
    - (iii) for certainty, the City is entitled to full payment of the Outstanding Balance on that date which is 2 years after the date of enactment of the CD-1 By-law; and
  - (c) The Outstanding Balance will be charged interest from the enactment date of the rezoning By-law for the Rezoned Lands at prime plus 2% (per Bank of Montreal daily prime rates) with interest paid to the City on quarterly instalments until the date that such amount is fully paid.

- (d) The Applicant will enter into a Deferred CAC Agreement (which may be in the City's sole discretion be registered on title to the Rezoned Lands), which will set out the particulars and obligations of the Applicant in respect of the payment of the Outstanding Balance, as provided for herein, all on terms and conditions to the satisfaction of the Director of Legal Services, including a requirement that if the Applicant should sell (in whole or in part), its interest in the development of the Rezoned Lands or shares in the owner or corporations which hold legal or beneficial interest in the owner of this development, then the City may immediately draw down all of the hereinafter described as the Letter of Credit security upon the closing of such sale transaction.
- (e) The Outstanding Balance will be secured with the City in the following manner: \$12,700,000 will be secured by a Letter of Credit in a form and on such terms and conditions in the sole discretion of the Director of Legal Services and Director of Finance and the Letter of Credit must be, provided to the City prior to enactment of the rezoning By-law. (Collectively called the "City Security")

The City will be entitled to realize on the foregoing security if the required payments are not made to the City in the amounts and at the times set out above. The deferred payments and interest will also be secured by building permit and occupancy permit holds for the development and Section 219 covenants registered in the Land Title Act, as appropriate, on terms and conditions to the satisfaction of the Director of Legal Services in priority to all other registered parties and to be released only on confirmation of receipt by the City of the full payment of the CAC offering and interest.

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

### **Environmental Contamination**

2.12 If applicable:

- (a) Submit a site profile to the Environmental Protection Branch (EPB);
- (b) As required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (c) If required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site

constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

Note: 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.

\* \* \* \* \*

**1640-1650 Alberni Street**  
**SUMMARY OF TENANT RELOCATION PLAN TERMS**

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer Under the Tenant Relocation and Protection Policy, June 2019 Financial Compensation
Financial Compensation	<p>Compensation in the form of free rent, a lump sum payment, or a combination of both, has and will continue to be given for each unit eligible for the Tenant Relocation Plan according to the following schedule:</p> <ul style="list-style-type: none"> <li>▪ 4 months' rent for tenancies up to 5 years;</li> <li>▪ 5 months' rent for tenancies over 5 years and up to 10 years;</li> <li>▪ 6 months' rent for tenancies over 10 years and up to 20 years;</li> <li>▪ 12 months' rent for tenancies over 20 years and up to 30 years;</li> <li>▪ 18 months' rent for tenancies over 30 years and up to 40 years; and</li> <li>▪ 24 months' rent for tenancies over 40 years.</li> </ul>
Notification	<p>The minimum of four months' notice to end tenancy only after all permits are issued (e.g. all development, building, and demolition permits) will be provided.</p>
Moving Expenses	<p>A flat rate of \$750 for a bachelor or 1-bedroom unit will be provided.</p>
Assistance in Finding Alternate Accommodation	<p>Three relocation options that best meet the tenants' identified priorities as detailed in the Tenant Needs Survey and additional one-on-one conversations should be provided when requested.</p> <p>Where possible, options should be tailored to the tenant (e.g. pet friendly, smoke-free, etc.).</p> <p>The options are to be in Vancouver, unless otherwise identified by the tenant.</p>
Right of First Refusal	<p>All current tenants will be offered Right of First Refusal to return to the new building at 20% below market rents.</p> <p>As the number of replacement 1-bedroom units will not meet the number of existing 1-</p>

	bedroom units, tenants with right-of-first-refusal who are currently in one-bedroom units will be offered right of first refusal to the larger studios, which are around 540 sq.ft in size.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Housing	<p>Additional support will be provided to low income tenants and tenants facing other barriers to appropriate housing. This may include:</p> <ul style="list-style-type: none"><li>▪ Assistance in securing an affordable housing option (applicant will be required to provide proof that an affordable housing option has been secured)</li><li>▪ Assistance in securing an accessible unit or other appropriate unit type (e.g. supportive housing, assisted living facility)</li><li>▪ Additional supports such as a stipend to offset relocation difficulties, and/or pay for costs or supports related to relocation (e.g. unit modifications, packing, translation services etc.) up to \$2,500</li></ul>

**1640-1650 Alberni Street**  
**ADDITIONAL INFORMATION**

**1. Urban Design Panel**

**September 30, 2020**

**Evaluation: Support with Recommendations**

**Introduction:**

Rezoning Planner, Thien Phan, began by noting this is a rezoning, for two parcels with a base zoning of RM-5C coming in under the West End Plan and Rezoning Policy for the West End. The form and design considerations are guided by the West End Tower form siting setbacks bulletin.

The subject site is located mid-block on Alberni Street, between Cardero and Bidwell. Zoning is RM-5C for primarily residential and some compatible retail, office, and service uses. There is approximately 17,280 square feet in size, with frontage along Alberni. The site is currently occupied by a 12 storey rental building with 66-units attached to a vacant 3-storey commercial building that was the former offices of Holyburn Properties.

The properties to the North are zoned RM-6 and include a vacant former Chevron, as well as a White spot and parking lots. Across the back lane is Whole Foods, the associated parking lot, and a residential apartment building all of which front onto Robson Street. There is marina square park located to the north.

Close proximity to grocery stores, West End Community Centre, Joe Fortes Library and King

George Secondary School and the future Coal Harbour elementary school.

In terms of future context, nearby Rezoning applications and pre-applications include a number of towers up to 49 storeys.

The site falls within the Georgia Corridor Character Area of the West End Community Plan.

The enabling policy is the Rezoning Policy for the West End, adopted at the same time as West End Plan. The intent of this policy was for intensification of the West End in specific areas to provide jobs space, housing, and public amenities. It allows rezoning for increased density for market residential when significant public benefits can be achieved for the community.

Area C permits increase in density for market residential where:

- Sites have a min. frontage of 130 ft.
- A typical floor plate is to not exceed 5,500 sq. ft. subject to urban design

Buildings are to be sculpted to maximize sunlight onto sidewalks and not exceed Queen E view cones

- No additional shadows onto parks or open spaces from 10 to 4 on the spring and fall equinoxes
- Applications contain public benefits.



The site is also within close proximity to public transit currently and planned improvements in the future.

The site is 17,296 square feet with frontage of 131 feet. Slopes 2 meters down to Alberni, absorbed within the first floorplate. The 6-storey podium includes one level of entrance/amenity, five of rental replacement, consisting of 50,000 sq. ft. (66 rental units) while the remaining tower is 210,000 sq. ft. of strata (198 units).

The site plan shows access to underground parking is from the lane. Entrances are from Alberni on Level 1 into the lobby and access to the amenity space.

The existing rental building consists of 66 mostly one-bedroom units. The proposal seeks to replace the rental units with more family units than what currently exists. The proposed 66 rental replacement units would be a mix of bachelor-2 bedroom units, with 36% 2 beds. The building would shadow the private green space to the North but not Marina Square Park.

#### Policy Context - WEST END PLAN

- Floor plate size in Area 'A': Max. 511 square meters (5,500 square feet);
- Building heights should not exceed view corridor limits (except Queen Elizabeth View Corridor where consistent with the General Policy for Higher Buildings);
- Building heights in Area 'A': Max. 117.3 meters (385 feet).

#### REZONING POLICY FOR THE WEST END

- The portion of any new residential building which exceeds 18.3 m (60 feet) in height should be spaced at least 24.3 m (80 feet) from any other residential building exceeding 18.3 m (60 feet) in height.

#### WEST END – TOWER FORM, SITING AND SETBACKS

- Shaping towers so they read as point towers rather than 'slab' towers;
- Rezoning proposals for towers located on Alberni Street can be either "tower in the park" or "tower on podium" depending on the context;
- Upper levels of a tower should be 'tapered' with setbacks.

#### GENERAL SHADOWING 10am-4pm

- Development should not shadow parks between the equinoxes from 10am to 4pm.

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

*With due consideration given to the key principles of the West End Plan, Rezoning Policy for the West End and the West End – Tower Form Bulletin, does the panel support;*

1. The overall height, density, massing, and level of sustainability proposed
2. The design of the ground plane and interface with the public realm, with particular attention to podium elevations, entrances, shared amenities, materials, landscaping and CEPTD

**Applicant's Introductory Comments:**

- The applicant noted there are 198 market suites with and 66 replacement suites. The total height of the building is 385 ft.
- The site plan has been reviewed by staff, the view cones fit comfortably.
- The balconies on the east and west they provide shading and privacy for some units. The lower balcony is scaled to the street
- Top floor plates recused in scale with corner gardening.
- The building changes in profile when seen from different angles.
- The building has a strong indoor and outdoor quality while still managing a strong energy component. There is a front to back connection. The lobby connects through the lane on the Alberni side. The corneous alignment reaches its two neighbours.
- Terraces open up to the patios. There is a children play area in the lower right. A few trees have been removed so you can see the base of the building.
- Regarding the landscape the goal is to accent the architecture while creating great spaces for the residents to enjoy. The streetscape will be animated by a water feature and elegant town homes.
- Outside the main doors there is a path which will access to the amenity without entering the lobby. The lane and drop off will be designed as the front door to the lobby.
- A family amenity area will be provided with a direct connection to the lane  
Outdoor play area will take advantage of grade change along the lane

The staff and applicant team then took questions from the panel.

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

Having reviewed the project, it was moved by MS. ENMAN and seconded by MR. DAVIES and was the decision of the Urban Design Panel:

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

- Increase the total amenity area provided;
- Revisit the ground level studios in its entirety;
- Simplify the articulation of the podium façade.

**Related Commentary:**

There was general support from the panel for the height, density and massing. The panel noted it is an attractive building, with an elegant design. The stacking floorplate is well thought out. The façade created by the shifting floorplate with successful.

The ground plain was positively received. There is a strong wayfinding. The laneway treatment is well handled.

The panel noted the ground residential units are a little counter intuitive, this could benefit from some revisiting.

The livability of studio units especially at the lane is a little poor

The panel suggested calming down the articulation of the podium. The crown could be a little more sculpted.

The proportion of outdoor amenity to indoor is a little off especially at ground level.

The amenity space is insufficient for the scale of the building.

The panel recommended design development of the landscape concept. The panel suggested considering a way to foster more resident interaction.

Improve the legibility of the primary entrance to the child's play area at the ground level as it is currently a little too small.

Give more allowance to the energy targets.

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

## 2. Public Consultation Summary

### 1. List of Engagement Events, Notification, and Responses

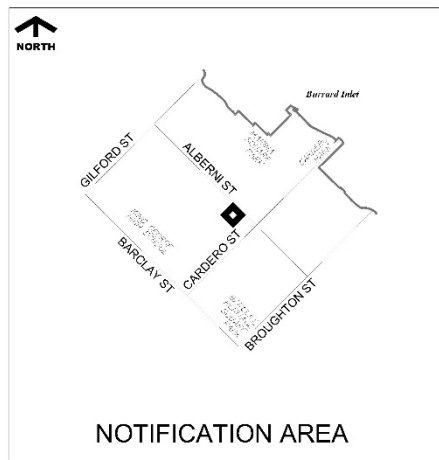
	Date	Results
<b>Event</b>		
Virtual open house (City-led)	September 1 to September 22, 2020	552 participants (aware)* <ul style="list-style-type: none"> <li>• 124 informed</li> <li>• 38 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of rezoning application and virtual open house	August 31, 2020	5,879
<b>Public Responses</b>		
Online questions	September 1 to September 22, 2020	3 submittals
Online comment forms <ul style="list-style-type: none"> <li>• Shape Your City platform</li> </ul>	February 18, 2020 to September 14, 2021	48 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	February 18, 2020 to September 14, 2021	48 submittals <ul style="list-style-type: none"> <li>• 32 responses</li> <li>• 9 responses</li> <li>• 7 responses</li> </ul>
Other input	February 18, 2020 to September 14, 2021	7 submittals
<b>Online Engagement – Shape Your City Vancouver</b>		
Total participants during online engagement period	February 18, 2020 to September 14, 2021	1,195 participants (aware)* <ul style="list-style-type: none"> <li>• 357 informed</li> <li>• 49 engaged</li> </ul>

*Note: All reported numbers above are approximate.*

\*The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

## **2. Map of Notification Area**



## **3. Analysis of All Comments Received**

Below is an analysis of all public feedback by topic and ordered by frequency.

Generally, comments of support fell within the following areas:

- Design and style: Support for the design and architectural style of the building, as a positive addition to the City's skyline (15)
- Building height: Support for proposed height, or even a taller height (6)
- Neighbourhood context: Support for the proposal given the neighbourhood context (5)
- General support (3)

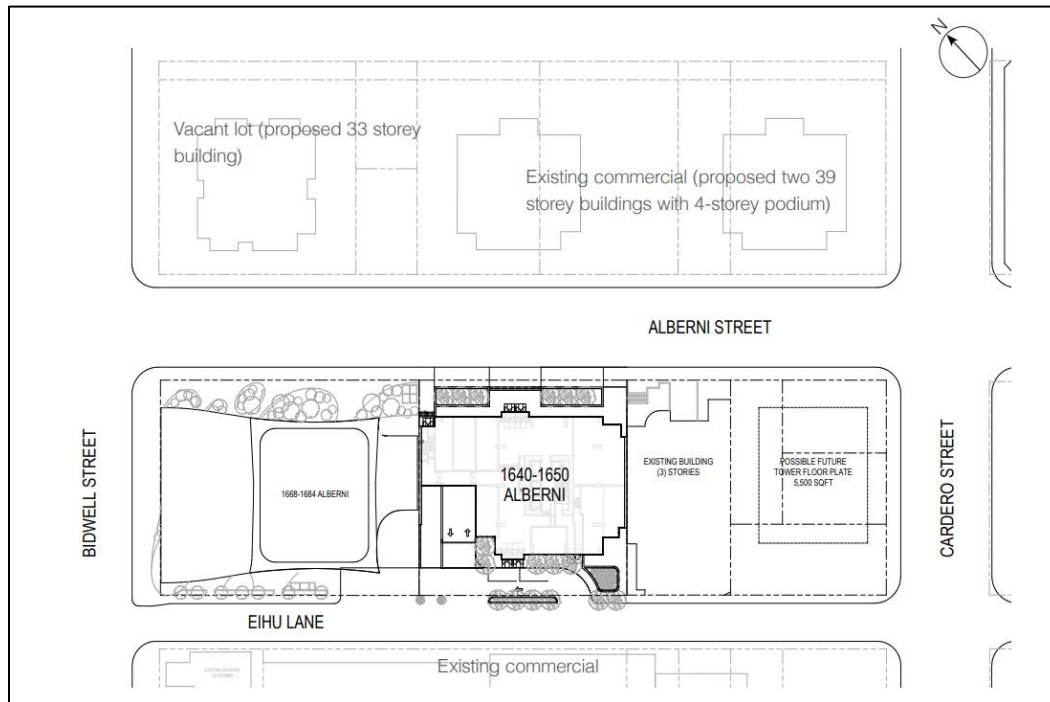
Generally, comments of concern fell within the following areas:

- Affordability and liveability: Concern over the affordability and number of rental units provided, that it does not meet the liveability needs of the neighbourhood (11)
- Public realm: Concern over the lack of adequate public realm improvements and private amenities provided (6)
- Proposed density: Concern over increase in density and population to the neighbourhood (5)
- Building height: Concern over height and negative impacts, such as shadowing (4)
- Insufficient parking: Concern over existing challenges in the neighbourhood over parking and traffic conditions (5)
- Excessive parking: Concern that the parking is in excess and not necessary (2)
- General concern (1)

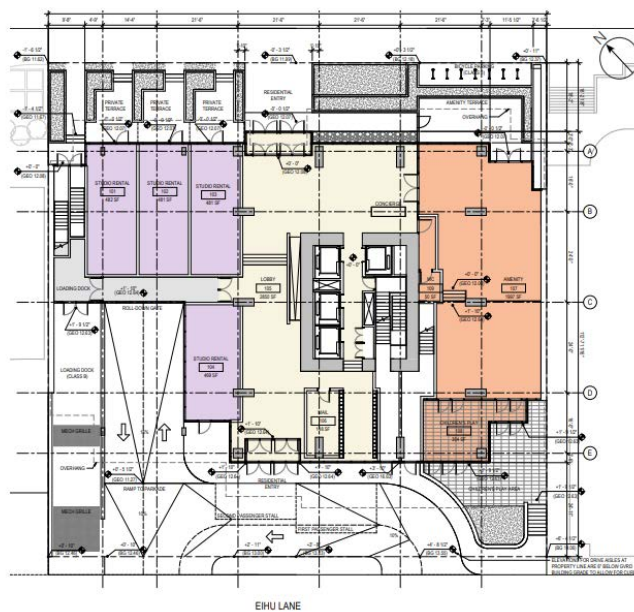
There were 5 other general comments received that were neutral, mixed, or questions.

**1640-1650 Alberni Street  
FORM OF DEVELOPMENT DRAWINGS**

Site Plan



Ground-Floor Plan



Typical Podium Floor Plan

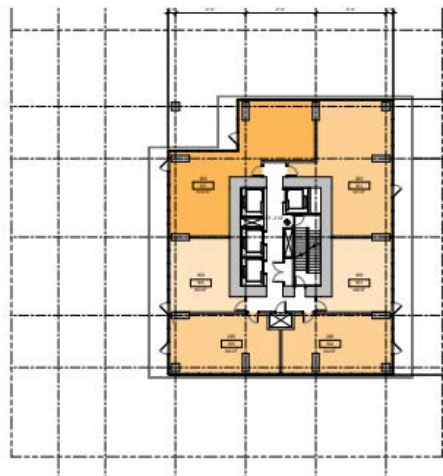


Typical Tower Floor Plans

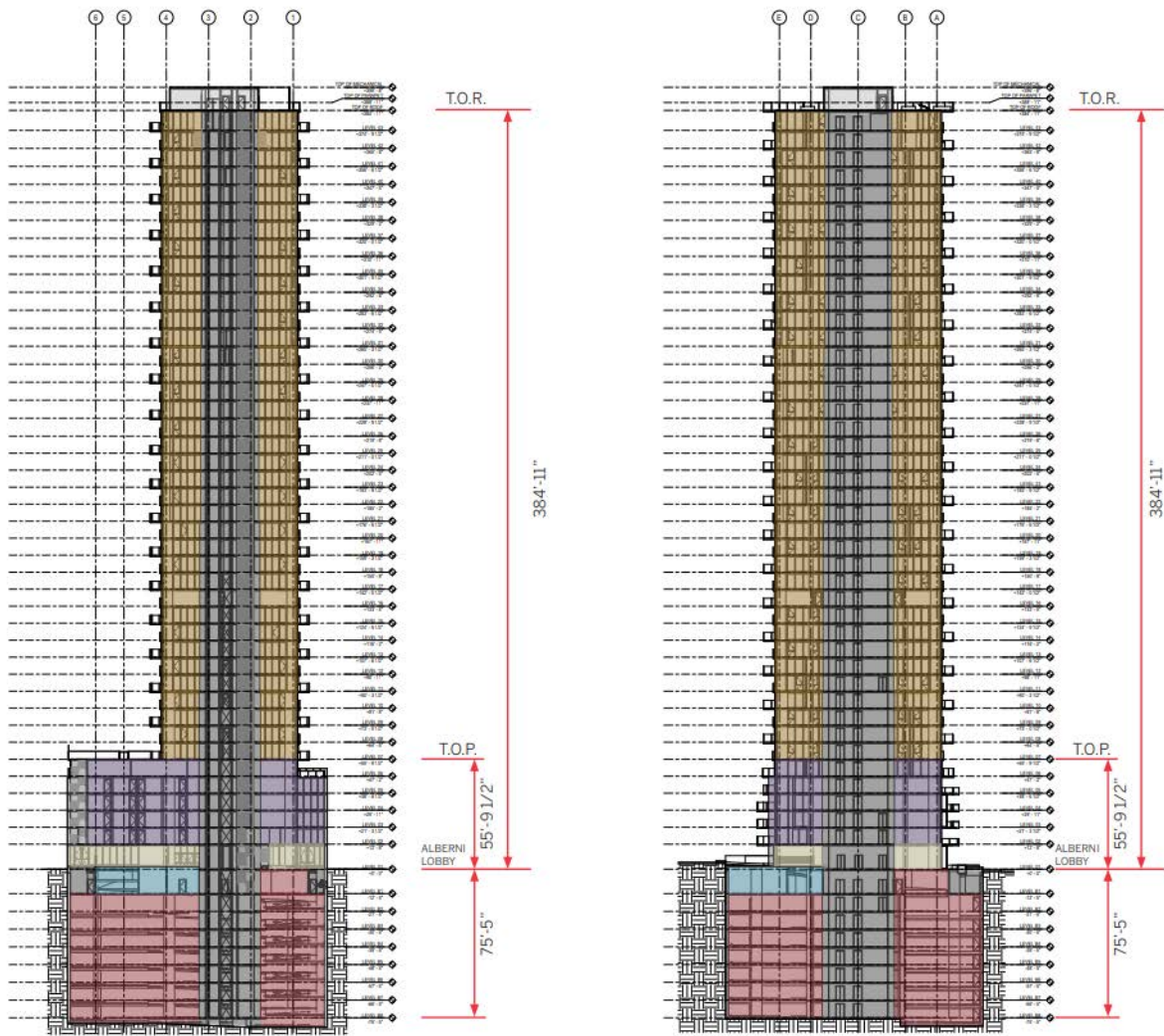
Level 6 (tower)



Level 9 (tower)

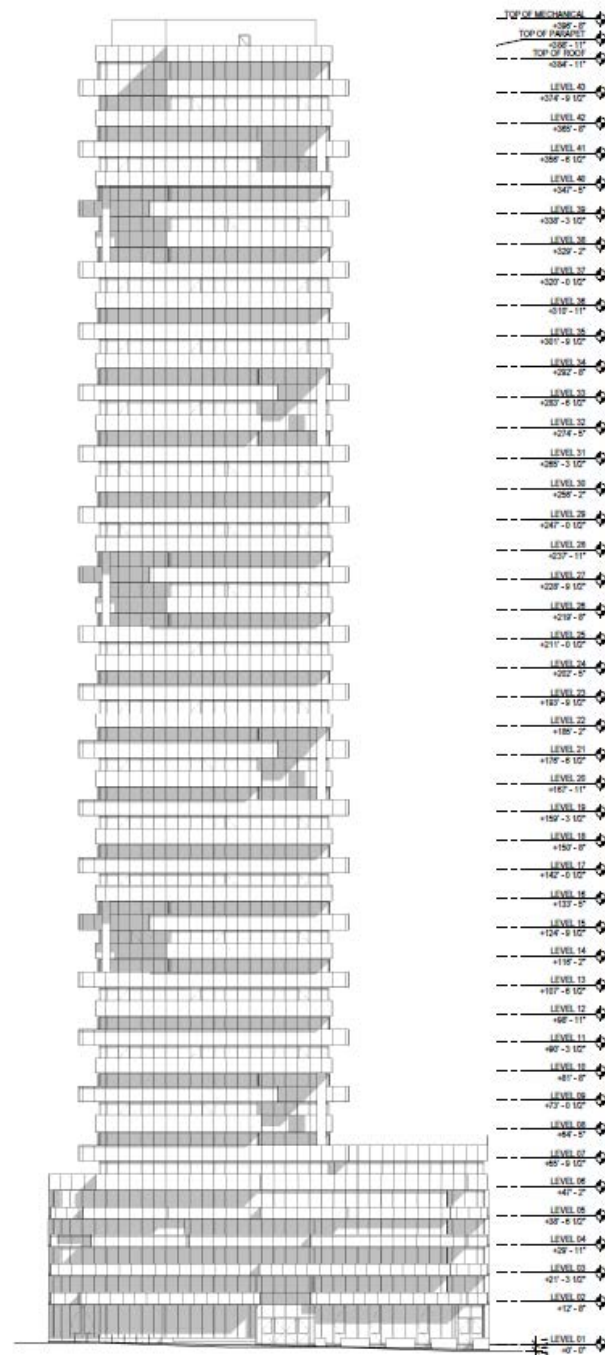


Elevations

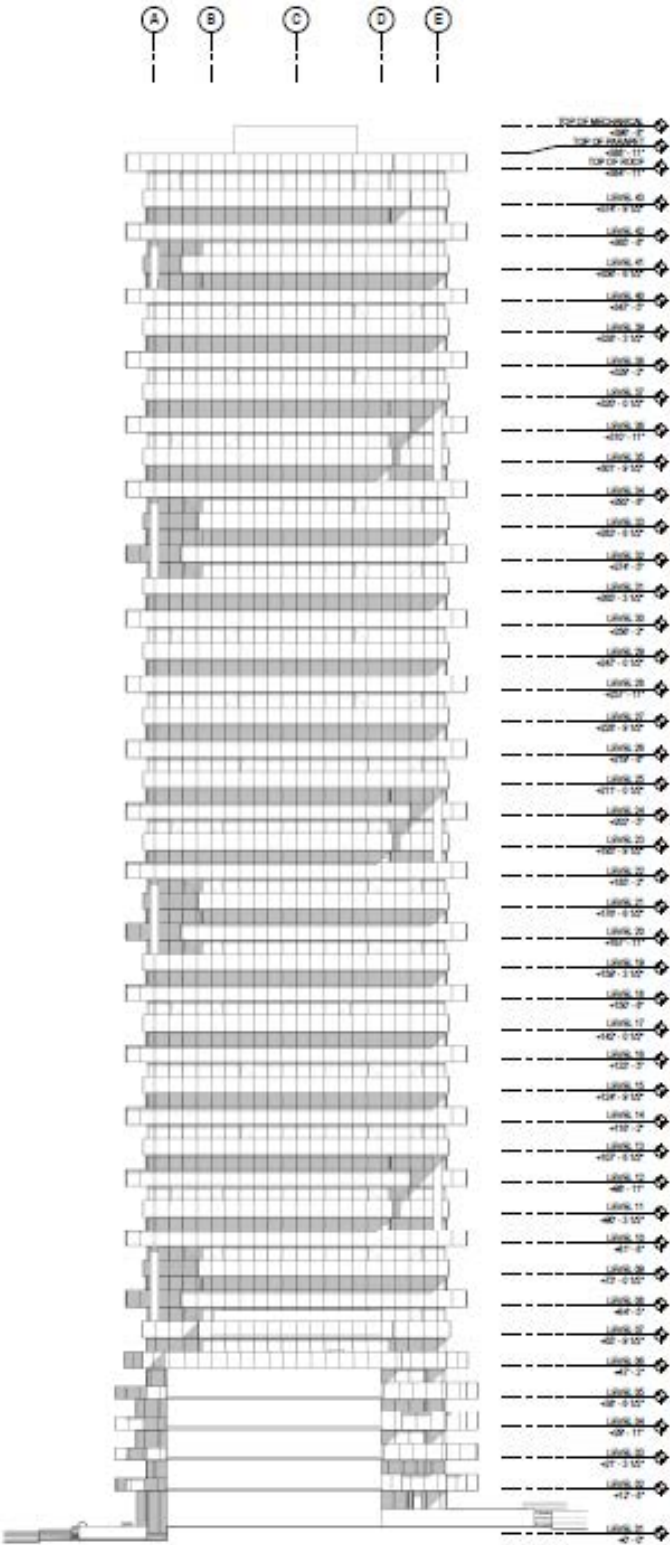




North Elevation



West Elevation



## PUBLIC BENEFITS IMPLEMENTATION DASHBOARD WEST END COMMUNITY PLAN (2013) Updated mid-year 2021

### POPULATION GROWTH<sup>a</sup>

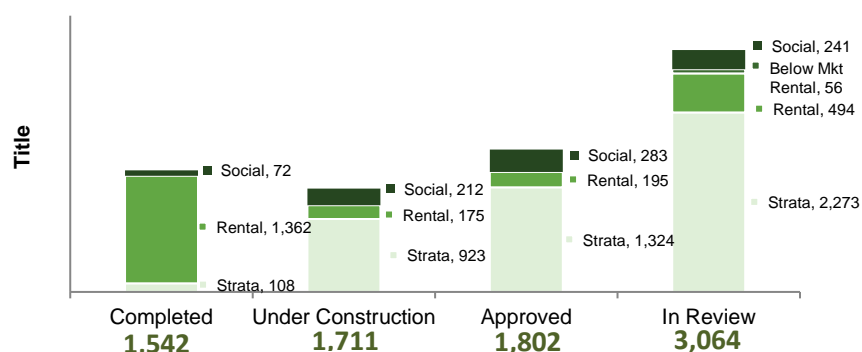
The West End has grown by approximately **5,100** people since the 2011 census. The plan projects a growth of approximately **10,000** people by 2041.



### DEVELOPMENT ACTIVITY (UNITS)<sup>b</sup>

Recent rezoning approvals:

- [1616-1698 W. Georgia St](#)
- [1059-1075 Nelson St](#)
- [1444 Alberni St. and 740 Nicola St](#)
- [1068-1090 Burnaby St](#)
- [1500 W. Georgia St](#)



## PUBLIC BENEFITS ACHIEVED AND IN PROGRESS SINCE 2013

✓ On track to achieving targets
 ➔ Some progress toward targets, more work required
 ○ Targets require attention

### TARGETS

See Chapter 17 of the [West End Community Plan](#) for more details

### HOUSING

- ~ 1,600 additional social housing units
- ~ 1,900 additional secured market rental units
- Secure social and market rental housing in Corridors
- Secure market rental housing in Neighbourhoods

(Gross numbers of units reported)

- 72 social housing units
- 1,362 secured market rental units

- 212 social housing units
- 175 secured market rental units



### CHILDCARE

- ~ 245 spaces for children 0-4
- ~ 121 spaces for children 5-12

- 10 spaces for children 5-12 (Lord Roberts)

- 7 childcare spaces (1 family childcare unit)



### TRANSPORTATION / PUBLIC REALM

- Upgrade/expand walking and cycling networks
- Enhance waiting areas at transit stops
- Improve public realm along commercial streets
- Improve public realm in Neighbourhoods

- Jim Deva Plaza
- Aquatic Centre Ferry Dock
- Walking & cycling improvements and green infrastructure (Haro Street; 1.1 km)
- 2 new traffic signals
- Temporary patios
- Bute/Robson, Bute/Davie interim plazas
- Beach Avenue – Room to Move interim cycling improvements (2.2 km)

- Georgia Gateway West complete street (planning)
- Robson/Alberni public space improvements (planning)
- Bute Street Greenway (planning)



<b>TARGETS</b> See Chapter 17 of the <a href="#">West End Community Plan</a> for more details	Completed	Construction	Planning / Design	Progress
<b>CULTURE</b> <ul style="list-style-type: none"> <li>• Preserve and stabilize cultural assets</li> <li>• Retain/create multi-use neighbourhood creative spaces</li> <li>• Public art</li> </ul>	• 2 public art installations	• 1 public art installation		→
<b>CIVIC / COMMUNITY</b> <ul style="list-style-type: none"> <li>• Recreation facilities renewal (West End Community Centre, Ice Rink, Vancouver Aquatic Centre)</li> <li>• Joe Fortes Library renewal</li> <li>• Optimize fire hall services in the community through renewal and/or relocation of existing fire halls</li> </ul>			<ul style="list-style-type: none"> <li>• West End Community Hub Master Plan (planning)</li> <li>• West End Community Hub Master Plan (Renewal &amp; expansion of West End Community Centre, West End Ice Rink, Firehall #6 and Joe Fortes Library)</li> </ul>	→
<b>HERITAGE</b> <ul style="list-style-type: none"> <li>• 10% allocation from cash community amenity contributions in West End</li> </ul>	• 10% allocation from cash community amenity contributions			✓
<b>SOCIAL FACILITIES</b> <ul style="list-style-type: none"> <li>• Gordon Neighbourhood House renewal and expansion</li> <li>• QMUNITY renewal and expansion</li> <li>• Explore opportunities for a dedicated seniors' facility</li> <li>• Explore opportunities for community-based non-profit hub</li> </ul>	• Gordon Neighbourhood House interim renovation		<ul style="list-style-type: none"> <li>• QMUNITY (design – rezoning approved)</li> <li>• 1157 Burrard multi-use cultural NPO space (planning – rezoning application)</li> </ul>	→
<b>PARKS</b> <ul style="list-style-type: none"> <li>• Rebuild the seawall</li> <li>• English Bay Beach Park and Sunset Beach Park upgrades</li> </ul>	• Seawall restoration project (2 phases)	• Gilford St closure	<ul style="list-style-type: none"> <li>• Barclay Heritage Square Calisthenics Park (design)</li> <li>• West End Waterfront &amp; Beach Ave. Master Plan (planning)</li> </ul>	→

## EXPLANATORY NOTES

The Public Benefits Implementation Dashboard 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 (and significant public benefits adjacent to the plan area) since Plan approval.

### <sup>a</sup> Population Growth

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 end of the most recent reporting period.

### <sup>b</sup> Development Activity

Development Activity reports on gross new units. The Development Activity Chart includes Building Permits, Development Permits, and rezoning applications:

- Completed: Occupancy Permit issuance
- Under Construction: Building Permit issuance
- Approved: Approved Rezoning Applications, and Development Permits submitted without a rezoning
- In review: In Review Rezoning Applications, and Development Permits submitted without a rezoning

### <sup>c</sup> Planning/Design

Public benefits in planning/design typically include City-or partner-led projects that have begun a public process or have made significant progress in planning or design stages, but have not yet moved to construction. Amenities secured through developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process

**1640-1650 Alberni Street**  
**PUBLIC BENEFITS SUMMARY**

**Project Summary:**

To build a 43-storey tower with 198 market strata residential units and 66 replacement rental residential units

**Public Benefit Summary:**

The project would result in a cash CAC contribution of \$32,700,000 allocated to the West End Public Benefit Strategy, a public art contribution and DCL payments. The project will also provide 66 replacement rental housing units with at least 20% of the rental residential floor area to be secured as below-market rental housing.

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
Zoning District	RM-C5	CD-1
FSR (site area = 1,607 sq. m / 17,296 sq. ft.)	2.2	14.97
Floor Area (sq. ft.)	38,051 sq. ft	258,921 sq. ft
Land Use	Mixed Residential	Residential

**Summary of development contributions expected under proposed zoning**

City-wide DCL <sup>1</sup>	\$4,722,719
Utilities DCL <sup>1</sup>	\$2,622,870
Public Art <sup>2</sup>	\$512,663
Community Amenity Contribution – Cash	\$32,700,000
<b>TOTAL</b>	<b>\$40,558,252</b>

**Other benefits (non-quantified):** At least 20% of the rental residential floor area must be rented at rates 20% below the CMHC average market rents for the area (Zone 3 – Downtown); all secured for the longer of 60 years and the life of the building.

<sup>1</sup> Based on rates that are anticipated to be in effect as of September 30, 2021; rates and bylaws are subject to future adjustments 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.

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

**1640-1650 Alberni Street**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**APPLICANT AND PROPERTY INFORMATION**

<b>Street Address</b>	1640-1650 Alberni Street
<b>Legal Description</b>	<ul style="list-style-type: none"> <li>PID 011-520-973; The East ½ of Lot 24 Block 55 District Lot 185 Plan 92</li> <li>PID 012-357-570; The West ½ of Lot 26 Block 55 District Lot 185 Plan 92</li> <li>PID 012-357-545; Lot 25 Block 55 District Lot 185 Plan 92</li> </ul>
<b>Applicant/Architect</b>	Landa Global, SOM
<b>Developer/Property Owner</b>	1650 Alberni Residential Ltd.

**SITE STATISTICS**

<b>Site Area</b>	1,607 sq. m (17,296 ft.)
------------------	--------------------------

**DEVELOPMENT STATISTICS**

	<b>Permitted Under Existing Zoning</b>	<b>Proposed</b>	<b>Recommended (Other Than Proposed)</b>
<b>Zoning</b>	RM-5C	CD-1	--
<b>Uses</b>	Multiple Dwelling	Multiple Dwelling	--
<b>Max. Density</b>	Zoning 2.2 FSR	14.97 FSR	--
<b>Floor Area</b>	3,535. m (38,051 sq. ft.)	24,056 sq. m (258,921 sq. ft.)	--
<b>Maximum Height</b>	58 m (Conditional.)	117.3 m (385 ft.) / 43 storeys	--
<b>Unit Mix</b>	--	Studio 40 One-bedroom 60 Two-bedroom 129 Three-bedroom 35 Total 264	--
<b>Parking Spaces</b>	Per Parking By-law	<b>Required:</b> Total 174 <b>Proposed:</b> Total 259	
<b>Loading</b>	Per Parking By-law	Class A 0 Class B 1	--
<b>Bicycle Spaces</b>	Per Parking By-law	<b>Required: 526</b> <b>Proposed: 535</b>	--