



REFERRAL REPORT

Report Date: March 29, 2022
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 14914
VanRIMS No.: 08-2000-20
Meeting Date: April 12, 2022

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 1668-1684 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 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 Bing Thom Architects Inc., on behalf of 700 Bidwell Property Inc.¹, the registered owner of the lands located at:
- 1668 Alberni Street [*Strata lots 1 to 11, District Lot 185, Strata Plan VR2688; PIDs 016-140-133, 016-140-141, 016-140-150, 016-140-168, 016-140-176, 016-140-184, 016-140-206, 016-140-214, 016-140-222, 016-140-231 and 016-140-249, respectively*]; and
 - 1684 Alberni Street [*Strata Lots 1 to 12, District Lot 185, Strata Plan VR705; PIDs 005-646-715, 005-646-731, 005-646-758, 003-146-821, 005-646-766, 002-494-680, 005-646-804, 005-646-812, 005-646-821, 005-646-839, 005-646-855 and 002-860-902, respectively*];

¹ Represented by Westbank Corp.

to rezone the lands from RM-5C (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 2.20 to 10.81 and the building height from 18.3 m (60 ft.) to 117.3 m (385 ft.) to permit the development of a 40-storey building containing 128 strata-titled residential units, 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 Bing Thom Architects, received August 11, 2017, and supplemental plans received July 19, 2021, 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 Recommendation A 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 1668-1684 Alberni Street from RM-5C (Multiple Dwelling) District to CD-1 (Comprehensive Development) District. The proposal is for a 40-storey residential building comprised of 128 strata-titled residential units. The proposed building height is 117.3 m (385 ft.) and floor space ratio (FSR) is 10.81.

Staff have assessed the application and conclude that it meets the intent of the *West End Community Plan* ("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:

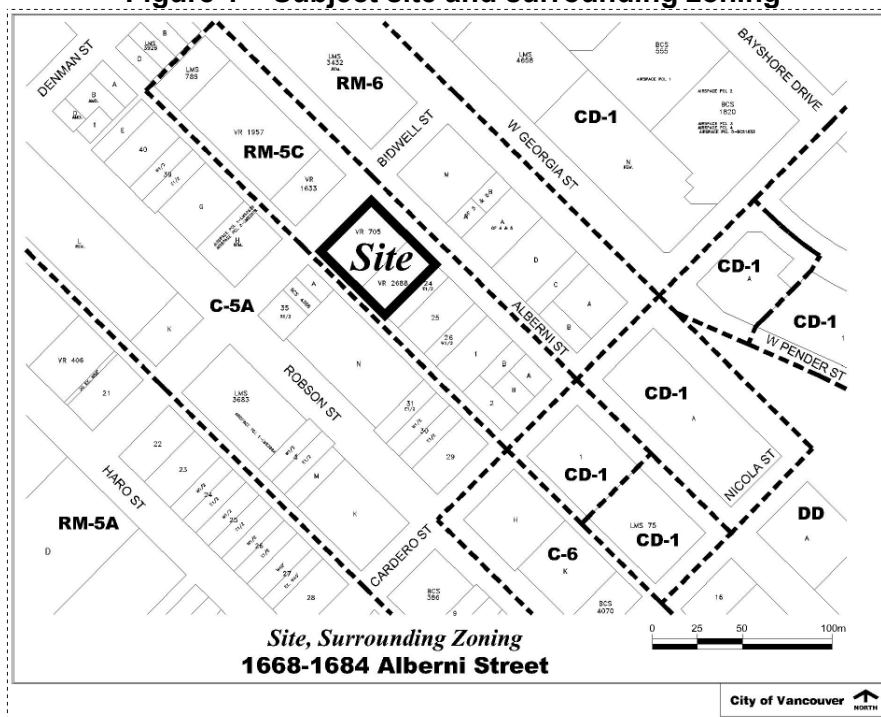
- West End Community Plan (Including West End Public Benefit Strategy) (2013)
- Rezoning Policy for the West End (2013)
- West End – Tower Form, Siting and Setbacks Administrative Bulletin (2017, last amended 2020)
- RM-5C District Schedule
- View Protection Guidelines (1989, last amended 2011)
- Green Buildings Policy for Rezoning (2009, last amended 2017)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families With Children Guidelines (1992)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2020)
- Vancouver Development Cost Levy By-Law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Latecomer Policy (2021)
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Urban Forest Strategy (2016)

REPORT***Background/Context*****1. Site and Context**

This 2,007.4 sq. m (21,607 sq. ft.) site is on the southeast corner of Alberni Street and Bidwell Street and bound by a lane to the south. The property is comprised of two legal parcels with a frontage of 50.29 m (165 ft.) along Alberni Street and a depth of 39.93 m (131 ft.) along Bidwell Street.

The site is currently occupied by two buildings, each of which contain strata units. Some units are now rented, and all tenants are aware of the rezoning. The buildings contain a combined 23 units, developed as follows:

- 1668 Alberni Street, a 13-storey strata building with 11 residential units; and
- 1684 Alberni Street (the Lord Stanley), a 14-storey strata building with 12 residential units.

Figure 1 – Subject site and surrounding zoning

Nearby developments reflect the intention of the *West End Plan*. To the north at 1616-1698 West Georgia Street is a recently approved rezoning for a 33-storey residential building. An active rezoning application for 1608-1616 West Georgia Street is to the west, proposed for two 38-storey residential buildings.

Local School Capacity – This site is located within the catchment area of Lord Roberts Elementary School located at 1100 Bidwell Street and King George Secondary School at 1755 Barclay Street. Per the Vancouver School Board (VSB)'s *Draft Long Range Facilities Plan*, updated January 2021, enrolments in 2019 resulted in a shortage of 37 spaces, which is projected to decrease to a shortage of 20 spaces in 2029. The plan notes that the future schools at Coal Harbour, Lord Roberts Annex and Olympic Village will add 1,000-1,400 spaces. The VSB plan also notes that the VSB will continue to work with the City on the King George and West End Community Centre master planning process.

The future Coal Harbour School is a 700 m away from 1668-1684 Alberni Street and the Lord Roberts Annex is a 1.2 km away.

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 to help plan for future growth.

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

- Parks: Stanley Park (500 m), Marina Square Park (400 m), and Harbour Green Park (900 m).
- Cultural/Community Space: West End Community Centre (450 m), Coal Harbour Community Centre (700 m), and Joe Fortes Library (450 m), Vancouver Aquatic Centre (2km).

- Child Care: Little Rae Kids Club (400 m) and Pooh Corner Daycare (800 m).
- Transit: Frequent bus service along Georgia Street to North Vancouver, West Vancouver and downtown.

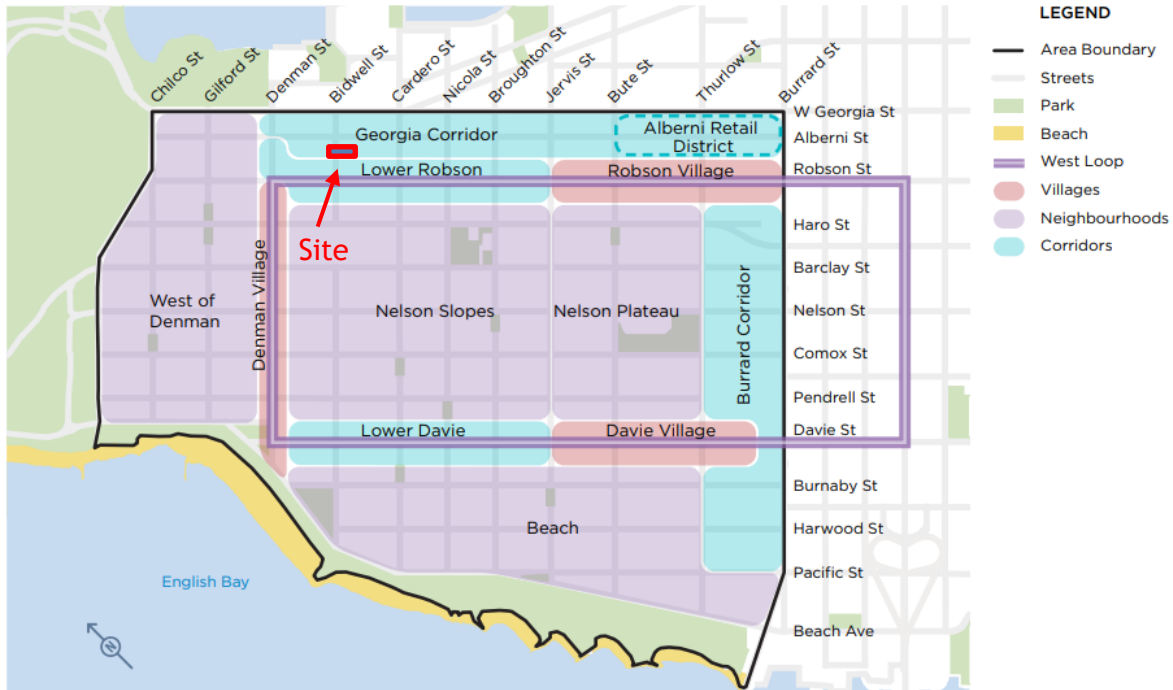
2. Policy Context

West End Community Plan and Rezoning Policy for the West End (“West End Plan”) –

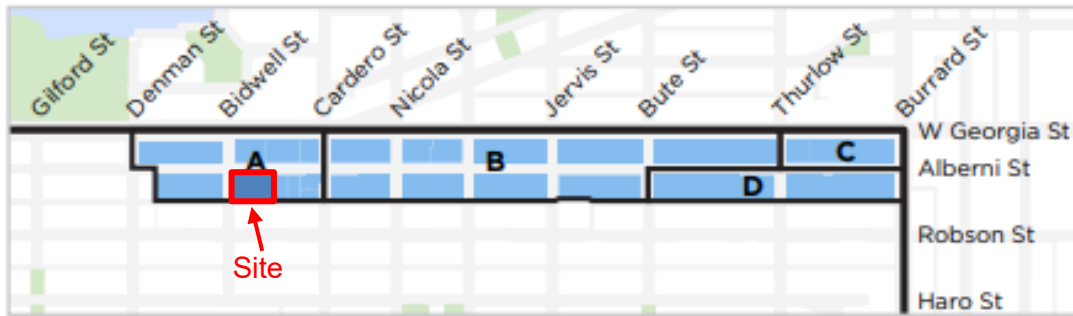
The *West End Plan* provides a framework to guide change, development and public benefits in the West End until 2041. The *West End Plan* considers long-range and shorter-term goals, providing policy directions in areas such as land use, built form, housing, and facilities.

Georgia Corridor – The subject site is located in Area A of the Georgia Corridor of the *West End Plan* (see Figure 2). The *West End Plan* identifies “Corridors” (Georgia and Burrard, Lower Robson and Lower Davie) as areas 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.

Figure 2 – West End Plan Corridors and Neighbourhoods



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 to rezone sites within the Georgia Corridor for market residential with an increase in density, when significant public benefits can be achieved. Subject to urban design performance and ensuring view cone limits are not exceeded, the subject site may be considered with a maximum allowable tower floor plate size of 511 sq. m (5,500 sq. ft.) and a maximum height up to 117.3 m (385 ft.).

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 40-storey residential building with 128 strata-titled residential units, including townhouse units on the ground floor. The total density is 10.81 FSR and the building height is 117.3 m (385 ft.). Five levels of underground parking with 167 vehicle parking spaces and 359 bicycle spaces are proposed.

The rezoning application was received by the City in 2017, and like many rezoning projects in this area, a combination of design revisions and CAC dialogue completed in January 2022.

The revised design replaces a former three-storey attached podium along Bidwell with three townhouses. This change improves the permeability of the ground plane, as well as sightlines and daylight. The ground plane was also amended to improve the landscaping and water features.

Figure 3 – Proposal

1. Land Use

The site is currently zoned RM-5C. The proposal is for residential uses, which is consistent with the intention of the *West End Plan*.

2. Form of Development, Height and Density (refer to drawings in Appendix D)

This proposal is one of several tower redevelopments submitted near Georgia Street in the West End, all enabled by the *West End Plan* and the *Rezoning Policy for the West End*. Together, these developments will contribute to the evolution of the West End as a livable mixed-use neighbourhood with defining architecture. Specific urban design considerations for this development include its contribution to the distinctiveness of the urban context, mitigation of overshadowing onto sidewalks and parks, and alignment with form of development provisions in the *West End Plan*.

Form of Development – The *West End Plan* and the *West End – Tower, Siting and Setbacks Bulletin* specify a “tower on podium” typology for this sub-area. Specifically, the tower should meet the ground with a podium element with a setback from the property line. This application proposed an 8.6 m (28.1 ft.) setback on Alberni Street with generous landscaping and water features and a 5.9 m (19.4 ft.) side yard on Bidwell Street where the three townhouse entrances are located.

Regarding architectural form, an alternating “exoskeleton” pattern offers a distinguished building design. The “Places” section of the *West End Plan* outlines built form parameters specific to the Georgia Corridor area. Rezoning sites are to have a minimum site frontage of 39.6 m (130 ft.). For this sub-area of the Georgia Corridor, a slender tower floor plate of up to 511.0 sq. m

(5,500 sq. ft.) to maximize views and sunlight on sidewalks is advised. The proposal adheres to the maximum tower floorplate size in the *West End Plan*.

Height and Density – The *West End Plan* envisions new urban development in the West End to increase the supply of housing options. The “Georgia Corridor” anticipates mostly high-rise buildings and urban amenities.

The *West End Plan* considers building heights in the Georgia Corridor of up to 117.3 m (385 ft.). Heights are limited to ensure protected public views that extend across the subject site are respected and the building meets the desired urban design performance including limiting shadowing impacts onto Marina Square Park. Incursions into view cones may be considered under very limited circumstances, including where the shadow from the proposed building falls within the view shadow of an existing structure. Following a thorough review, staff have confirmed that the proposal does fall within a view shadow created by an existing building. As such, given the existing building already penetrates the view cone, the height for the proposal will not add further incursion, and the height is supported.

Staff have also confirmed that the proposed building height does not result in any additional overshadowing onto Marina Square Park. Staff recommend support of the building height as proposed, as reflected in the CD-1 By-law.

Urban Design Panel – The application was reviewed by the Urban Design Panel on October 2, 2017 and supported with recommendations (Appendix C). Comments related to building form, programming of floor plans, architectural detailing, public realm interface and design of the podium.

Staff provided the applicant team with recommendations following public consultation and Urban Design Panel reviews. The applicant team provided addendum drawings on July 17, 2021 (see Appendix D) which responded to staff feedback. These addendum drawings test-fit the urban design conditions of rezoning.

Staff conclude that the revised addendum drawings respond to the objectives set forth in *West End Plan* and support the application, subject to the conditions outlined in Appendix B.

3. Housing

The *Family Room: Housing Mix Policy* for Rezoning Projects requires the strata-titled development be comprised of a minimum of 35% family units of which 10% are three-bedroom units. This application meets this requirement for 128 strata titled units, of which 51% are proposed to be two-bedroom units and 49% are proposed to be three-bedrooms or more.

The Tenant Relocation Policy does not apply to existing tenants on this site. At the time of the application in 2017, the TRP did not include Secondary Rental, thereby excluding any tenants of the strata units. Further, the exemption also includes strata owners who have since transitioned to renters.

4. Parking and Transportation

Parking and loading access is provided from the rear lane, leading to five levels of underground parking. A total of 167 vehicle parking spaces and one Class B loading space are proposed.

A traffic impact study has been submitted. Staff are satisfied that the proposal will not create negative impacts to the local road network. Frequent bus service is available on Georgia Street. Bikeways exist on Alberni, Georgia and Cardero Streets and on the Coal Harbour Seawall. Transportation and public realm improvements are secured via rezoning conditions to align with the Georgia Gateway West Complete Street project.

Engineering conditions of approval are set out in Appendix B.

5. Environmental Sustainability and Natural Assets

Green Buildings — The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy either the near zero emissions buildings or the 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 are currently four mature street trees located on Bidwell Street proposed for retention. Landscape conditions are set out in Appendix B.

6. Public Input (refer to Appendix C)

Pre-Application Community Consultation – A pre-application open house was hosted by the application on June 12, 2017, at the Empire Landmark Hotel (1400 Robson Street). A total of 2,604 notifications were distributed within the neighborhood. Staff, the applicant team and approximately 59 people attended the open house and 21 comment forms were received.

Public Notification – A rezoning information sign was installed on the site on September 6, 2017. Approximately 7,786 notification postcards were distributed within the neighbouring area on or about September 7, 2017. Notification, application information, and an online comment form, was provided on the City of Vancouver's Rezoning Centre webpage (from September 2017 until February 2020) and then on Shape Your City (from February 18, 2020 to October 11, 2021), the City's new digital engagement platform.

City-Led Open House – A community open house was held from 5-8 pm on September 21, 2017, at the Empire Landmark Hotel (1400 Robson Street). Staff, the applicant team and approximately 54 people attended the open house.

Figure 4 –Overview of Notification and Engagement

Pre-application Open House June 12, 2017 59 attendees		City-hosted Open House September 21, 2017 54 attendees	
Postcards distributed	2,604	Postcards distributed	7,786
Online feedback	0	Online feedback	8
Comment forms	21	Comment forms	17
Total	21	Total	25

Public Response and Comments – Public input was received throughout the application process. This application was received prior to the introduction of the online Shape Your City platform. As such, traditional open houses were hosted for early feedback from neighbours. Following the introduction of Shape Your City, an online feedback page was also established. The summary below combines the in-person and online feedback received for this application. Through comment sheets at the Open House, as well as feedback provided online, a total of 17 in-person and eight online submissions were received. A summary of all public responses are included in Appendix C.

Below is a summary of all feedback (both online and from the open house) related to the proposal, ordered by topic and ordered by frequency.

Generally, comments of support fell within the following areas:

- **Building Design:** There was a high level of support for the design of the building. Respondents commented that the building was “beautiful”, “impressive” and “interesting” and fits in well with the local context. Other comments included suggesting the building should be taller and stand apart from other buildings in the area.
- **Sustainability Features:** Respondents supported the sustainability features, energy management, and rainwater retention.
- **Aligns with Existing Policies:** Respondents commented that the proposal kept with the policies in the *West End Plan*.

Generally, comments of concern fell within the following areas:

- **Housing:** Respondents were concerned that the future price of the units would be too expensive and not available to people with average incomes. Other respondents wanted to see affordable housing included in the proposal.
- **Traffic:** Concerns that the proposal contributed to an increase in traffic due to the large number of recently approved and in-process developments nearby.

Response to Comments

Housing mix and affordability – Under the *West End Plan*, strata-titled residential can be considered through rezoning on sites within the Georgia Corridor. The *West End Plan* supports this housing tenure as it generates a cash CAC which assists with the delivery of needed community amenities in the area. To address housing affordability, the *West End Plan* designates other areas to deliver market rental and social housing.

Traffic – Staff’s review of the applicant’s traffic study concluded that the proposed number of parking spaces would not create additional congestion in the local street network. Further, transportation and public realm improvements are proposed under the Georgia Gateway West Complete Street project, which is anticipated in the *West End Public Benefit Strategy*.

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

Public Benefits

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. A CAC typically includes on-site amenities and/or a cash contribution, taking 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 Rezoning*.. The applicant has offered a cash CAC of \$37,041,000. Real Estate Services staff have reviewed the applicant’s development pro forma and concluded the total CAC value offered by the applicant is appropriate. Staff recommend the offer be accepted and the amount allocated to support delivery of the West End Community Plan Public Benefits Strategy.

The West End Public Benefit Strategy (please refer to Appendix F for further detail) identifies public benefits and infrastructure to support growth in the West End including community and civic facilities such as expansion of the West End Community Centre complex and Vancouver Aquatic Centre, parks and open spaces, new and expanded childcare facilities, affordable housing and heritage preservation.

Phased approach to Cash CAC Payment – The CAC 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 \$37,041,000 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 \$17,041,000 (the “Outstanding Balance”) on the earlier of the following dates:
 - The issuance of the first building permit for the Rezoned Lands; and
 - 11:59 p.m. on the day preceding the second anniversary 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 plus accrued interest is paid to the City.

The Outstanding Balance (but for clarity, not interest thereon) will be secured 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 within 24 months of Council's approval in principle of this rezoning application, the approval in principle may be terminated, revoked, rescinded or reconsidered by Council, in its sole discretion. A new rezoning application or a revised rezoning application may be required along with a subsequent second public hearing including of an appropriate CAC offering at such time.

West End Community Plan Public Benefits Strategy – The *West End Public Benefits Strategy* (Appendix E) identifies public benefits and infrastructure to support growth in the *West End Plan* including: community and civic facilities, affordable housing and heritage conservation.

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

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

The site is subject to the City-wide DCL and Utilities DCL. 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 DCL by-laws and rates in effect as of September 30, 2021 and the proposed and the proposed 233,605 sq. ft. of residential floor area, total DCLs of \$6,627,374 would be expected from this development.

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

Public Art Program — The 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 2016 rate, the public art budget is estimated to be \$462,538. 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.

FINANCIAL IMPLICATIONS

Based on DCL bylaws and rates in effect as of September 30, 2021, it is estimated that the proposed development will pay \$6,627,374 in DCLs.

If the rezoning application is approved, the applicant will be required to provide new public art on site at an estimated value of \$462,538, or make a cash contribution to the City for off-site public art for 80% of that amount.

The applicant has offered a cash CAC of \$37,041,000, 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 Plan*. The additional cash CAC will also help achieve key public benefit objectives in and around the area.

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 D.

* * * * *

1668-1684 Alberni Street
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A By-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

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

Designation of CD-1 District

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

Uses

3. Subject to approval by Council 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. The design and layout of at least 35% of the total number of 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; and

Floor area and density

- 5.1 Computation of floor space ratio must assume that the site area is 2,007.4 m², 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 10.81.
- 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 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, 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 must not exceed 117.30 m measured from base surface to the top of the roof parapet above the uppermost habitable floor, except that no part of the development is permitted to protrude into the Council-approved protected public views as set out in the City of Vancouver View Protection Guidelines unless it is demonstrated that any such protrusion is wholly obstructed by a pre-existing incursion caused by another building (a "view shadow") to the satisfaction of the Director of Planning.

6.2 Despite section 6.1 of this By-Law and of section 10.18 of the Zoning and Development By-Law, the Director of Planning may permit a greater height than otherwise permitted for roof top appurtenances such as stairs, elevators, elevator machine rooms, architectural screens, or similar features up to a maximum height of 122.56m, if the Director of Planning first considers:

- (a) their siting and sizing in relation to Council-approved protected public 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 excluding 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 m².

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

* * * * *

**1668-1684 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 THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Bing Thom Architects, received on August 11, 2017, with addendum received on July 17, 2021, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

1.1 Design development to improve the interface with grade on the two-storey townhouse walls as follows;

- (a) improve the architectural expression, texture, visual variety and pedestrian detail;

Note to Applicant: There should be no unarticulated walls facing any public views. 2 storey walls can be achieved with some architectural articulations.

- (b) consider providing clear visibility from the corner of property to the streets between Alberni Street and Bidwell Street and rear lane and Bidwell Street;

Note to Applicant: Two wings of north and south end of townhouse walls are blocking the views toward Bidwell Street from Alberni Street and the rear lane, visual permeability toward street should be improved. Seamless and accessible transitions from the public to private realm is desirable.

- (c) enhance the landscape details at Alberni Street and Bidwell Street corner area to further strengthen the pedestrian amenity and interface of public and private realm;

Note to Applicant: Some considerations to increase the connectivity between the public and private uses and visible permeability, including provision of large architectural walls and landscaping treatments. Also refer to Landscape Conditions.

Note to Applicant: Architectural design details, rather than building envelope or construction details, are required for development permit review. the intent is to ensure the provision of high-quality materials and construction. Details should generally be in

section, at a large scale such as 1:20 or equivalent, and include notes and dimensions. Review of these drawings may result in additional Urban Design comments or conditions.

1.2 Design development to improve the site design for public and private realm and open spaces particularly large water feature spaces at grade, including;

- (a) explore additional landscape features at grade level supplement to large water features;

(Note to Applicant: Additional landscaping should be considered particularly along the Alberni Street. Consideration should be given for the long term maintenance, as the water features often pose for the long term maintenance, alternative to be considered.)

- (b) provision of a conceptual lighting strategy and implementation plan for pedestrian scale lighting to enhance the proposed public realm environment;

(Note to Applicant: This condition should be met at the Development Permit stage. Public realm lighting needs to be coordinated to meet Engineering standards and requirements.)

- (c) confirmation of integrating water features into comprehensive sustainability conditions;

1.3 Design development to ensure the high standard of livability enhanced the unit design and space, as following;

- (a) improve the unit design and provide appropriate bedroom size and space for the second bedroom of unit type 1 at level 1 and 2;

(Note to Applicant: Consider adequate space and layout for the second bedroom, size of bed and built-in closet should be shown to achieve better livability space.)

1.4 improve the outdoor common amenity spaces at level 1 by providing a larger more functional children's play area and good solar access to the space; Identification on the architectural and landscape drawings of any built features intended to create a bird friendly design;

Note to Applicant: Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted: <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>

Also refer to landscape conditions

Crime Prevention through Environmental Design (CPTED)

- 1.5 Provision at the time of the Development Permit application for Crime Prevention Through Environmental Design (CPTED) strategies, including:
- (a) Having particular regard for mischief in alcoves and vandalism such as graffiti;
 - (b) Consideration of mail theft in the design and location of mailboxes;
 - (c) Consideration of residential break and enter;
 - (d) Provision of outdoor common area and path lighting; and
 - (e) Provisions for visibility and security in the underground parking garage in accordance with the Parking By-law, including:
 - (i) Providing 24 hour overhead lighting at exit doors and step lights;
 - (ii) Providing white-painted walls, and;
 - (iii) Ensuring a high degree of visibility at doors, lobbies, stairs, and other access routes.

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

Landscape

- 1.6 Design development to provide a substantial common outdoor amenity area, contiguous with an indoor amenity room. The common area should be programmed with activities which promote social gathering and interaction, such as children's play, urban agriculture and passive seating opportunities

Note to Applicant: Urban agriculture plots should follow the City's Urban Agriculture Guidelines for the Private Realm and include infrastructure required, such as potting benches, hose bibs, etc. Garden plots should be wheelchair accessible. Outdoor spaces should be visually accessible from common indoor amenity rooms.

- 1.7 Design development to improve the street and lane interface to achieve smooth public-private transitions at lane and both Alberni and Bidwell Streets, creating a friendly layered planting effect, oriented to the street. This should be confirmed by sections from roadway edges to building facades, including provision of clear grades (refer to #5 above).

Note to Applicant: Hedges next to sidewalks are not supported. Lower, flowering planting beds should be oriented to the street. If hedges are desired, these should be set back into the private property. Any planting on City property should adhere to the City's

Engineering Guidelines for planting on boulevards, which calls for any planting to have ultimate height of less than 3 ft.

- 1.8 Design development to improve the street and lane interface to achieve smooth public-private transitions at lane and both Alberni and Bidwell Streets, creating a friendly layered planting effect, oriented to the street. This should be confirmed by sections from roadway edges to building facades, including provision of clear grades.

Note to Applicant: Hedges next to sidewalks are not supported. Lower, flowering planting beds should be oriented to the street. If hedges are desired, these should be set back into the private property. Any planting on City property should adhere to the City's Engineering Guidelines for planting on boulevards, which calls for any planting to have ultimate height of less than 3 ft.

- 1.9 Design development to delete reflecting pool water feature fronting Alberni Street and replace with soft landscape (as described in #4 above), integrating building with public realm.

Note to Applicant: compliance with this condition is reflected in the Test Fit prepared by the applicant and submitted for staff consideration on July 17, 2021. This design development remains a Condition of Approval to ensure continued compliance through future stages of the development application process.

- 1.10 Design development to provide a landscape buffer from the loading area and ramp.
- 1.11 Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
- 1.12 Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab, as follows:
- (i) consider intensive/extensive green roof and related amenity programming; and
 - (ii) lower the slab in the courtyard area below the planters, to the greatest extent practicable.

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

- 1.13 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 to the rooftop areas, where possible;
 - (d) use permeable paving;

- (e) employ treatment chain systems (gravity fed, wherever possible);
- (f) use grading methods to direct water to soil and storage areas;

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

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

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

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

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

- 1.16 Coordination between arborist report and plans to clarify tree retention/removals.

- 1.17 Provision of a detailed Landscape Plan illustrating soft and hard landscape areas.

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.

- 1.18 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.

1.19 Provision of a “Tree Management Plan”.

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

1.20 Provision of an arborist “letter of undertaking” to include signatures by the owner, contractor and arborist.

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

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

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

1.22 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.

1.23 Provision of an outdoor Lighting Plan.

1.24 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>.

Sustainability

1.25 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended May 2, 2018), including all requirements for Near Zero

Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), 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).

Engineering Services

- 1.26 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>

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

- 1.30 Provision of a signed, sealed and finalized Transportation Assessment and Management Study (TAMS), to the satisfaction of the General Manager of Engineering Services.

1.31 Design development to improve access and design of bicycle parking and demonstrate compliance with the Bicycle Parking Design Supplement by performing the following:

- (a) provision of an alcove for the bike room access off the vehicle parking ramp and maneuvering aisle;
- (b) provision of Class B bicycle spaces as per Bylaw;
- (c) provision of automatic door openers for all doors providing access to Class A bicycle storage;
- (d) provision of oversized spaces and bicycle lockers as per Bylaw; and
- (e) provide Class A spaces that are free of column encroachments.

1.32 Design development to improve access and design of loading spaces and demonstrate compliance with the Parking and Loading Design Supplement by performing the following:

- (a) provision of convenient, internal, stair-free loading access to/from all site uses; and

1.33 Design development to improve the parkade layout and access design and demonstrate compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services:

- (a) improved two-way flow for vehicles on the ramp and in the parking areas through provision of the following:
 - (i) improved visibility for two-way vehicle movement on main ramp and throughout parkade with parabolic mirrors;
- (b) confirmation that column encroachments, setbacks and parking space widths comply with the Parking and Loading Design Supplement; and

Note to Applicant: Column encroachments are not permitted in single module stalls. 2.3 m (7.5 ft) of vertical clearance is required for access and maneuvering to all disability spaces.

- (c) confirmation that vertical clearance of overhead projections into vehicle parking spaces are not less than 1.2 m (4.0 ft) and projection into the space is not more than 1.2 m (4.0 ft).

Note to Applicant: Overhead projections into disability spaces are not permitted.

1.34 Provision of the following information as part of the drawing submission at the development permit stage to facilitate a complete Transportation review:

- (a) a complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being

provided;

- (b) all types of parking and loading spaces individually numbered and labelled;
- (c) dimension of any/all column encroachments into parking stalls;
- (d) identification of all columns in the parking layouts;
- (e) dimensions for typical parking spaces;
- (f) dimensions of additional setbacks for parking spaces due to columns and walls;
- (g) dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates;
- (h) section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates;

Note to Applicant: These clearances must consider mechanical projections and built obstructions.

- (i) details on the ramp/parkade warning and/or signal systems and locations of lights, signs and detection devices to be shown on the plans;
- (j) areas of minimum vertical clearances labelled on parking levels;
- (k) design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances;

Note to Applicant: The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

- (l) indication of the stair-free access route from the Class A bicycle spaces to reach the outside;

Note to Applicant: Stair ramps are not generally acceptable.

- (m) existing street furniture including bus stops, benches etc. to be shown on plans; and
- (n) the location of all poles and guy wires to be shown on the site plan.

- 1.35 Confirmation that gates/doors are not to swing more than 0.3 m (1.0 ft) over the property lines or into the SRW area.
- 1.36 Provision of a landscape and site plan that reflect the improvements to be provided as part of the Services Agreement.
- 1.37 Developer's Engineer to submit a sewer abandonment plan to the City that details the abandonment or removal of all existing storm, sanitary, and combined connections to the

development site. The plan is required to be reviewed and accepted by the City Engineer prior to occupancy permit issuance.

- 1.38 Provision of a draft final Rainwater Management Plan (RWMP) to the satisfaction of the General Manager of Engineering Services, in their discretion to be submitted prior to Development Permit issuance which clearly indicates how the onsite system will achieve the following:

(a) General Requirements

- (i) Provision of a pre-development site plan showing orthophoto, existing drainage areas, and onsite and downstream offsite drainage appurtenances.

- (ii) Provision of post-development site plan(s) that includes the following:

- building location/footprint;
- underground parking extent;
- proposed service connections to the municipal sewer system;
- location and labels for all proposed rainwater management practices;
- area measurements for all the different land use surface types within the site limits; and
- delineated catchments to demonstrate best management practices (detention tank(s), green infrastructure, etc.) are appropriately sized.

- (iii) Provide a summary of all catchment areas in a tabular form which includes the required capture and treatment, any direct capture and treatment achieved from adjacent surfaces, and storage capacities for that catchment. Catchments must be shown in a proposed site plan drawing or figure as part of the Final Rainwater Management Plan Report.

Note to Applicant: City is supportive of proposed best management practices of green roofs and stormwater tree trenches but additional storage provided beyond what is captured in a 24mm event does not contribute to meeting the Volume Reduction requirement. Best efforts should be made to maximize the routing of runoff from adjacent or above hardscape surfaces for retention and treatment benefits. Statements of volume reduction performance to be supported by design.

- (iv) Proposal of rainwater management infrastructure outside of the site property limits to meet performance requirements is not permitted. Potential opportunity space as identified in the concept figure should be removed in subsequent resubmission.
- (v) Best efforts shall be made to ensure the proposed rainwater management system drains by gravity.

(b) Volume Reduction

- (i) Calculation of any detention system 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.

Note to Applicant: Utilize the full required detention system volume for release rate control should the required volume be greater than the amount necessary to meet pre development peak flow.

Note to Applicant: The proposed area reserved for retention/detention on P1 is likely too small to collect and store surplus volume of rainwater runoff unless a significant portion of the site drains to adequately sized tier 1 or 2 practices.

- (ii) Provision of design specifics and details of all best management practices (BMP) to support the design claim for meeting target requirements. Coordinate with the landscape architect on the details specific to the landscape portion, such as proposed growing medium depth and grading of hardscapes into adjacent landscaping.
- (iii) Provide a soil depth plan in the Landscape drawings to support the use of landscaped areas for rainwater retention.
- (iv) Revise calculations to exclude volume of rainwater retained on proposed plantings.

Note to Applicant: surface ponding (depression storage) may contribute to the release rate control requirement only if shown to be hydraulically connected to the overall detention system or if the flow attenuation achieved from individual sub-catchments is demonstrated to meet the overall site's release rate requirement.

(c) Water Quality Target

- (i) Provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm (~70% annual average rainfall) of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas. For the DP submission, the following should be included for review for all proprietary devices:

- Product Name and Manufacturer/Supplier
- Total area and % Impervious being treated
- Treatment flow rate
- Supporting calculations to demonstrate adequate sizing system based on the contributing drainage area.

- Include discussion of the specified treatment device's % TSS removal efficiency certification by TAPE or ETV.
- Location of device in drawing or figure in the report.

Note to Applicant: If the majority of the site ($\geq 60\%$) is routed to appropriately sized landscape areas prior to draining to a water quality treatment unit, then a "pretreatment" unit certified by Washington State's TAPE program may be proposed since cumulatively, the site will achieve the required 80% TSS removal by mass through a treatment train approach.

Note to Applicant: As per the Rainwater Management Bulletin, a minimum absorbent landscaping soil depth of 450 mm is required to meet water quality requirements for infiltration or filtration through landscaping.

(d) Release Rate

- (i) Update the peak flow calculations to use the 1:10 year return period with a minimum inlet time of 5 minutes. Travel time to be estimated by applicant. Ensure that the pre-development calculation uses the 2014 IDF curve values and the post-development calculation uses the 2100 IDF curve values.

Note to Applicant: Include peak flow estimate in post-development conditions for both with and without release rate controls.

Note to Applicant: Include peak flow estimate in pre-development conditions.

Note to Applicant: 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 RWMP will include all relevant details.

Please contact the City of Vancouver's Rainwater Management Review group for any questions or concerns related to the conditions or comments prior to resubmission with the DP application. A meeting may be scheduled upon request by contacting rainwater@vancouver.ca

- 1.39 Provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services registered prior to issuance of a Development Permit.
- 1.40 Provision of a final RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services and the City Engineer prior to the issuance of any building permit.
- 1.41 Provision of a final Operations and Maintenance (O&M) Manual for the rainwater management system to be included as an appendix in the RWMP Legal Agreement, to the satisfaction of the General Manager of Engineering Services and the City Engineer prior to the issuance of any building permit.

- 1.42 Clarify garbage storage and pick-up space. Please show containers and totes on plans for recycling and garbage needs and refer to the Engineering garbage and recycling storage facility design supplement for recommended dimensions and quantities of bins. and Note; pick up operations should not rely on bins being stored on the street or lane for pick up, bins are to be returned to storage areas immediately after emptying.
- 1.43 Submission of a Key Plan to the City for review and approval prior to submission of any 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.

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

- 1.44 The following statement is to be placed 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 and Major Projects and/or your Engineering, Building Site Inspector for details.”

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the General Manager of Planning, Urban Design and Sustainability (or successors in function), as necessary, and at the sole cost and expense of the owner, make arrangements for the following:

Engineering Services

- 2.1 Arrangements are to be made for the consolidation of the two properties (after cancellation of Strata Plans VR705 and VR2688 and the dissolution of the strata corporations) to create a single parcel.

- 2.2 Arrangements are to be made for release of Easement & Indemnity Agreement 368269M (commercial crossing) and extension agreement GD76682; and the release or replacement of Easement & Indemnity Agreement F15149 as necessary (encroachment of landscaping and special sidewalk treatment) prior to building occupancy.

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

- 2.3 Provision of a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site, along Alberni Street, to achieve 4.5 m 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).

Note to Applicant: relocate the proposed bicycle parking, stairs, walls, ramp, and any other at grade structure to outside of the SRW area.

- 2.4 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) and 2.5(b), 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. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

- i. Implementation of development(s) at 1668-1684 Alberni St requires the following in order to improve sanitary sewer flow conditions.

Local Servicing Upgrade:

- Upsize 69 m of 300 mm SAN to 375 mm SAN on Bidwell St from MH_396458 at the Alberni St and Bidwell St intersection to the wye at Bidwell St and W Georgia St.

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

Note to Applicant: The City reserves the right to deliver the Bidwell St sanitary sewer upgrades as per the provisions under the Services Agreement at the applicant's cost. Prior to commencing any design work, the Applicant is to contact the Development Water Resources Management (DWRM) Branch at utilities.servicing@vancouver.ca.

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: The Sewer servicing plan for this area is under development. Developer to contact City Engineer prior to commencing design or analysis of sewer system as the upgrade requirement may be modified based on servicing plan (requirement will be approximately equivalent to the above condition).

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

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. This shall be demonstrated by preparation of a Rainwater Management Plan with all necessary supporting calculations and drawings prior to the issuance of the development permit.

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

- (i) Minimum 1.22 m (4.0 ft) wide front boulevard with street trees where space permits;
 - (ii) 2.44 m (8.0 ft) wide broom finish saw-cut concrete sidewalk;
 - (iii) Curb ramps;
 - (iv) Removal of the existing driveway crossings and reconstruction of the sidewalks and curb to current standards.
- (d) Provision of street improvements along Bidwell St adjacent to the site and appropriate transitions including the following:
 - (i) 2.44 m (8.0 ft) wide broom finish saw-cut concrete sidewalk;
 - (ii) curb ramps;
 - (iii) relocation of the existing fire hydrant if required to accommodate the new curb ramps.
- (e) Provision of improvements at the intersection of Bidwell St and Alberni St including:
 - (i) Design and installation of a new traffic signal;
 - (ii) Upgraded intersection lighting to current City standards and IESNA recommendation.
- (f) Provision for the extension of new ducts from the existing service kiosk at Robson St and Bidwell St to energize new traffic signal at Bidwell St and Alberni St including proposed roadway, sidewalk and lane lighting.
- (g) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendation.
- (h) 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.

- (i) Provision of lane lighting on standalone poles with underground ducts. The ducts must be connected to the existing City street lighting infrastructure. BC Hydro poles, where they exist, may be used to mount lane lights with overhead supply

provided the applicant/applicant's consultant obtains written approval from BC Hydro.

- (j) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossing on Bidwell St adjacent to the site.
- (k) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

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) upsize 69 m of 300 mm SAN sewer to 375 mm SAN sewer on Bidwell St per condition 2.4(b)(i)

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

- (b) improvements at the intersection of Bidwell St and Alberni St per condition 2.4(e)

Note to Applicant: The benefiting area for these works is described as the properties, or portions of, north of Eihu Lane and south of W Georgia one half block east and west along Alberni St from Bidwell St.

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

2.6 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary.

BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features. Submission of a written confirmation from BC Hydro that all these items will be located on the development property.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca

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

Note to applicant: Passenger loading and bicycle storage requirements were updated as of 2019.

Sustainability

- 2.8 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.

Community Amenity Contribution (CAC) – Cash Payments

- 2.9 Pay to the City the cash Community Amenity Contribution of \$37,041,000 (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) \$17,041,000 (the “Outstanding Balance”) must be secured with the City prior to enactment of the CD-1 By-law pursuant to 2.9 (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) 11:59 p.m. on the day preceding the second anniversary of enactment of the CD-1 By-law for the Rezoned Lands; 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.

For certainty, the City is entitled to full payment of the Outstanding Balance and any interest not then-paid on the earlier of the date set out in Section 2.9(b)(i) and 2.9(b)(ii), and issuance of a building permit prior to the second anniversary of the enactment of the CD-1 By-law for the Rezoned Lands will trigger the requirement to make payment of the Outstanding Balance and any interest not then-paid; and

- (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 City Security upon the closing of such sale transaction.

- (e) The Outstanding Balance (but for clarity, not interest thereon) will be secured with the City in the following manner: \$17,041,000 will be secured in a manner and in such form and on such terms and conditions in the discretion of the Director of Legal Services and Director of Finance and the security must be provided to the City prior to enactment of the rezoning By-law or, at the option of the Owner, such other security as may be acceptable to the Director of Legal Services. (Collectively called the "City Security")

The City will be entitled to realize on the foregoing the security if the required payments are not made to the City in the amounts and at the times set out above. The Outstanding Balance and interest payments thereon 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

2.10 As applicable:

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

off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to 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-law and at no cost to the City.

The preceding agreements shall provide the 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

* * * * *

**1668-1684 Alberni Street
ADDITIONAL INFORMATION**

1. Urban Design Panel

October 2, 2017

EVALUATION: SUPPORT with Recommendations

- **Introduction:** Yan Zeng, Rezoning Planner, introduced the project as a rezoning application for this site at the southeast corner of Alberni Street and Bidwell Street. There are two existing strata residential buildings on site, both of them are rented.

Policy Context:

- The proposal is rezone from RM-5C, one of the West End residential district schedules, to a CD-1, to demolish two existing buildings and replace them with a single residential tower, containing 94 strata units.
- The rezoning is being considered under the West End Community Plan and the Rezoning Policy for the West End.
- Under the West End Community Plan, for this site, which is part of the Georgia/Alberni corridor, a rezoning for increased height and density for a market residential development can be considered.
- The intent of the rezoning policy is to accommodate growth in this corridor and to use the density increase to support the West End Public Benefit Strategy to help delivery of growth related community amenities.
- The proposed land use of 100% market residential development in this proposal would meet this policy intent.

Patrick O'Sullivan, Development Planner, introduced the project as a corner site with Alberni Street to the north, Bidwell Street to the west and Cardero Street to the east.

The surrounding context buildings consist of:

- a 385-foot-tall residential tower proposed immediately to the east (in-stream rezoning application)
- a 434-foot-tall residential tower designed by Kengo Kuma to the east of Cardero Street (approved rezoning application)
- two residential towers on the "White Spot" site (currently a rezoning enquiry)
- an existing office building at 1500 West Georgia Street along with a proposal for a 439-foot-tall residential tower designed by Ole Sheeren (in-stream rezoning application)
- an existing 200-foot-tall slab residential tower to the southeast
- existing residential buildings to the northeast: a 213-foot-tall tower with townhouse podium
- a 94-foot-tall residential building to the west, and mixed-use low-rise further west
- mixed-use low-rise development to the south

The site area is 165' x 131'. It is a relatively flat site, with the high point at the southeast corner less than 3 feet higher than the northwest corner. The proposal is for a 39-storey residential condo development with 94 units, of which 81 are family units.

The height and view cones consist of:

- four view cones pass over the site. B1, C1, 20 and 3.2.1: most restrictive is 20 from Granville and Broadway, limiting height to 316 feet
- however, there's a view cone shadow caused by other existing building/buildings in the foreground of that view cone that already protrude into the view cone to a height of 400 feet
- the maximum height as per West End Plan is 385 feet
- the proposal's height does come in under the view cone shadow
- 8'8 architectural appurtenance

There is a design requirement to not cast shadow on the lot boundary of Marina Square Park at key daylight hours on the Equinox. For this reason the top of the tower is shaped. Architectural features include a concrete exoskeleton and curved glass.

The ground plane consists of:

- a water feature along Alberni Street
- a condo lobby taking up most of the Alberni frontage and one at-grade 3-bedroom unit
- a spa located centrally on the plan
- a 2-bedroom unit on the southwest corner
- parking and loading accessed from the lane
- a multi-purpose/amenity room adjacent to a children's play area

The podium consists of:

- the podium steps down in massing towards Bidwell
- a 6-storey podium with mostly two-level units and inaccessible green roof areas
- horizontal fins

Traditionally, developments in the area have had an option of accommodating a row of 3-level townhouses or an open court at grade (similar to a tower in the park expression).

Staff preference is for a podium in new developments that provides a consistent pedestrian environment, in human scale and limits shadowing impact. The proposed floorplate complies with 5,500 square feet at 69 feet by 82 feet.

The proposed density is 10.7 FSR. There are 180 parking spaces and 126 bike spaces proposed.

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

1) Density and Form of Development:

- Do you support the proposed density?
- Do you support the proposed height? Please comment on the success of the design of the exoskeleton/exterior balcony layer in terms of impression of building bulk.

2) Podium

- Do you support the proposed podium massing (depth, height and breadth) in relation to the context?
- Do you support the extent of the proposed horizontal fins at the podium level with respect to apparent bulk and shadowing?

3) Landscape and Public Realm

- Does the proposed form of development and landscape architecture contribute to enhancing the Public Realm on Alberni Street and the lane?

Please comment on the proposed landscape design, which includes: the water feature, the proposal's relationship to the Public Realm, green roofs, and children's play area.

The planning team then took questions from the panel.

Applicant's Introductory Comments: The applicant wanted to create a tower that was elegant and beautiful for the West End. By using a simple form, it was an attempt to achieve a functional and aesthetically pleasant 'exoskeleton'. There are balconies and other outdoor spaces proposed. The balconies were intended to be 'outdoor living rooms'. It was a design opportunity to have better access to nature. There are private balconies proposed. The tower is designed at grade. The denser units allow for more activation. The lobby design announces itself at the water feature. The building design was terraced to create a better transition to Bidwell. The design frames the existing trees. The spaces were intended to be engaged and occupied. There is a space for community to gather outside.

The applicant team then took questions from the panel.

- **Panel Consensus:** Having reviewed the project it was moved by Ms. Avini Basharat and seconded by Ms. Anderson and was the decision of the Urban Design Panel:

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

- Look at the podium in terms of how it relates to the neighbourhood character and the streets. Specifically, the scale of the podium should relate to the lower scale streetscape along Bidwell Street and Robson Street
 - Look at the water element so that the building is not too segregated from the public realm
 - Look at the single unit on the street in terms of viability and privacy
 - Improve the elevator structure
 - Look at the overall ground floor programming and layout, including the piano, the amenity spaces, and specifically, the lobby and how it can be more welcoming to the street and the public
 - Consider more activation in the lane
- **Related Commentary:** The height and density are supported as it is a very 'elegant' and 'refined' building. The façade treatment is refreshing. However, the podium massing and landscape are a lost opportunity. The trees add a beautiful edge to the building. The loading bay and the garbage at the lane opposite Whole Foods across the lane needs more work. The balcony vegetation needs to be irrigated. Consider a public art aspect.

Applicant's Response: The applicant team appreciated the comments.

1668-1684 Alberni St
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

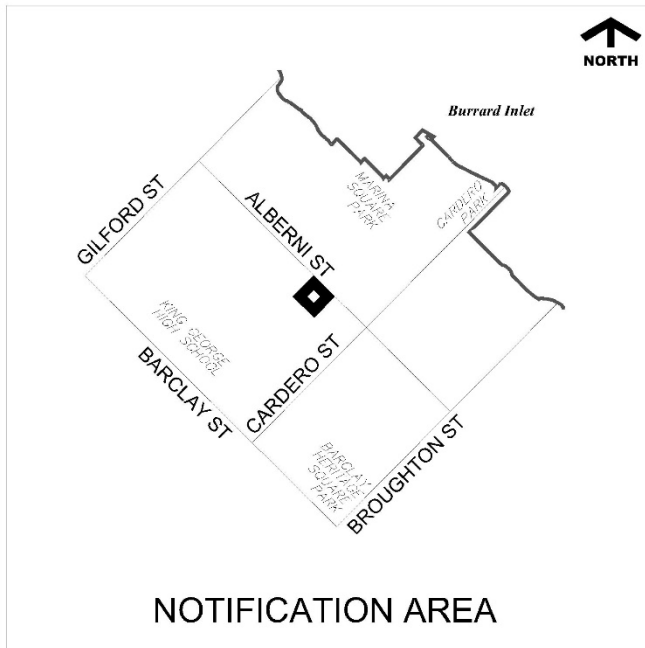
	Date	Results
Event		
Pre-Application Open House	5-7:30 pm June 12, 2017	59 attendees
Community open house (City-led)	5-8 pm September 21, 2017	54 attendees
Public Notification		
Postcard distribution – Notice of pre-application Open House	May 29, 2017	2,604
Postcard distribution – Notice of rezoning application and Community Open House	September 7, 2017	7,786 notices mailed
Public Responses		
Online and other feedback	September 2017 to October 2021	8 submittals
In-person comments	September 21, 2017	17 submittals

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:

- **Building Design:** There was a high level of support for the design of the building. Respondents commented that the building was “beautiful”, “impressive” and “interesting” and that it fits in well with the local context. Other comments included suggesting the building should be taller and stand apart from other buildings in the area.
- **Sustainability Features:** Respondents supported the sustainability features, energy management, and rainwater retention.
- **Kept with Existing Policies:** Some respondents commented that the proposal kept with the policies outlined in the West End Plan.
- **Public Realm and Water Feature:** Some respondents expressed support for the public realm features such as the green roof, rock and water features, and drought-resistant and edible plant life. Others supported the proposed podium setback, materials used, and exterior treatment.

- **CAC Collection:** Some respondents identified the positive benefits of collecting Community Amenity Contributions on the site.

Generally, comments of concern fell within the following areas:

- **Housing:** Several respondents were concerned that the price of the units in the proposed building will be too expensive and not available to people with average incomes. Other respondents wanted to see affordable housing included in the proposal.
- **Traffic:** Several respondents expressed concern about the proposal contributing to an increase in traffic due to the large number of recently approved and in-process developments nearby.

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

General comments of support:

- Support for the increase in housing supply
- Support for the amount of parking provided

General comments of concern:

- Concern that the water feature will resemble a “moat”
- Concern about having commercial uses at-grade in the area
- Concern that the construction will disrupt the community
- Concern that there is too much parking provided

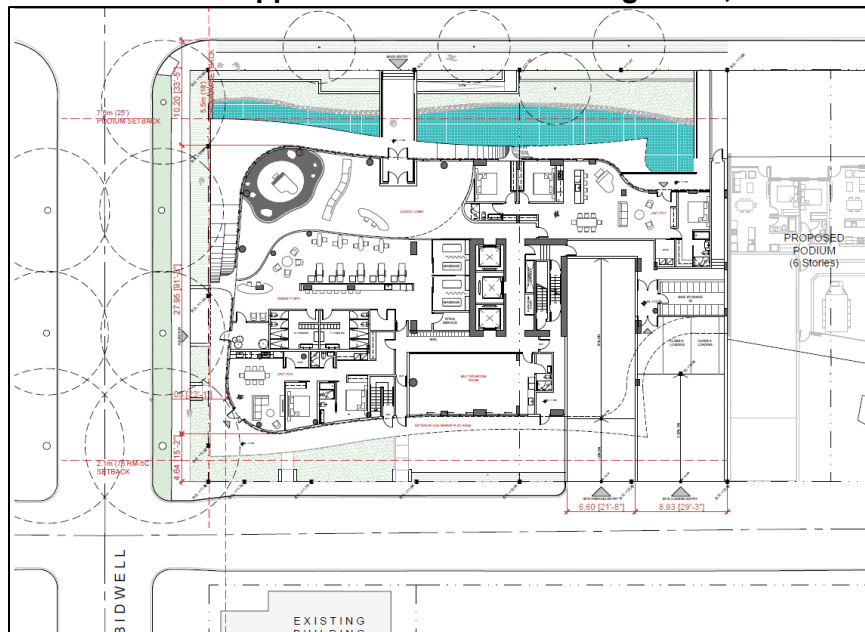
General suggestions:

- Suggestion that the amenity space could be used for community programming
- Suggestion that the building be staggered to improve views
- Suggestion that there be fewer interior columns in living spaces

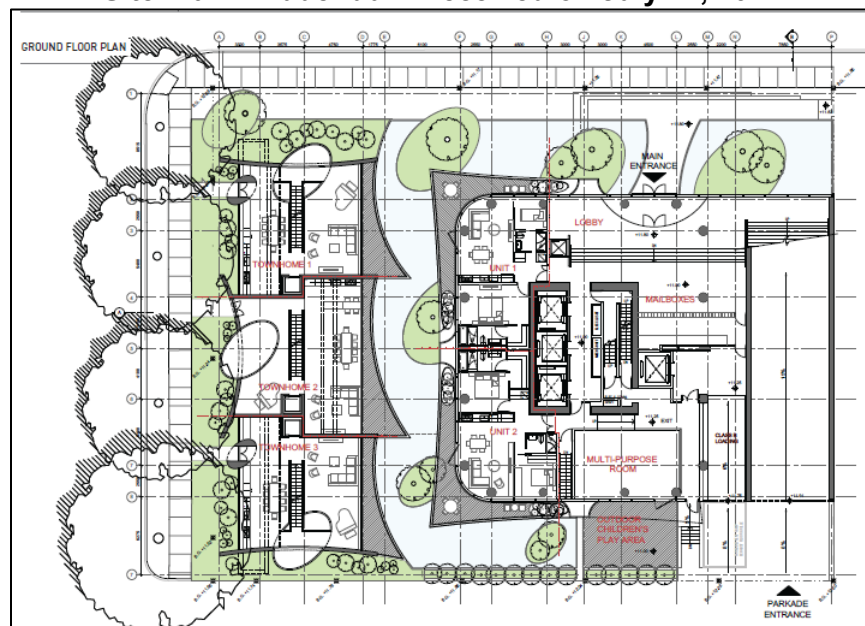
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1668-1684 Alberni Street
FORM OF DEVELOPMENT DRAWINGS

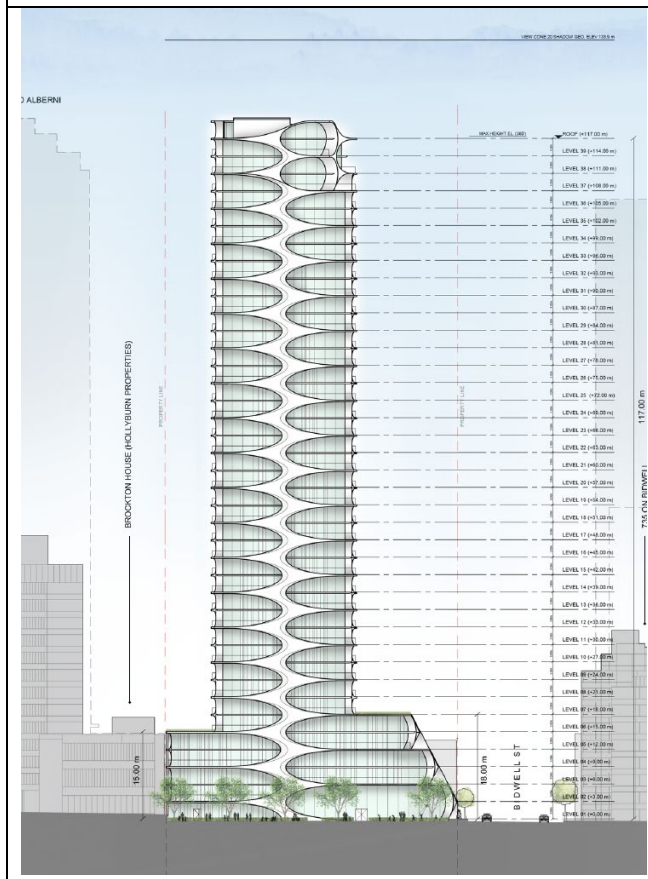
Site Plan – Application Received on August 11, 2017



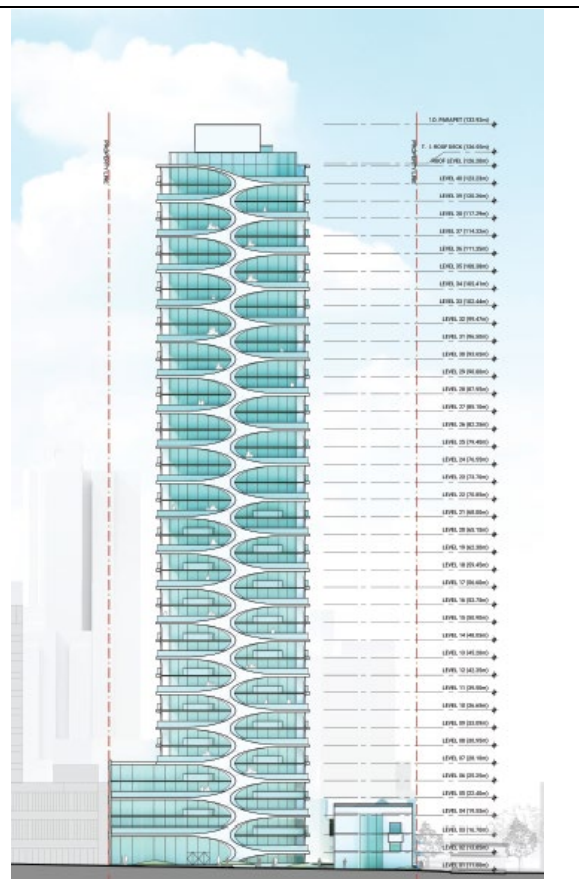
Site Plan – Addendum Received on July 17, 2021



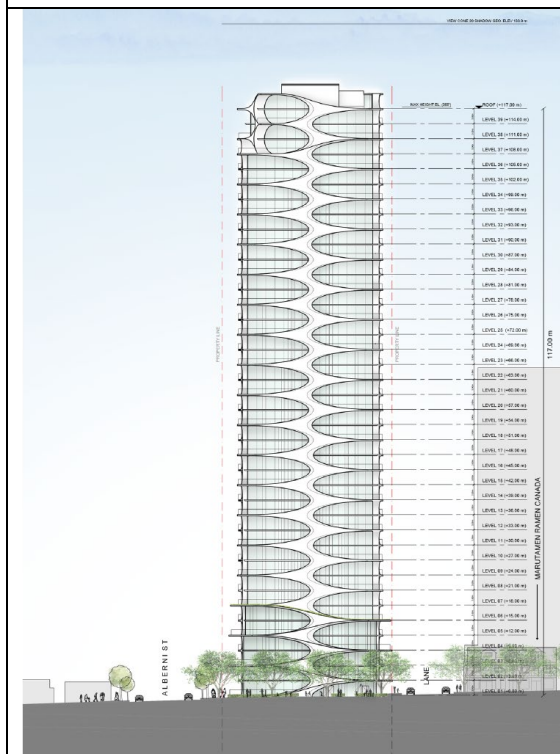
North Elevation – Application Received on August 11, 2017



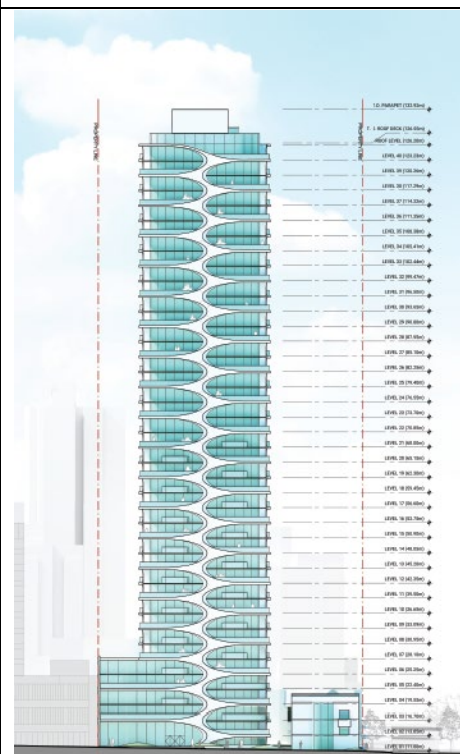
North Elevation – Addendum Received on July 17, 2021



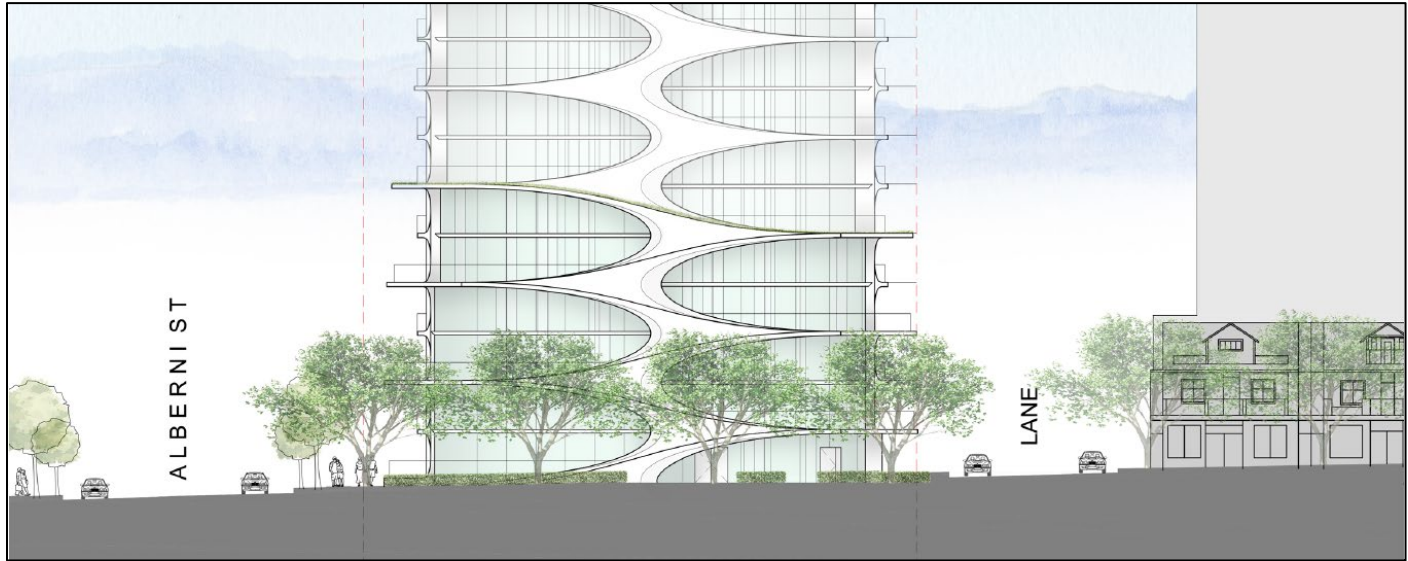
West Elevation – Application Received on August 11, 2017



West Elevation – Addendum Received on July 17, 2021



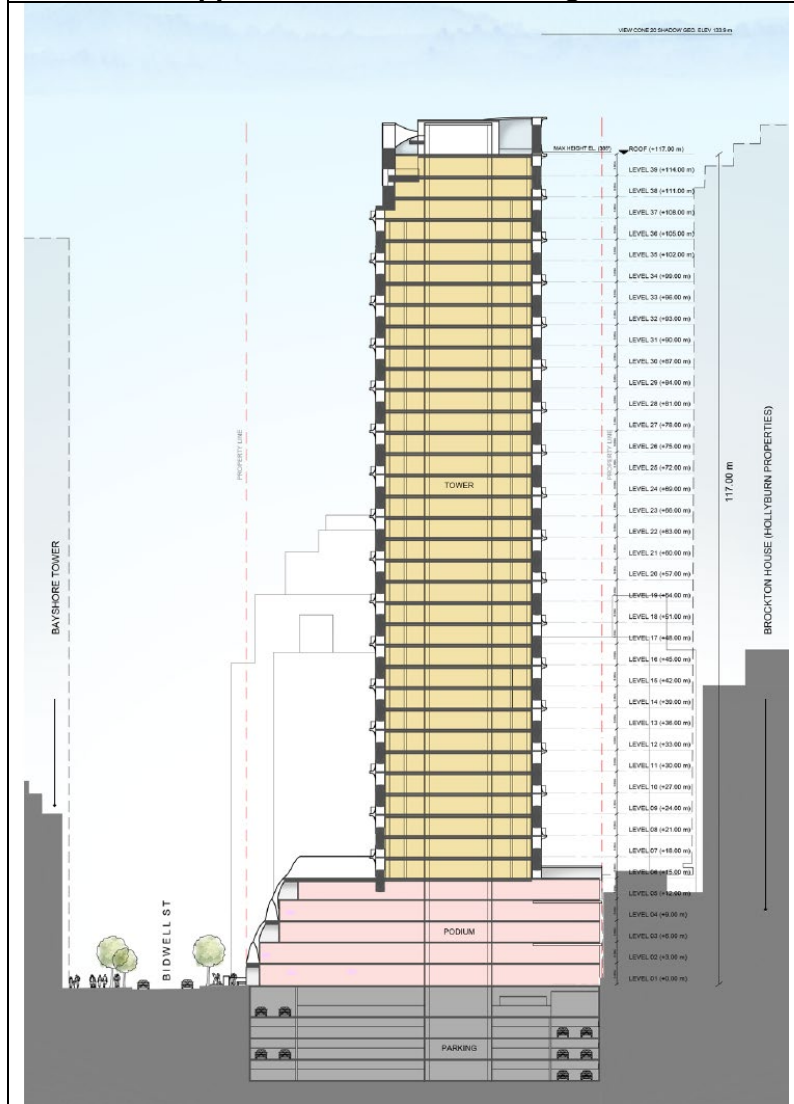
Bidwell Street Elevation – Application Received on August 11, 2017



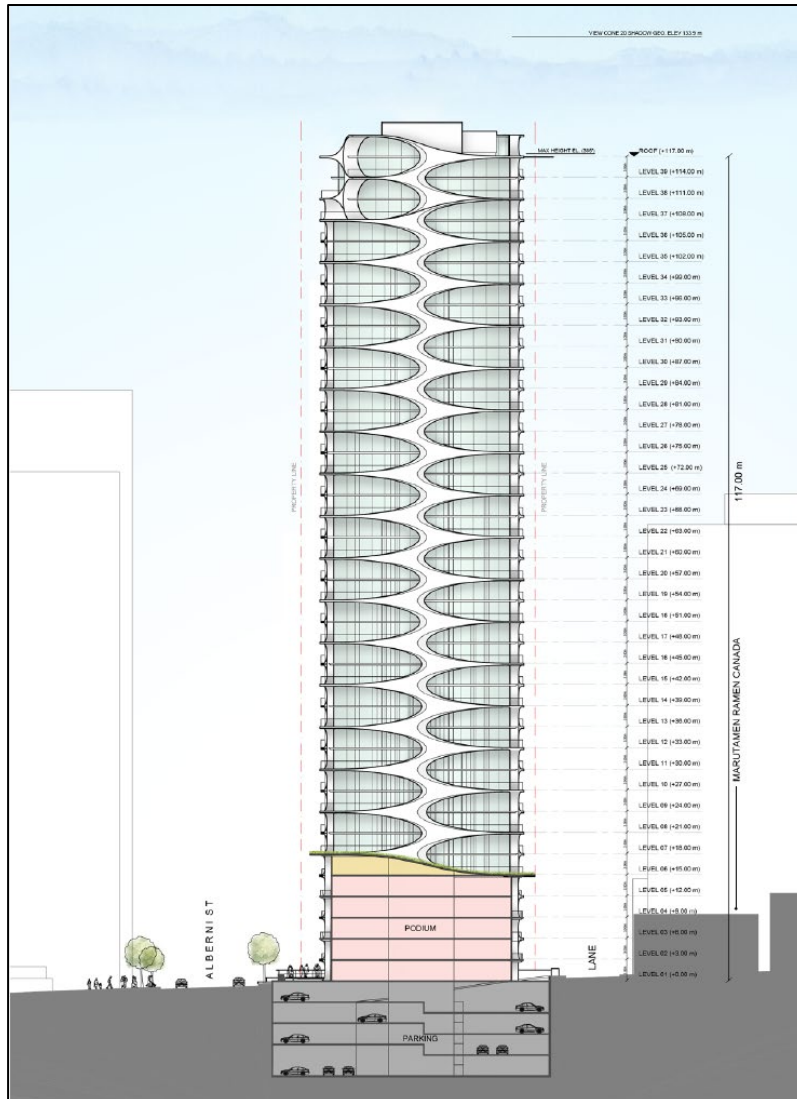
Bidwell Street Elevation – Addendum Received on July 17, 2021



Sections – Application Received on August 11, 2017



Sections – Addendum Received on July 17, 2021



Perspective - View Looking East



Perspective - View Looking Northwest



Aerial View along Alberni Street – Application Received on August 11, 2017



Aerial View along Alberni Street – Addendum Received on July 17, 2021



View from Bidwell Street Looking East – Application Received on August 11, 2017



View along Bidwell Street from Robson Street – Addendum Received on July 17, 2021



View Along Lane – Application Received on August 11, 2017



View Along Lane – Addendum Received on July 17, 2021



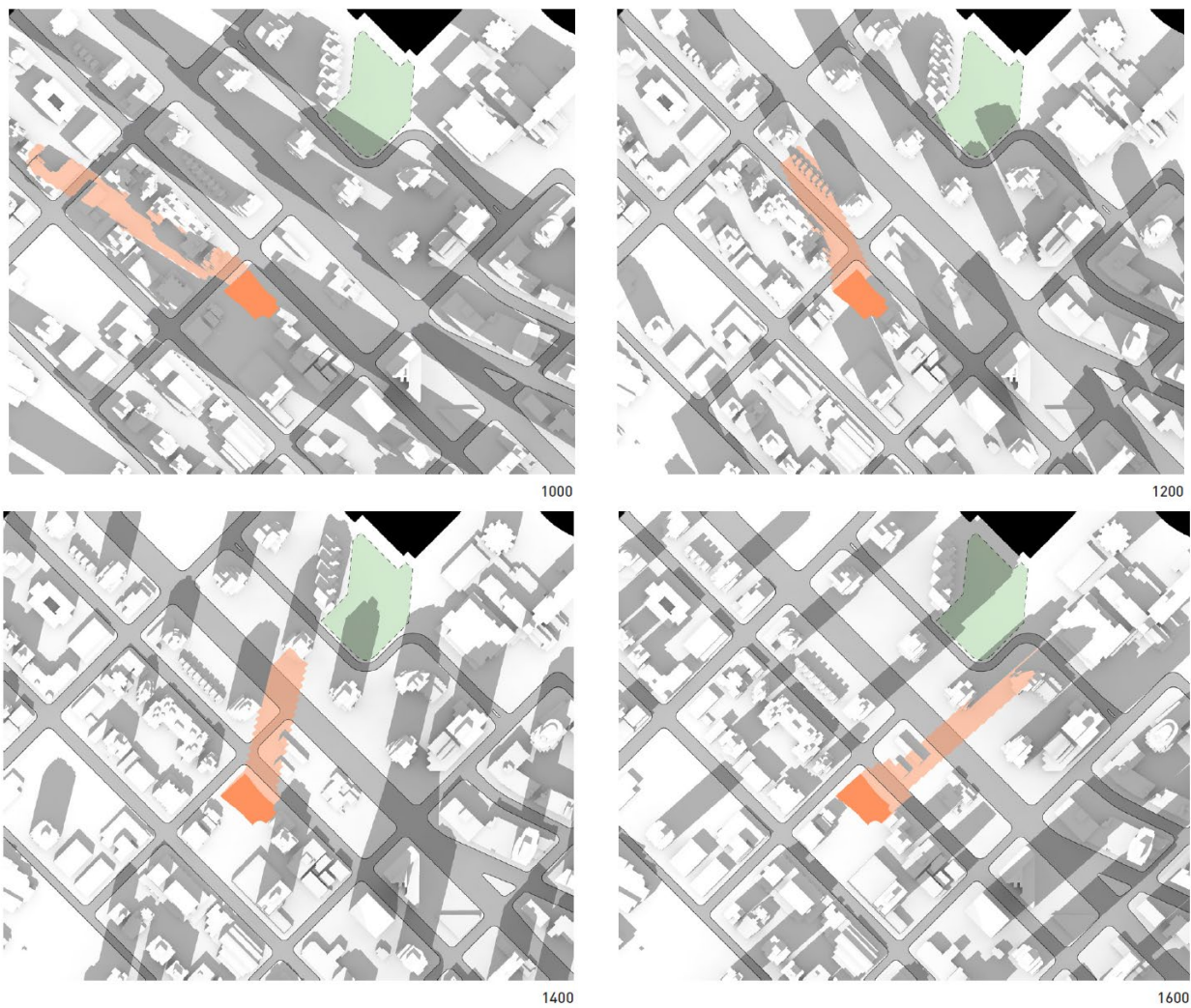
View of Typical Façade Exoskeleton



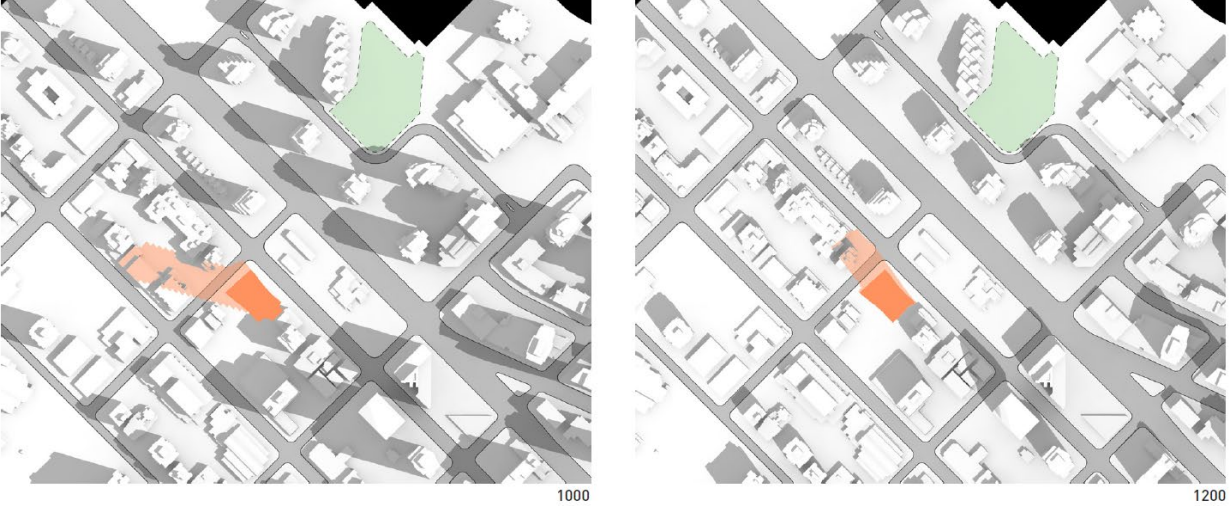
Balconies and Appurtenance



Shadow Studies – Spring Equinox

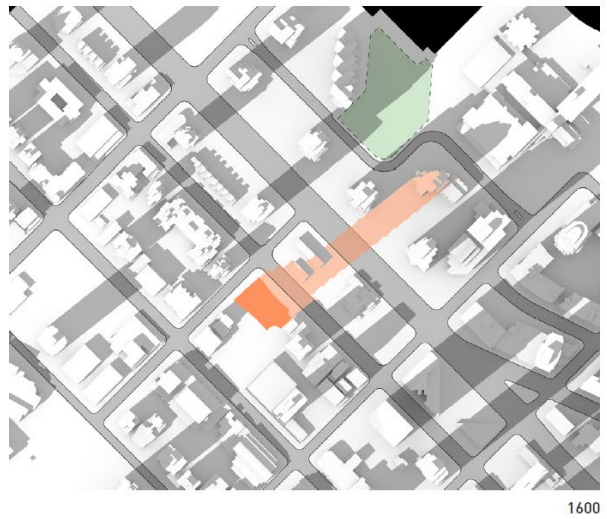
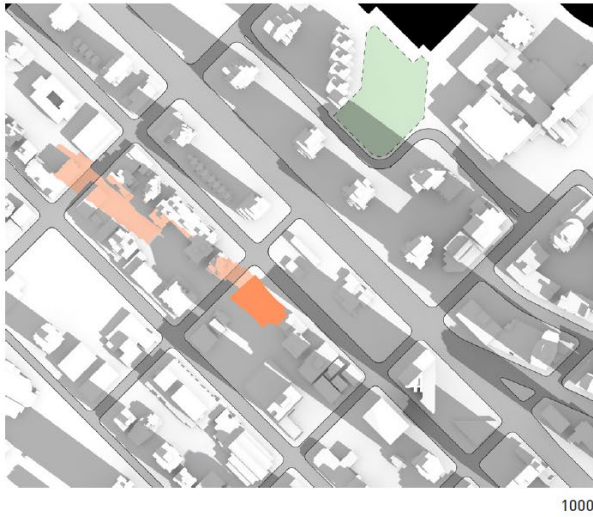


Shadow Studies – Summer Solstice





Shadow Studies – Fall Equinox (Subject Building in Red)



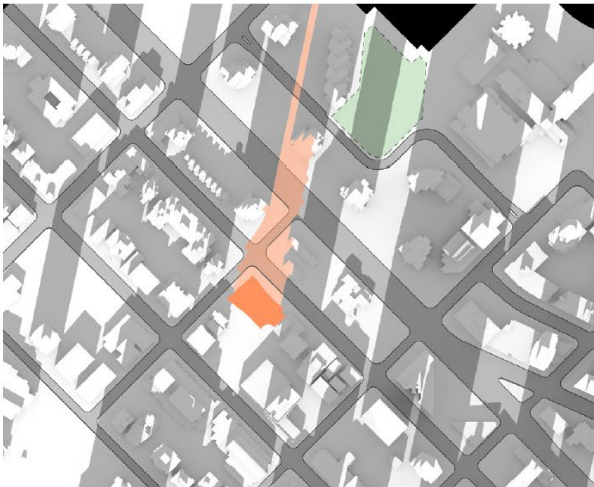
Shadow Studies – Winter Solstice



1000



1200

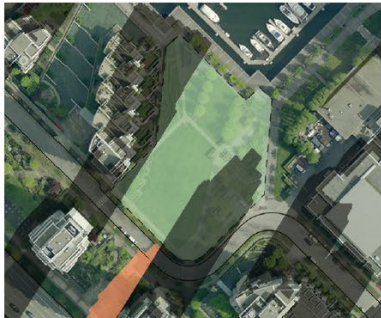


1400

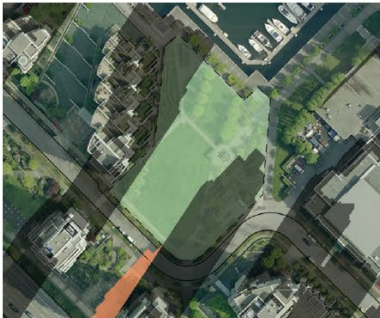


1600

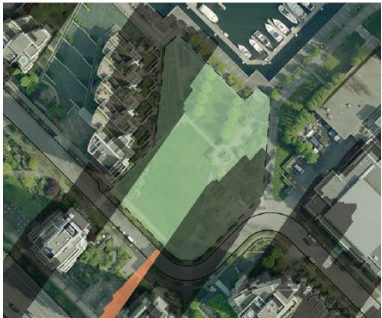
Shadow Studies – Marina Square Park (Subject Building in Red)



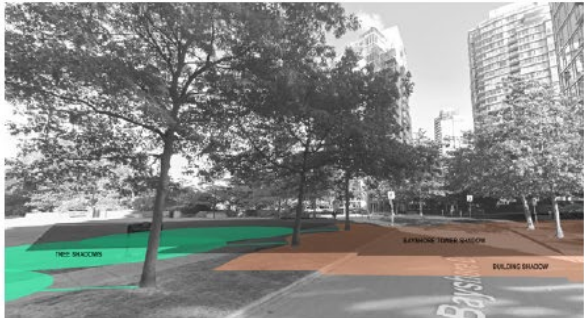
1500



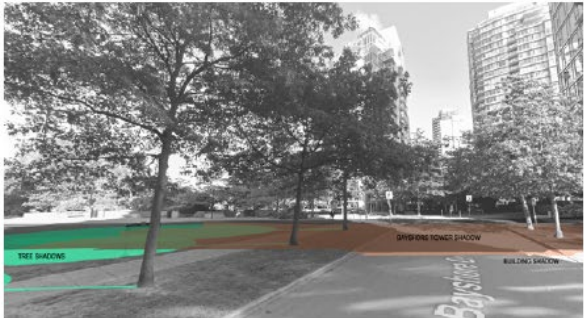
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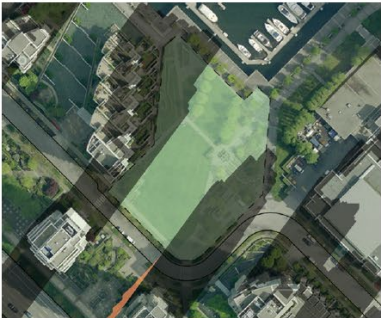
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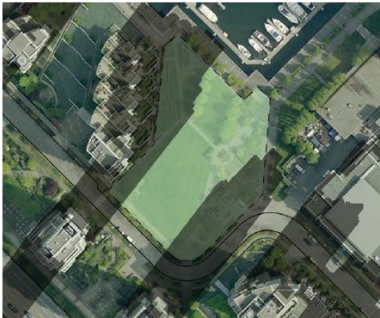
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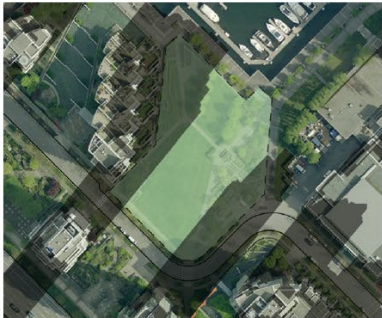
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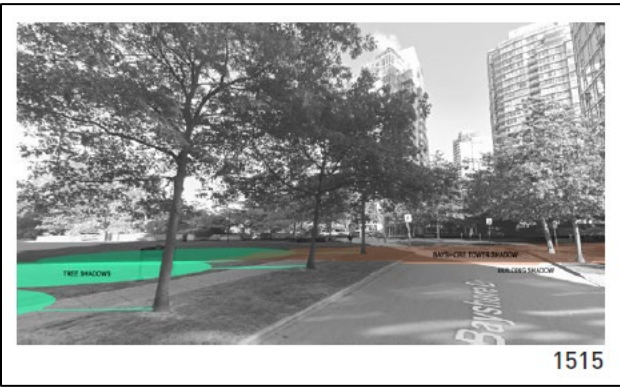
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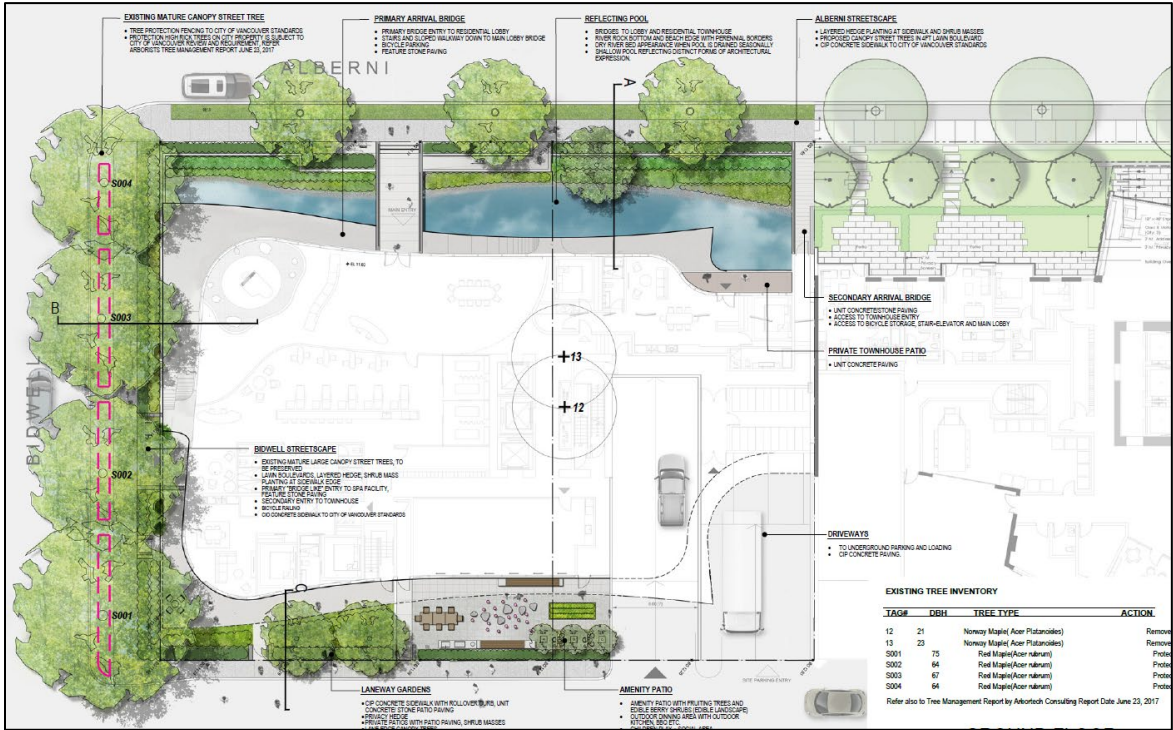


1525



1515

Landscape Plan – Ground Floor – Application Received on August 11, 2017

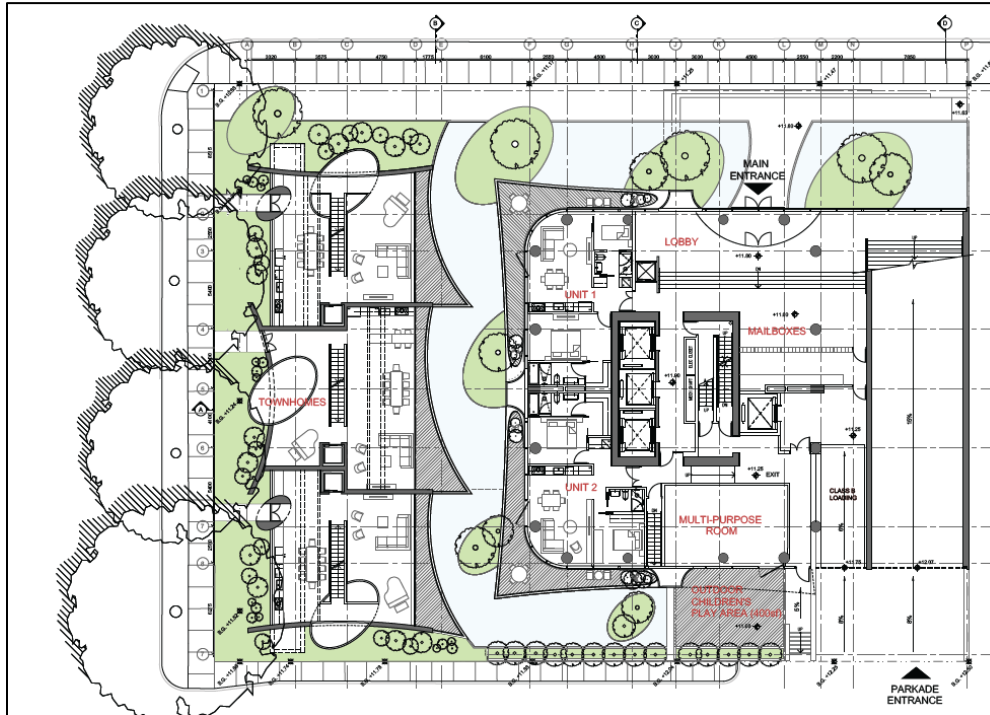


Landscape Plan – Ground Floor – Addendum Received on July 17, 2021

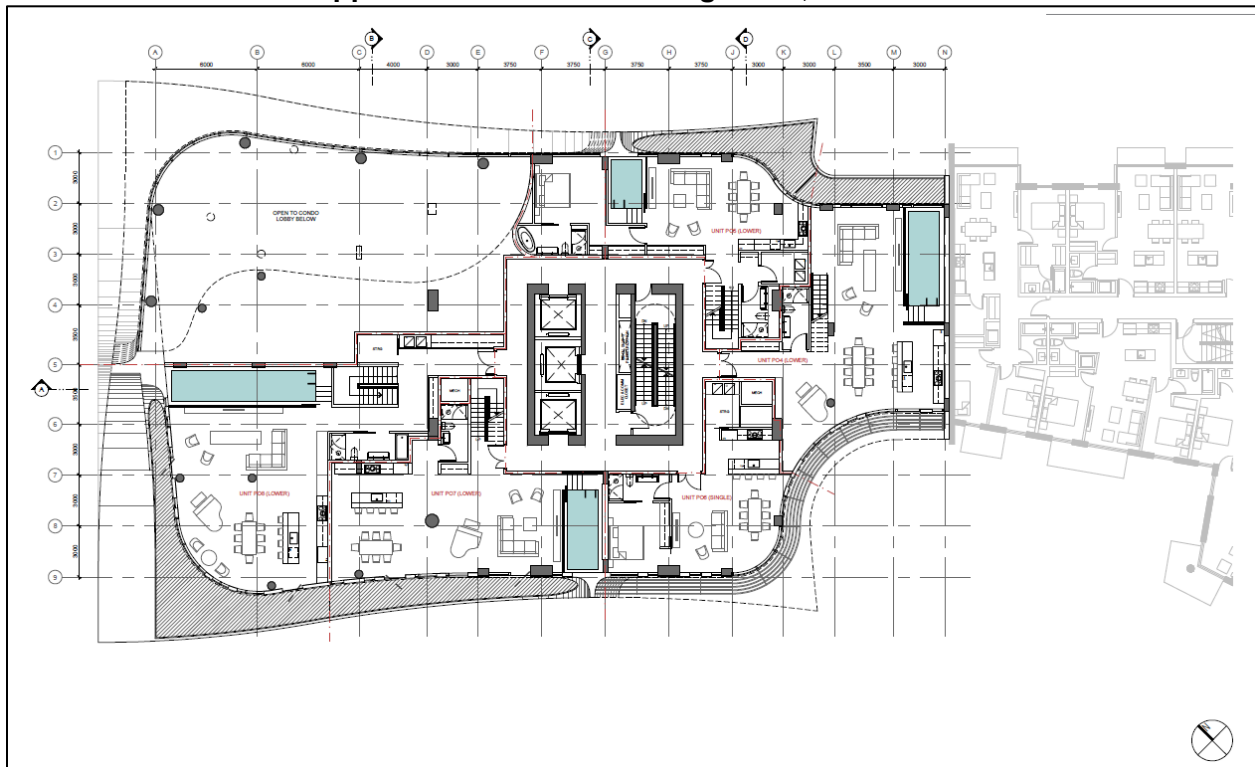




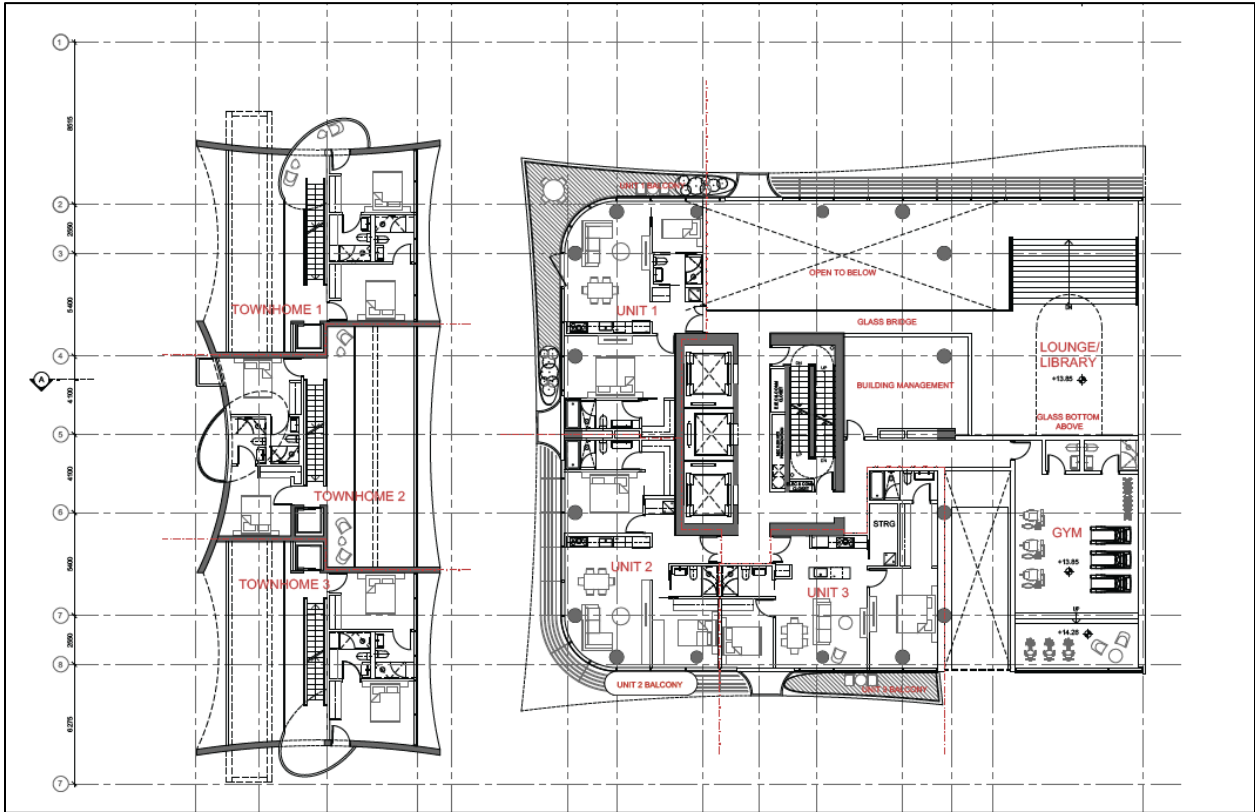
Floor Plan – Level 1 (Ground Floor) – Addendum Received on July 17, 2021



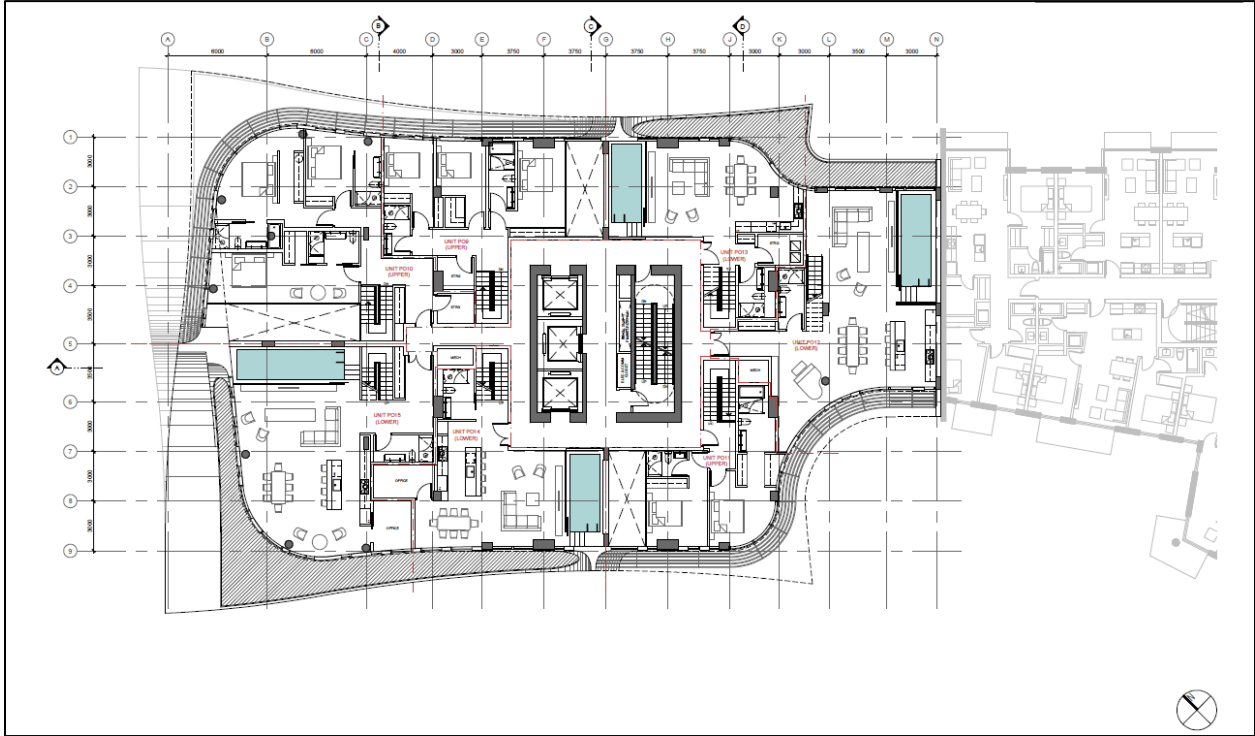
Floor Plan – Level 2 – Application Received on August 11, 2017



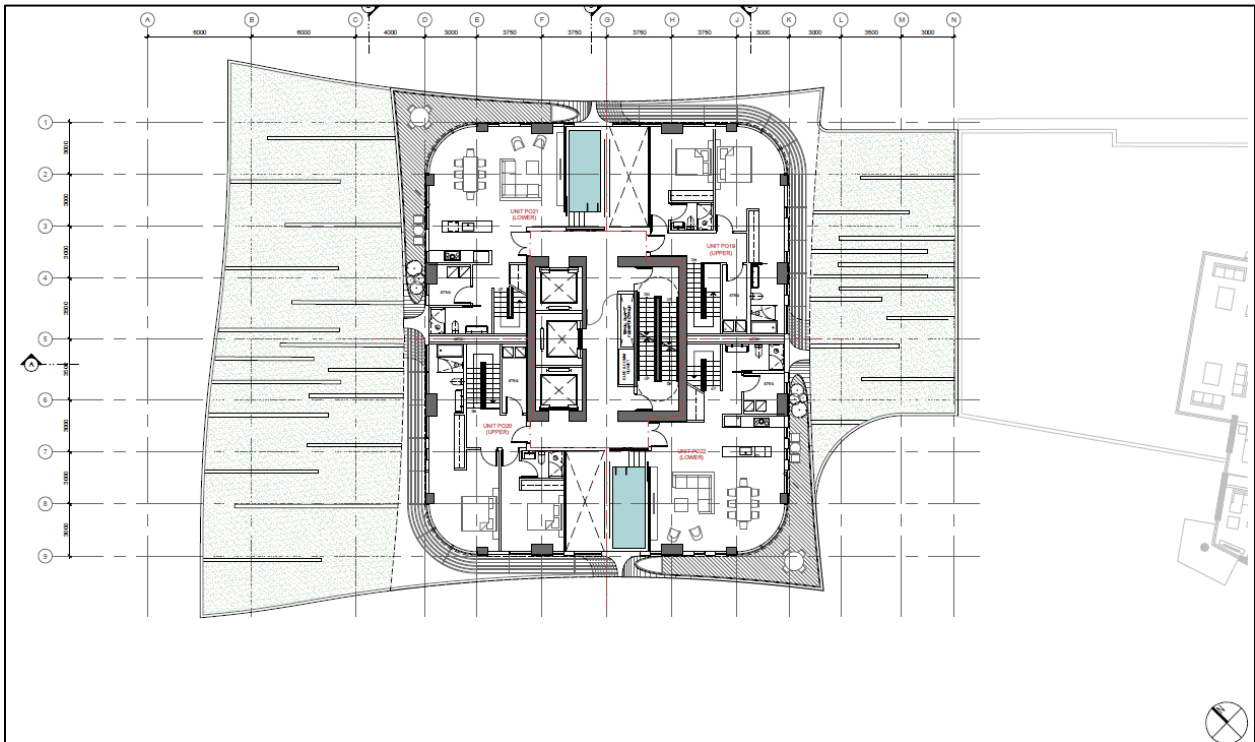
Floor Plan – Level 2 – Addendum Received on July 17, 2021



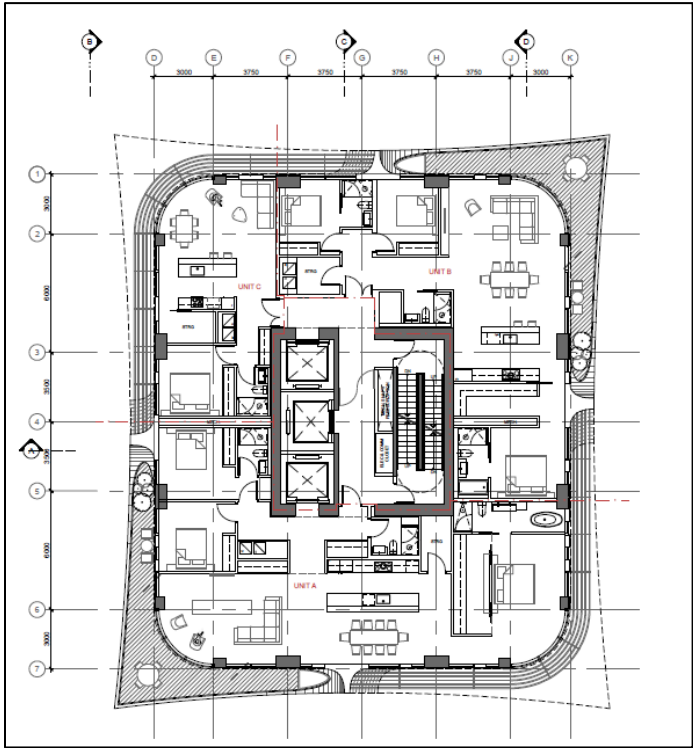
Typical Floor Plan – Level 3-5



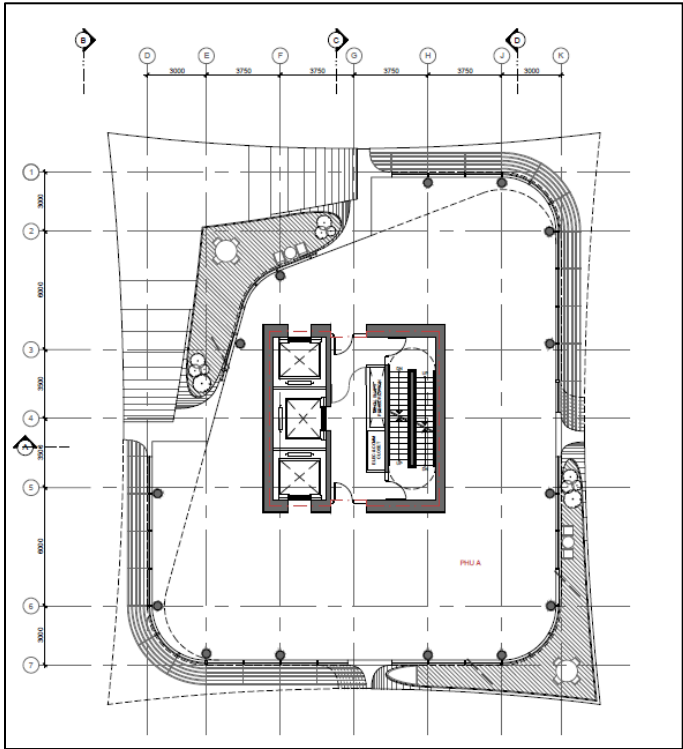
Floor Plan – Level 7



Typical Floor Plan – Levels 8 to 36



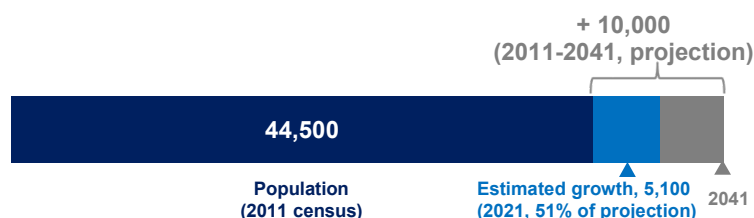
Typical Floor Plan - Levels 37 to 39



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

POPULATION GROWTH^a

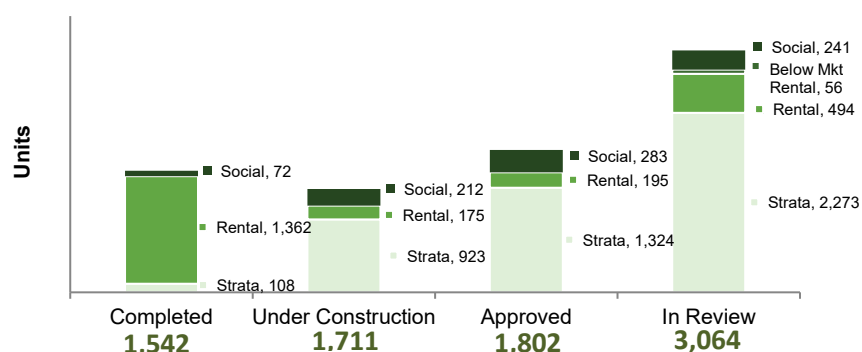
The West End has grown by approximately **5,100** people since the 2011 census. The plan projects a growth of approximately **10,000** people by 2041.



DEVELOPMENT ACTIVITY (UNITS)^b

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	Completed	Construction	Planning / Design	Progress
See Chapter 17 of the West End Community Plan for more details				
HOUSING <ul style="list-style-type: none"> • ~ 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)	<ul style="list-style-type: none"> • 72 social housing units • 1,362 secured market rental units 	<ul style="list-style-type: none"> • 212 social housing units • 175 secured market rental units 		✓
CHILDCARE <ul style="list-style-type: none"> • ~ 245 spaces for children 0-4 • ~ 121 spaces for children 5-12 	<ul style="list-style-type: none"> • 10 spaces for children 5-12 (Lord Roberts) 	<ul style="list-style-type: none"> • 7 childcare spaces (1 family childcare unit) 		○
TRANSPORTATION / PUBLIC REALM <ul style="list-style-type: none"> • Upgrade/expand walking and cycling networks • Enhance waiting areas at transit stops • Improve public realm along commercial streets • Improve public realm in Neighbourhoods 	<ul style="list-style-type: none"> • Jim Deva Plaza • Aquatic Centre Ferry Dock • 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) 		<ul style="list-style-type: none"> • Georgia Gateway West complete street (planning) • Robson/Alberni public space improvements (planning) • Bute Street Greenway (planning) 	➔

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

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.

^a **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.

^b **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

^c **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

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**1668-1684 Alberni Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

Proposal for a 40-storey residential building with 128 strata-titled residential units

Public Benefit Summary:

The project would also result in a cash CAC contribution of \$37,041,000, a public art contribution and a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	RM-5C	CD-1
FSR (site area = 2,007.4 sq. m / 21,607 sq. ft.)	2.20	10.81
Floor Area (sq. ft.)	47,537 sq. ft.	233,605 sq. ft.
Land Use	Residential	Residential

Summary of development contributions expected under proposed zoning

City-wide DCL ¹	\$4,260,955
Utilities DCL ¹	\$2,366,419
Public Art ²	\$462,538
Community Amenity Contribution – Cash	\$37,041,000
TOTAL	\$44,130,912

¹ Based on DCL bylaws and rates that are in effect as of September 30, 2021; 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.

² Based on 2016 rates; rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

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1668-1684 Alberni Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	1668 Alberni Street and 1684 Alberni Street
Legal Description and Property Identification (PID)	<ul style="list-style-type: none"> 1668 Alberni Street [Strata lots 1 to 11, District Lot 185, Strata Plan VR2688; PIDs 016-140-133, 016-140-141, 016-140-150, 016-140-168, 016-140-176, 016-140-184, 016-140-206, 016-140-214, 016-140-222, 016-140-231 and 016-140-249, respectively], and 1684 Alberni Street [Strata Lots 1 to 12, District Lot 185, Strata Plan VR705; PIDs 005-646-715, 005-646-731, 005-646-758, 003-146-821, 005-646-766, 002-494-680, 005-646-804, 005-646-812, 005-646-821, 005-646-839, 005-646-855 and 002-860-902, respectively].
Applicant/Architect	Bing Thom Architects Inc.
Developer/Property Owner	Westbank / 700 Bidwell Property Inc.

SITE STATISTICS

Site Area	2,007.4 sq. m (21,607 sq. ft.) Site Dimensions: 50.29 m (165 ft.) x 39.93 m (131 ft.)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed										
Zoning	RM-5C	CD-1										
Uses	Multiple Dwelling District	Residential										
Max. Density	2.2 FSR	10.81 FSR										
Floor Area	4,416.3 sq. m (47,537 sq. ft.)	Total: 21,703 sq. m / 233,605 sq. ft.										
Maximum Height	RM-5C – Overall 18.3 m, up to 58 m	117.3 m (385 ft.)										
Unit Mix	--	<table><tr><td>Studio</td><td>0</td></tr><tr><td>One-bedroom</td><td>0</td></tr><tr><td>Two-bedroom</td><td>65</td></tr><tr><td>Three-bedroom</td><td>63</td></tr><tr><td>Total</td><td>128</td></tr></table>	Studio	0	One-bedroom	0	Two-bedroom	65	Three-bedroom	63	Total	128
Studio	0											
One-bedroom	0											
Two-bedroom	65											
Three-bedroom	63											
Total	128											
Loading	Per Parking By-law	<table><tr><td>Class A</td><td>0</td></tr><tr><td>Class B</td><td>1</td></tr></table>	Class A	0	Class B	1						
Class A	0											
Class B	1											
Bicycle Spaces	Per Parking By-law	Required: as per bylaw										
Natural Assets	To be assessed at the Development Permit Stage											

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