



REFERRAL REPORT

Report Date: May 24, 2022
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 14927
VanRIMS No.: 11-2000-20
Meeting Date: June 7, 2022

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 901 West Broadway

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Zeidler Architecture, on behalf of 1130962 B.C. Ltd¹., the registered owner of the lands located at 901 West Broadway [*Lots 11 and 12, Except the north 8 feet, now lane, of Block 336, District Lot 526, Plan 590; PIDs 003-729-184 and 003-729-192*], to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum permitted floor space ratio (FSR) from 3.00 to 7.95 and the building height from 9.2 m (30.2 ft.) to 40.5 m (133 ft.), to permit the development of a 12-storey building containing ground-floor commercial space and hotel use, 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;

¹ Represented by Hallmark Hospitality Group

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Zeidler Architecture, received December 23, 2020, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

- B. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C, be approved.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C;

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

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

REPORT SUMMARY

This report evaluates an application to rezone 901 West Broadway from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 12-storey building with ground-floor commercial space and hotel use. A total of 147 hotel units, a building height of 40.5 m (133 ft.) and a density of 7.95 FSR are proposed. The application is being considered under the *Metro Core Jobs and Economy Land Use Plan* ("Metro Core Plan") and the *Interim Hotel Development Policy* which reaffirms the importance of hotels and related meeting facilities to the City's economy, especially downtown and adjacent to rapid transit areas.

Staff have assessed the application and conclude that it meets the intent of the *Metro Core Plan* and the *Interim Hotel Development Policy*. Staff support the application, subject to design

development and additional 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

- Metro Core Jobs and Economy Land Use Plan: Issues and Directions Report (2007)
- Interim Hotel Development Policy (2018)
- Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements during Broadway Planning Process (2018)
- Employment Lands and Economy Review: Phase 2 (2020)
- Central Area Plan: Goals and Land Use Policy (1991)
- Central Broadway C-3A Urban Design Guidelines (Fairview Slopes Sub-area) (1976, amended 2004)
- C-3A District Schedule (last amended 2021)
- View Protection Guidelines (1989, last amended 2011)
- Latecomer Policy (2021)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2022)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Development Contribution Expectations in Areas Undergoing Community Planning (2018)
- Green Buildings Policy for Rezoning (2010, last amended 2018)
- Urban Forestry Strategy (2014, amended 2018)

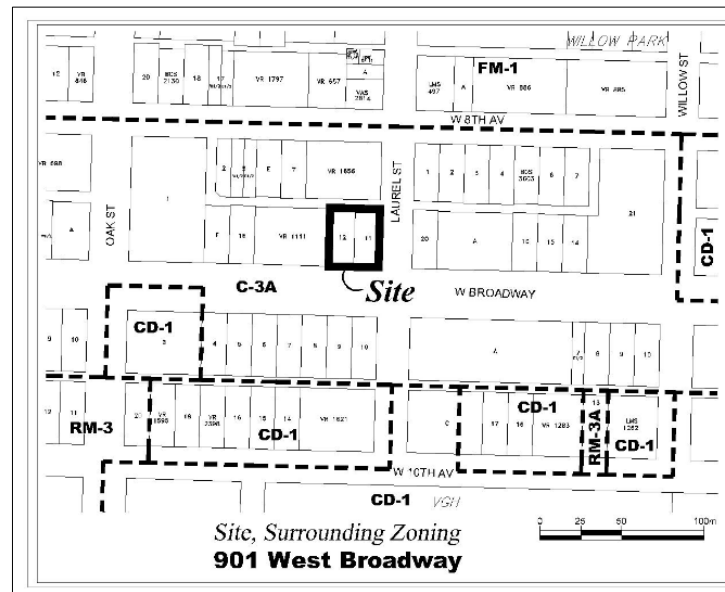
REPORT

Background/Context

1. Site and Context

The subject site is located on the northwest corner of Broadway and Laurel Street in the Fairview area (see Figure 1). The site is comprised of two legal parcels, with a site area of 1,086 sq. m (11,689 sq. ft.) and a frontage of 30.4 m (100 ft.) along Broadway and 35.7 m (117 ft.) depth along Laurel Street. The property is located along the proposed Broadway Subway route and one block away from the proposed Oak-VGH Subway Station. There are no residential tenants on the site.

The site is currently occupied by a two-storey, commercial building. Neighbouring properties along Broadway are zoned C-3A and CD-1 and contain a mix of office and retail in low-rise and tower forms. South of Broadway at 878 West Broadway, a rezoning was approved in principle for hotel and commercial uses. On the north side of 10th Avenue are properties zoned CD-1 and RM-3A which consist of three- to four-storey residential and office buildings.

Figure 1: Site and Surrounding Context

Neighbourhood Amenities – The following amenities are within close proximity:

- **Institutional:** Vancouver General Hospital (250 m) and False Creek Elementary School (400 m).
- **Parks:** Laurel Landbridge Park (200 m), Willow Park (200 m), Charleson Park (300 m), and Choklit Park (350 m).
- **Cultural/Community Space:** False Creek Community Centre (950 m), Firehall Branch of the Vancouver Public Library (1 km), and Anza Club (1.4 km).
- **Childcare:** Kids and Company (200 m), Oasis Montessori Academy (400 m), and Echelon Day Care (550 m).

2. Policy Context

Metro Core Jobs and Economy Land Use Plan (“Metro Core Plan”) – Approved in 2007, the *Metro Core Plan* provides policy directions to affirm and enhance the Metro Core’s role as the region’s “downtown” by ensuring adequate job space for future economic growth and vitality. The Broadway Uptown Office District is designated as Metro Core’s “second downtown,” per the 1991 *Central Area Plan*, which calls for intensification of job space in the area. The *Metro Core Plan* reinforces the importance of job space, identifying additional opportunities to intensify commercial capacity based on current and future rapid transit investment.

Interim Hotel Development Policy – This policy reaffirms the importance of hotels and their related meeting facilities to the city’s economy. The policy establishes an objective to prevent a net loss of hotel rooms, encourages opportunities for new hotel supply, and aims to replace hotel rooms when a hotel is being redeveloped.

Policy on Consideration of Rezoning Applications and Heritage Revitalization

Agreements during Broadway Planning Process (“Broadway Plan”) – The subject site is within the study area of the *Broadway Plan*, which is under consideration for Council approval in May of 2022. The policy allows for in-stream rezoning applications to continue to be considered during the Broadway planning process. Given that an application for rezoning advice was submitted for this site in July, 2017, this application qualifies under this in-stream provision.

Employment Lands and Economy Review (“ELER”) – *ELER* is a research and stakeholder engagement initiative which includes analysis of Vancouver’s economy and future projections for the capacity to accommodate job growth over the long term. Council approved Phase 2 of the *ELER* in October 2020, outlining the draft emerging directions which formed a basis for the *Vancouver Plan*. One of these directions is to identify options for expanding hotel capacity in key areas over the long term, including within the Central Broadway area.

Strategic Analysis**1. Proposal**

This application proposes a mid-rise commercial building consisting of commercial uses at grade and hotel use above. Three levels of underground parking are accessed from the lane (see Figure 2). The proposal includes 147 hotel rooms, a total floor area of 8,628.4 sq. m (92,875 sq. ft.), for a total floor space ratio of 7.95.

Figure 2: Proposed Development (View Looking Northwest from Broadway)

**2. Land Use**

This proposal is consistent with the *Metro Core Plan*’s directions to increase commercial uses with employment-generating space to strengthen the commercial character of the Broadway Uptown Office District. Demand for job space in this area is anticipated to continue as a result of

major investment in Vancouver General Hospital (VGH) and related facilities, along with the expansion of the Broadway Subway rapid transit line.

Hotel use is a conditional use in the C-3A District and further reinforced by the *Interim Hotel Development Policy*. This policy identifies the critical need to renew and expand hotel space throughout Vancouver, with an emphasis on ensuring a new supply of hotel and employment-generating space in the Broadway Corridor.

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

Form of Development – Design considerations for new development in this area are evaluated against the objectives of the Fairview Slopes subarea of the *Central Broadway C-3A Urban Design Guidelines* (“*Guidelines*”), and the objectives of the *Metro Core Plan* where additional height and density may be considered to increase the commercial capacity of the Broadway corridor. While the application predates the *Broadway Plan*, and is not reviewed against the refined directions of the *Plan*, staff have evaluated the merits of the application in terms of its contribution to the commercial capacity, current context and emerging directions within the *Broadway Plan*, which anticipates commercial buildings up to 32 storeys, subject to helicopter flight path restrictions.

Separation Distances – The proposal is comprised of a rectilinear 12-storey tower that is oriented to the east side of the property. The building steps down to six storeys and three storeys towards the west, reflecting a form that is broadly aligned with the *Guidelines*. This articulation results in a proposed tower separation of approximately 21.0 m (68.0 ft.) to the adjacent office building, thereby exceeding the recommended commercial tower separation requirement of 15.2m (50 ft.). While tower separation requirements between office and hotel towers are not set out in policy, a minimum of 15.2 m (50.0 ft.) between commercial buildings is generally recommended along Broadway to maintain a high level of solar access for adjacent buildings to the north.

BC Hydro Vista Switch and Floor Area – Towards the end of staff review, BC Hydro informed the owner that a vista switch was to be accommodated on the north side of the subject site, at the corner of Laurel Street and the lane. Due to the anticipated location of the vista switch, a portion of the ground floor that is currently proposed for parking, loading, and commercial would be significantly reconfigured or removed.

BC Hydro design requirements stipulate that the vista switch be entirely free and clear of any overhead or below-grade encumbrances. Building elements above and below the footprint of the vista switch would need to be reconfigured or removed if the applicant is unable to negotiate an alternative solution with BC Hydro. This could potentially result in a significant loss of commercial floor area at all levels, loss of at-grade loading and loss of below-grade parking.

Recognizing the loss of needed hotel space near Vancouver General Hospital, a future subway station, and impacts to project viability, staff support relocation of an equivalent amount of displaced floor area resulting from the vista switch, be added to the west portion of the building, over levels 8 to 12 (Figure 3). Shifting this floor area would result in a reduction of the tower separation from the adjacent building, from 21.0 m (68.0 ft.) to approximately 16.7 m (55.0 ft.), which continues to align with the recommended minimum of 15.2 m (50.0 ft.) between commercial towers.

Figure 3 – Site Plan

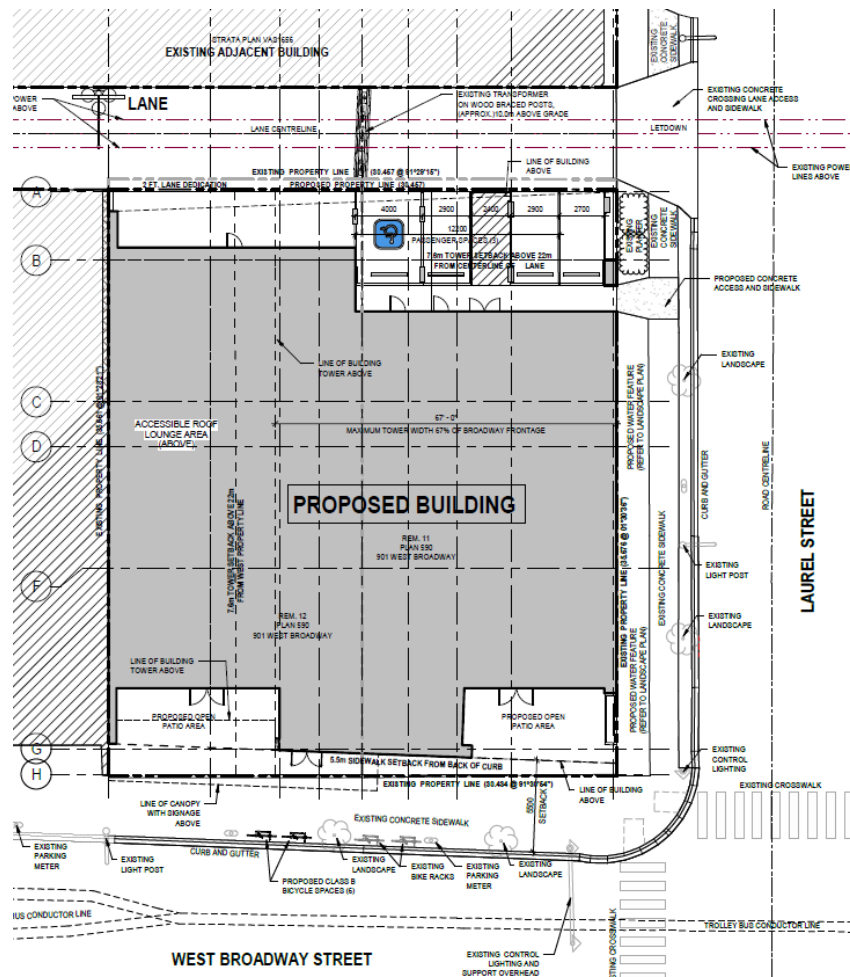


Figure 4 – Proposal Looking North, with Potential Re-allocated Floor Area in Green



Height: The *C-3A District Scheduled* permits a discretionary height of up to 36.6 m (120.0 ft.) at the subject site. Council-approved protected public view 3.1 (Queen Elizabeth Park) extends across the site. The proposed height of 40.5 m (133.0 ft.) does not encroach into the protected public view. Importantly, height for the subject site is predominantly governed by the Vancouver General Hospital emergency helicopter flight path. The City does not have the authority to confirm compliance with the emergency helicopter flight path, including the location and height of the flight path. Confirmation of compliance, including consultation with related authorities, is the responsibility of the applicant. Demonstrated compliance with the flight path to the satisfaction of related authorities is a condition of rezoning, per Appendix B.

Density – The application proposes an overall density of 7.95 FSR, beyond the maximum discretionary density of 3.00 FSR under the current C-3A zoning. Given the *Metro Core Plan* objective of increasing commercial uses within the Broadway corridor, the predominant mixed-use nature of the Fairview Slopes subarea of Central Broadway, and City objectives for increasing the supply of hotel space in the area, staff support the proposed density.

Urban Design Panel – The Urban Design Panel (UDP) reviewed this application on June 23, 2021 and supported the proposal with recommendations. Suggestions from the Panel sought to ensure the public realm was maintained, consideration for a rooftop amenity access, alternate locations for mechanical areas, and to review the proposed exterior materials and reduce the monolithic nature of the west elevation. Urban Design Conditions 1.1, 1.2 and 1.3 respond to the recommendations provided by the UDP.

Staff conclude that the proposal is generally consistent with the objectives of the *Metro Core Plan* and the Central Broadway area objectives for hotel and office space adjacent to a hospital precinct. Staff support this application subject to the conditions outlined in Appendix B.

4. Parking and Transportation

This site is well served by transit along Broadway and a future subway station. Nearby bikeways are located on 10th Avenue, 7th Avenue, Heather Street and Alder Street.

Vehicle parking is provided on three levels of underground parking and accessed from the rear lane. A total of 62 vehicle parking spaces are proposed and two Class B loading spaces. The proposal includes 12 Class A bicycle parking spaces, in excess of that required under the Parking By-law, and six Class B bicycle spaces. Parking, loading and bicycle spaces must be provided in accordance with the Parking by-law for hotel and restaurant use.

A number of public realm improvements are sought along Broadway and Laurel Street to increase access to open space and facilitate pedestrian access across the site. Improvements include a statutory right-of-way to achieve a new boulevard with street trees and a widened sidewalks for pedestrian use. Public realm improvements along Laurel Street require an additional setback for additional landscape features, upgraded street lighting, and a new lane crossing. Detailed Engineering conditions are included 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 to create more efficient, healthy and comfortable homes and workplaces. Non-residential buildings are required to achieve LEED Gold certification. The applicant has submitted preliminary energy modelling analysis detailing building performance strategies to meet new energy use requirements, greenhouse gas and thermal demand targets, and a LEED checklist detailing proposed strategies to achieve certification.

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.

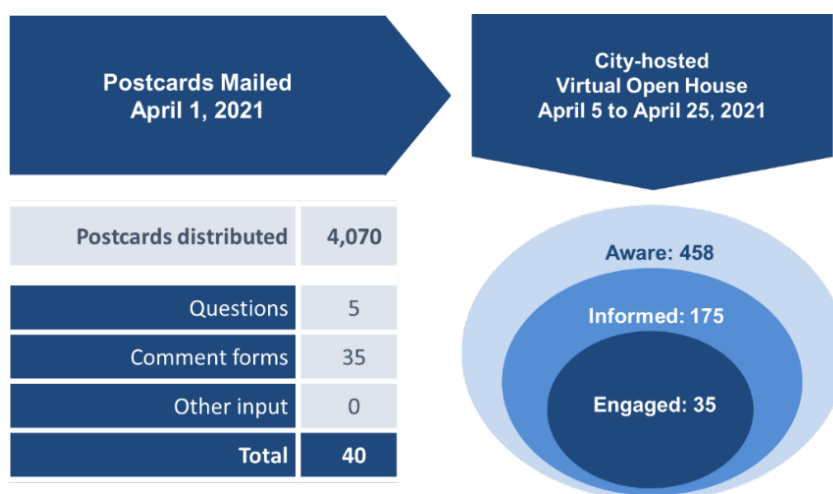
There are no existing trees on the site. There are four street trees in total on City lands adjoining the site, and protection of these street trees during construction is required. Two new street trees are proposed: one on Laurel Street and one on Broadway. See Appendix B for landscape and tree conditions.

Public Input

Public Notification – A rezoning information sign was installed on the site on March 15, 2021. Approximately 4,723 notification postcards were distributed within the neighbouring area on April 1, 2021. Notification, application information, and an online comment form, was provided on the City’s digital engagement platform *Shape Your City Vancouver* (shapeyourcity.ca/).

Virtual Open House – A virtual open house was held from April 5 to April 25, 2021 on the *Shape Your City* platform. The virtual open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. Digital presentations from the applicant were posted for online viewing. 458 people signed onto the project webpage to review the rezoning application including an image of the building.

Figure 5: Notification and Public Response



Public Response and Comments –

Public input was received throughout the application process through online questions and comment forms, and by email and phone. A total of 40 submissions were received. A summary of all public responses may be found in Appendix D.

Generally, comments of support fell within the following areas:

- *Neighbourhood context:* The proposal is appropriate given the site's central West Broadway location and proximity to the SkyTrain.
- *Building height and design:* The height is appropriate and could be higher, considering the area and surrounding built environment. The building is aesthetically pleasing and its design supported.
- *Use:* Hotel use is supported and will have positive economic and employment impacts.

Generally, comments of concern fell within the following areas:

- *Building height and density:* The height, massing and density of this proposal is not appropriate for the area and surrounding built environment.
- *Public realm:* Concern over poor and inadequate public realm experience.
- *Vehicle access:* Concern about vehicle access and loading, considering that the lane is busy and narrow.

Response to Public Comments – Landscape conditions 1.7 and 1.8 as well as urban design conditions 1.1, 1.2 and 1.3 are intended to improve the public realm and pedestrian experience. The additional density and height is supported at this location recognizing the need for hotel space, particularly due to its close proximity to VGH and a future transit station. Engineering staff have reviewed vehicular access and loading for this site and have included rezoning conditions to improve access to the parkade and ensure safety for all road users.

PUBLIC BENEFITS

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

The application is subject to the *Community Amenity Contributions Policy for Rezonings* with CACs based on target contributions as the applicant is proposing a non-stratified commercial development in the Metro Core area, outside Downtown. The applicant has offered a cash contribution of \$603,637 based on the net increase in allowable commercial floor area and target rate applicable to this application. As a condition of by-law enactment, a Covenant is required to be registered on title to prohibit both the separate sale and the strata subdivision of the property.

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

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

Based on the DCL Bylaws in effect as of September 30, 2021 and the proposed 92,876 sq. ft. of commercial floor area, \$1,923,453 of DCLs are expected from the project.

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

Public Art Program – The application is not subject to the Public Art Policy and Procedures for Rezoned Developments as the total floor area is below the minimum threshold of 9,290 sq. m (100,000 sq. ft.).

FINANCIAL IMPLICATIONS

The applicant has offered a cash commercial linkage contribution of \$603,637. Based on DCL bylaws and rates in effect as of September 30, 2021, it is estimated that the project will pay \$1,923,453 in DCLs.

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

No public art contribution is applicable.

CONCLUSION

Staff have reviewed the application for 901 West Broadway for a 12-storey commercial hotel building with ground-floor restaurant use and conclude that the height, density, and land uses are consistent with the *Metro Core Jobs and Economy Land Use Plan*. If approved, the project will contribute to increasing job space and to advance the City's economic development objectives.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with a draft CD-1 by-law as generally shown in Appendix A and 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.

* * * * *

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

Conditions of Use

- 4.1 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building except for:
 - (a) Farmers' Market;

- (b) Neighbourhood Public House;
 - (c) Public Bike Share;
 - (d) Restaurant; and
 - (e) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use.
- 4.2 The Director of Planning may vary the use conditions of section 4.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this By-law.

Floor Area and Density

- 5.1 Computation of floor space ratio must assume that the site consists of 1,086 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 must not exceed 7.95.
- 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 8% of the floor area being provided; 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; and
 - (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.

Building Height

6. The building height must not exceed 40.5 m, except that no part of the development is permitted to protrude into the Council-approved public views, as set out in the City of

Vancouver *View Protection Guidelines*, or into the emergency helicopter flight path requirements for the Vancouver General Hospital.

* * * * *

901 West Broadway
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 Zeidler Architecture, received December 23, 2020, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

1.1 Design development to improve the interface of the building with the public realm at Laurel Street as follows:

- (a) Introducing an additional building setback at grade to accommodate landscape features intended to activate the public realm wholly within the development property lines, or redesigning or replacing these features to be at or on the building face (living walls, architectural lighting, recessed benches, etc.) without encroaching into the statutory right-of-way, or a combination of these.

Note to Applicant: Also refer to Engineering Condition 2.5.

- (b) Enhancing the visual prominence of the lane-oriented hotel entry when viewed looking south from the intersection of Broadway and Laurel Street.

Note to Applicant: this may be achieved by way of the following suggested architectural design strategies:

- (i) Articulating the building at grade such that the pedestrian point of entry appears prominent and distinctive;
 - (ii) Increasing the size of the pedestrian point of entry or removing the columns oriented directly adjacent the public realm and replacing these with enhanced landscaping; or
 - (iii) Introducing visually appealing elements such as high-quality illuminated architectural signage, a glass canopy extending over the public realm, distinct architectural lighting, additional glazing, landscape features, etc. to supplement other design moves.
- (c) Introducing additional glazing units and/or increasing the proportion of the glazing units proposed at the façade between the public realm and the lower-level reception area and meeting room; and

- (d) Providing at the time of Development Permit application a comprehensive architectural lighting strategy intended to provide visual interest and a sense of activity to the Laurel Street frontage at all hours.

1.2 Design development to improve the expression of the west façade between Levels 5 and 8 by way of the following design strategies:

- (a) Introducing modulation across the façade in addition to the tessellated brick pattern;
- (b) Providing additional glazing units at all levels or adding balconies to the northwest and southwest hotel units; or
- (c) Making provisions in the design of the façade and its finishing for the future application of a large-scale art piece, green wall, or both; and
- (d) Providing at the time of the Development Permit application a comprehensive architectural lighting strategy intended to provide visual interest and a sense of activity at this façade when viewed from West Broadway.

Note to Applicant: If the applicant is unable to negotiate relocation of the BC Hydro vista switch and proposes relocation of impacted floor area to above Level 8, this condition will apply to the full height of the west façade beginning at Level 5.

1.3 Design development to relocate the rooftop mechanical unit at Level 5 to the rooftop at Level 8 and providing architecturally-integral screening to conceal the visibility of this unit from the public realm, and extending the outdoor amenity area to the south edge of the roof; or

Provision at the time of the Development Permit application of a rationale demonstrating why this alternative location cannot be achieved along with revised architectural elevation drawings and perspectives clearly showing the visual impact of the rooftop mechanical when viewed from West Broadway, and introduction of visually-appealing, architecturally-integral design strategies to absolutely conceal the visibility of the rooftop mechanical units from the public realm.

Note to Applicant: design strategies must contribute to the visual appeal of the building and the public realm, such as large roof-level plantings, masonry walls matching the proposed material palette, opaque glazing panels, etc. Basic mechanical screens oriented to the street should be avoided.

1.4 Provision at the time of the Development Permit application of the following:

- (a) A detailed finish schedule demonstrating the applicants' commitment to maintaining the high-quality, visually engaging palette of finishes reflected in this application;
- (b) Large-scale architectural details of critical design elements including modulated panels, tessellated bricks, canopies, etc.; and
- (c) An architectural lighting and signage strategy.

Note to Applicant: Staff support for this proposal is in part due to the superior quality of materials and finishes proposed, and the manner that they have been employed

architecturally. A simplified or lower quality material palette or changes to the proposed façade expressions are not supported.

- 1.5 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.

- 1.6 Demonstrate, to the satisfaction of the General Manager of Planning, Urban Design and Sustainability that no portion of the building encroaches into the required flight path for helicopters accessing the Vancouver General Hospital (VGH) emergency heliport.

Note to Applicant: The applicant will be responsible for providing supporting/confirming documentation and studies that confirm, to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, that building heights conform to any VGH helicopter flight path requirements. Such documentation may include, without limitation, written confirmation from VGH.

Crime Prevention through Environmental Design (CPTED)

- 1.7 Design development to respond to CPTED principles, including:
- (a) Maximizing natural surveillance throughout pedestrian realm including underground parking, with glazing into publicly accessible areas such as elevator lobbies, and stairs;
 - (b) Introducing measures intended to mitigate theft from vehicles and provide for a sense of security in the underground parking garage, including specifying bright paint for all walls and soffits; and
 - (c) Anticipating mischief and intentional damage such as graffiti in alcoves, and introducing measures intended to mitigate these potential problems such as additional glazing or points of entry to enhance visual activity at all hours.

Landscape

- 1.8 Confirmation for Engineering's support with regards to proposed public realm features along West Broadway and Laurel Street.
- 1.9 Design development to outdoor and rooftop spaces as follows:
- (a) Provide outdoor amenity spaces on Level 8 and the roof deck complete with planted extensive and/or intensive green roofs to create further opportunities for communal outdoor gathering; and
 - (b) Explore an alternate location for the level 5 mechanical to provide greater area for, and enhancement to the outdoor amenity space, or demonstrate compliance to the latter option presented in Condition 1.3.

Note to Applicant: Refer to the Urban Design Panel's recommendations.

- 1.10 Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab, as follows:

- (a) Consideration for intensive/extensive green roof for the podium roof terrace instead of “moveable planters”, as noted on drawing 5.4; and
- (b) Lowering the slab in the area below the street level planter beds and the water feature to the greatest extent practicable.

Note to Applicant: This is in order to reduce the heights of any proposed planter walls and water feature walls to the minimum heights required. 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) to maximize contiguous soil volumes. Lowering the slab underneath any proposed planters and water features to the greatest extent possible is preferred rather than having them be surrounded by raised walls. See Condition 1.7 regarding the planting slab and water feature encroachments on City property.

- 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 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) consider linear infiltration bio-swales along property lines;
- (e) use permeable paving;
- (f) employ treatment chain systems (gravity fed, wherever possible); and
- (g) use grading methods to direct water to soil and storage areas.

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

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

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

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

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

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

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

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

- 1.16 Provision of detailed site sections and coordinated landscape plans to specifically demonstrate proposed trees and shrubs over-slab have adequate soil depth.

Note to Applicant: Minimum depth of soil (not including drainage layer) should meet or exceed CSLA Landscape Standard for sustainable growth and health. Detailed sections should show tree rootball and soil depth dimension.

- 1.17 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. This is required for the existing trees on City property.

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

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

- 1.19 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.

- 1.20 Provision of an outdoor Lighting Plan.

Sustainability

- 1.21 All new buildings in the development will meet the requirements of the [Green Buildings Policy for Rezoning](#) (amended February 7, 2017), 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.

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

- 1.22 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.
- 1.23 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.
- 1.24 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.
- 1.25 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License. Applications for provincial Approvals or Licenses can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not

in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.

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

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

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

- 1.27 Submission of letter confirming acknowledgement that this application falls within the area with potential impacts due to the Broadway Subway Project construction and that you have contacted the Rapid Transit Office for more detailed information.

During Broadway Subway construction (2021-2025), the Broadway Subway Project will have priority on street use. Any street use requests in the vicinity of their work will require their review and acceptance. It is expected that there will not be any street use available along Broadway for development construction activities. There may be limited opportunities along Laurel Street. We request that the applicant acknowledge this constraint on their development and plan their project accordingly.

Shoring into City Street for development work will be subject to review by the Broadway Subway Project to ensure no conflict with the Broadway Subway station. It is expected that shoring into City Street along Broadway will not be permitted.

Note to Applicant: Please contact the City of Vancouver Rapid Transit Office (rapidtransitoffice@vancouver.ca) for more information on impacts to access and street use for your project.

- 1.28 Provision of a finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: A TDM Plan with a minimum of 6 points is required (to achieve the proposed vehicle parking reduction. The proposed plan achieves 6 points. A single TDM measure may count towards multiple land uses if it is usable by each land use. Refer to Schedule B of the TDM policy for detailed requirements for each measure. Provide TDM Plan as a separate package with complete information on TDM measures proposed, including the following clarifications:

- (a) ACT-01 – Additional Class A bicycle parking:
 - (i) Identification of the number and location of the additional Class A bicycle parking on plans.

Note to Applicant: Additional Class A bicycle parking spaces must meet

the standards and minimums identified in the Parking By-law, and/or applicable Design Guidelines.

- (b) ACT-02 – Improved Access to Class A bicycle Parking:
 - (i) Provision of concept design for excellent design of lighting, finishes, grades, convenience;
 - (ii) Provision of operational and design specifications for automated bicycle parking (if applicable); and
 - (iii) Identification of the number and location of the Class A bicycle parking provided at- and/or above-grade on plans, as well as note the access route to reach the Class A bicycle parking from the outside.
- 1.29 Subject to the acceptance of an approved TDM Plan, entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which identifies the following:
 - (a) Secures provision of funding towards long-term TDM monitoring fund in the amount of \$280 per parking space waived;
 - (b) Secures the provision of TDM measures on the site;
 - (c) Permits the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed; and
 - (d) Agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.
- 1.30 Design development to improve access and design of bicycle parking and demonstrate compliance with the Bicycle Parking Design Supplement by performing the following:
 - (a) Relocation of Class B bike parking to eliminate encroachments on public property and right-of-ways;
 - (b) Automatic door openers for all doors providing access to Class A bicycle storage
 - (c) Provision of end-of-trip facilities as per Bylaw; and
 - (d) Provision of a minimum 1.5 m (5 ft.) wide access aisle for any oversized bicycle space.
- 1.31 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 a standard widened loading throat to facilitate maneuvering;
 - (b) Provision of additional loading bay width for the second and subsequent loading spaces; and

Note to Applicant: See Exhibit B of the Bunt TAMS.

- (c) Provide a minimum width of 4 m for the first Class A passenger loading space, and 2.9 m for all subsequent spaces.
- 1.32 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) Confirmation that column encroachments, setbacks and parking space widths comply with the Parking and Loading Design Supplement;

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.
 - (b) Provide a minimum width of 4 m (13.1 ft.) for all accessible spaces provided; and

Note to Applicant: Any accessible spaces provided above and beyond Bylaw requirements are not double counted.
 - (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.
- 1.33 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) Dimensions 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 manoeuvring 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 are 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.

1.34 Delete the portions of the water feature, walls, or any other structure proposed to cross the property line on Laurel Street.

1.35 Gates/doors are not to swing more than 1 ft. over the property lines or into the SRW area.

1.36 Provision of generous and continuous weather protection on Broadway.

1.37 Prior to Development Permit, provide a Final Hydrogeological Study which meets the requirements of the Groundwater Management Bulletin (<https://bylaws.vancouver.ca/bulletin/bulletin-groundwater-management.pdf>)

1.38 Provision of a draft final Rainwater Management Plan (RWMP) that outlines the applicable requirements as described in the City's Rainwater Management Bulletin dated July 11, 2018 and detailed approach to meet the requirements which includes the following:

- (a) Provide design specifics and details of all BMPs 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.

Note to Applicant: Meeting LEED v4.1 criteria may contribute to meeting the Citywide rainwater management requirements but are not an equivalent substitute. Review for compliance of LEED v4.1 is done by others and should be excluded from the RWMP submission.

- (b) Provide a pre-development site plan showing:

- (i) orthophoto;
- (ii) existing drainage areas; and
- (iii) on-site and downstream offsite drainage appurtenances.

Note to Applicant: existing land use surfaces and areas shall be used to support calculation of the pre development peak flow rate.

- (c) Provide post-development site plan(s) that includes the following:
- (i) building location/footprint;
 - (ii) underground parking extent;
 - (iii) proposed service connections to the municipal sewer system;
 - (iv) location and labels for all proposed rainwater management practices;
 - (v) area measurements for all the different land use surface types within the site limits; and
 - (vi) delineated catchments to demonstrate BMPs are appropriately sized.

Note to Applicant: Provide calculation sizing summary of all rainwater infrastructure (Tier 1, 2, and/or 3) practices proposed in each catchment in tabular form, including 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 preliminary RWMP.

There is mention of moveable patio planters on page 26 of the rezoning booklet, but this is not detailed within their RWMP. Please detail if this will factor into your RWMP.

- (d) Provide adequate and concise supplementary documentation for any proprietary products that clearly demonstrates how they contribute to and/or meet the rainwater management requirements.
- (e) Calculation of the detention / retention tank volume to equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 and Tier 2 practices.

Note to Applicant: In calculating the size of the detention tank, do not include the runoff coefficient. The calculation should only include the site area multiplied by the rainfall.

- (f) Ensure all requirements described in the Vancouver Building Bylaw, Part 2 – Plumbing Systems, Section 2.7. Non-Potable Water Systems are met for the proposed reuse of rainwater onsite.

Note to Applicant: Rainwater reuse for non-potable uses is highly encouraged by the City of Vancouver. Additional resources such as rainfall data and design guidance may be provided prior to resubmission. Full drawdown within 4 days is not required but feasible reuse of 70% of the average annual rainfall volume must be demonstrated from contributing surfaces through estimates of average monthly and/or annual demand for proposed non-potable uses as part of the RWMP.

- (g) 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 Development Permit (DP) submission, the following should be included for review for all proprietary devices:

- (i) Product Name and Manufacturer/Supplier;
- (ii) Total area and % Impervious being treated;
- (iii) Treatment flow rate;
- (iv) Supporting calculations to demonstrate adequate sizing system based on the contributing drainage area;
- (v) Discussion of the specified treatment device's % TSS removal efficiency certification by TAPE or ETV; and
- (vi) Location of device in drawing or figure in the report.

Note to Applicant: If a substantial proportion of the site (the roof area) can capture precipitation for rainwater reuse purposes, then a treatment system for runoff discharged offsite may not be necessary or a "pretreatment" unit as categorized and certified by Washington State's TAPE program such as the proposed Stormceptor may be permitted.

- (h) Peak flow calculations to use 1:10 year return period. Inlet time = 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: Ensure all calculations are provided for pre and post development peak flow rates, including R-value calculations and any assumptions used.

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 DP.
- 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 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.

1.43 Landscape drawings: Remove proposed water feature, planters, benches and other structural encroachments from City property.

1.44 Building Grades:

- a) Show City supplied building grades on architectural and landscape drawings. To minimize grade differences, interpolate a continuous building grade between the points given on the City supplied plan.
- b) Building grades are preliminary. Ensure final building grades are issued by City prior to DP application.

1.45 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 and the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

2.1. Arrangements are to be made for the consolidation of Lots 11 and 12, Both Except the North 8 Feet, Now Lane, Block 336, DL 526, Plan 590 to create a single parcel and

subdivision of that site to result in the dedication of the north 2 feet (the Building Line area) for lane purposes.

A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at:
<http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

- 2.2. Arrangements are to be made for release of Easement and Indemnity Agreements 72130H and 2124M (crossings) 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. Delete proposed custom bench and water features shown on City Road (sheet LS-100).

- 2.4. Clarification is required for the following:

- (a) Whether 3 encroaching tile pipes still exist in the lane behind the current building. Upon verification of removal, the applicant is to make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the release of Easement & Indemnity Agreement 131907M.
- (b) That a gasoline tank no longer encroaches on the Broadway sidewalk. Upon verification of removal, the applicant is to make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the release of Indemnity Agreement 456864M.

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.

- 2.5. Provision of a building setback and surface statutory right-of-way (SRW) for public pedestrian use over a portion of the site along West Broadway to achieve a 1.9 m offset distance measured from the property line 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: Delete or relocate the proposed parkade air intake duct and planting beds to outside of the SRW area.

- 2.6. 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

2.7(a) and 2.7(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.

- i. Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by TC Engineering Ltd. dated October 7, 2021, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 150 mm along Laurel Street or 300 mm along Oak Street. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum size of the connection is 300 mm.

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

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

- (i) Implementation of development(s) at 901 West Broadway does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 250 STM sewers in lane south of West 8th Avenue.

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.

(c) Provision of street improvements along Laurel Street adjacent to the site and appropriate transitions including the following:

- (i) Minimum 1.22 m (4 ft.) wide front boulevard with street trees where space permits;
- (ii) Minimum 2.44 m (8 ft.) wide broom finish saw-cut concrete sidewalk; and
- (iii) Removal of the existing driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards.

(d) Provision of street improvements along West Broadway adjacent to the site and appropriate transitions including the following:

- (i) Front boulevard with street trees where space permits;

- (ii) Broom finish saw-cut concrete sidewalk from the edge of the front boulevard to the property line; and
- (iii) Hard surface treatment within the SRW area.

Note to Applicant: The design of the required street improvements should reflect what is specified in the Broadway Plan when it is finalized and approved by Council. Coordination of the offsite improvements with the street reconstruction on West Broadway post Oak-VGH station construction may be required.

- (e) Provision of improvements at the intersection of Laurel Street and Broadway including:
 - (i) Upgrades to the existing traffic signal to include accessible pedestrian signals (APS); and
 - (ii) Entire intersection lighting upgrade to current City standards and IESNA recommendations.
- (f) Provision of improvements at the intersection of Oak Street and W 8th Avenue including:
 - (i) Geometric changes to the satisfaction of the General Manager of Engineering Services;
 - (ii) Intersection lighting to meet current standards.

Note to Applicant: Drawings must indicate that the off-site designs submitted as part of the DP application are preliminary, and that a final off-site geometric design will be provided by the City of Vancouver through the DP process. Where a design or detail is not available, make note of the improvement on the site and landscape plans.

- (g) Provision to remove and replace existing asphalt on Laurel Street up to road centerline along the development site's frontage. Asphalt replacement is to include the area around the lane crossing.
- (h) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.
- (i) Provision to rebuild laneway along the development site's frontage as per City "Higher Zoned Laneway" pavement structure. This is to include the future City property dedication area in the laneway.
- (j) Provision of new standard concrete lane crossings, new lane returns and lane ramps (on both sides of the lane) at the lane crossing on Laurel Street. Remove existing driveway at the lane crossing entrance.
- (k) 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.

- (l) 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.

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

- 2.7. 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) Improvements at the intersection of Laurel Street and West Broadway per condition 2.6 (e).

Note to Applicant: The benefiting area for these works are identified as the properties within one half block to Oak St and Willow St along West Broadway and to the lanes north and south of W Broadway

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

- b) improvements at the intersection of Oak Street and West 8th Avenue per condition 2.6 (f).

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

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

- 2.8. 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 these items will be located on the development property, or find an alternate suitable location to the satisfaction of the City, unless BC Hydro provides written confirmation that the System Vista is no longer required.

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

Sustainability

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

Non-stratification Covenant

- 2.10 Enter into a Covenant pursuant to Section 219 of the Land Title Act prohibiting both the separate sale and the strata subdivision of the property.

Commercial Linkage Contribution

- 2.11 Pay to the City a cash contribution of \$603,637 which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law in the form of a bank draft, certified cheque or wire transfer, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

Environmental Contamination

- 2.12 If 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 the Director of Legal Services, including a Section 219 covenant that there will be no occupancy of any buildings or improvements on this site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been issued to the City.

Agreements

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

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

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

* * * * *

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 11879

“901 West Broadway	[CD-1 #]	[By-law #]	C-3A”
--------------------	----------	------------	-------

“[CD-1#] [By-law #] 901 West Broadway”

* * * * *

**901 West Broadway
ADDITIONAL INFORMATION**

1. Urban Design Panel

The Urban Design Panel reviewed the application on June 23, 2021

EVALUATION: Support with Recommendations

Introduction: Rezoning Planner, Leifka Vissers, provided an introduction to the site and the proposal. The subject site is located on the northwest corner of Laurel Street and West Broadway with a site area of approximately 1,086 sq. m. The site is currently zoned C-3A and currently contains a two-storey commercial building. Vancouver General Hospital and a number of supporting medical facilities are located to the south.

The application is for a 12-storey hotel with restaurant at grade, 147 rooms, and a total floor area of 801.5 sq. m. The proposed FSR is 7.95 and the proposed height is 40.5m. Land use direction for the site is provided by the Metro Core Jobs and Economy Land Use Plan. The site is also subject to the Central Area Plan: C-3A Central Broadway Goals and Land Use Policy designated as “Uptown”.

The Fairview Slopes neighbourhood to the north is primarily defined by 2 to 6 storey commercial and residential buildings. Buildings both east and west on Broadway range from 9 to 20 storeys. A rezoning application to replace the existing Park Inn building with two towers at 11 and 13 storeys was approved in January 2020, and the Oak-VGH Millennium Line subway station will be located across the street.

Development Planner, Kevin Spaans, noted that the Vancouver General Hospital flight path extends across the site, and governs maximum heights in the immediate context. The proposed building generally complies with the provision for form and massing in the C-3A Design Guidelines, with discretionary variation sought to the westernmost side of the site, where the applicant is proposing a 3 storey interface with the adjacent property rather than the anticipated 2 storeys. As demonstrated in the elevations and perspective renderings, the building takes on a simple rectilinear massing which steps to the west when viewed from Broadway, but maintains a more abrupt interface with the properties across the lane to the north. Articulation is provided by way of a basket weave-like modulating panels extending up the façades of the main tower mass above the second level.

Regarding the interface with the public realm, the significant grade change from Broadway to the lane, coupled with the proposed at-grade parking and loading layout at the rear of the building, results in an inactive façade adjacent the Laurel Street sidewalk. To compensate, the applicant is proposing improvements to the public realm in the form of landscape features and benches, much of which falls outside of the property line. Facing Broadway, the applicant is proposing a hotel entry, landscape features, and patio seating intended to contribute to the activity of the street.

Advice from the Panel was sought on the following:

1. Does the overall form and massing sufficiently respond to the existing context while anticipating upcoming changes to the urban fabric of West Broadway?
2. Does the proposal, including preliminary arrangement of at-grade uses, sufficiently anticipate the changing nature of Broadway as a high-performing pedestrian-friendly street?

3. Please provide any feedback as it relates to preliminary materiality and architectural expression to inform the Development Permit approvals process.

Panel's Consensus on Key Aspects Needing Improvement:

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

- Ensure the intent of the public realm along W Broadway St and Laurel St is maintained through the development permit process;
- Consider providing rooftop amenity access or planted roof to the top of the building and level 8;
- Consider alternate location for the level 4 mechanical to provide and enhance amenity space;
- Review the cladding narrative and engage on the cultural references;
- Design Development to reduce the monolithic nature of the west elevation.

2. Public Consultation Summary

List of Engagement Events, Notification, and Responses

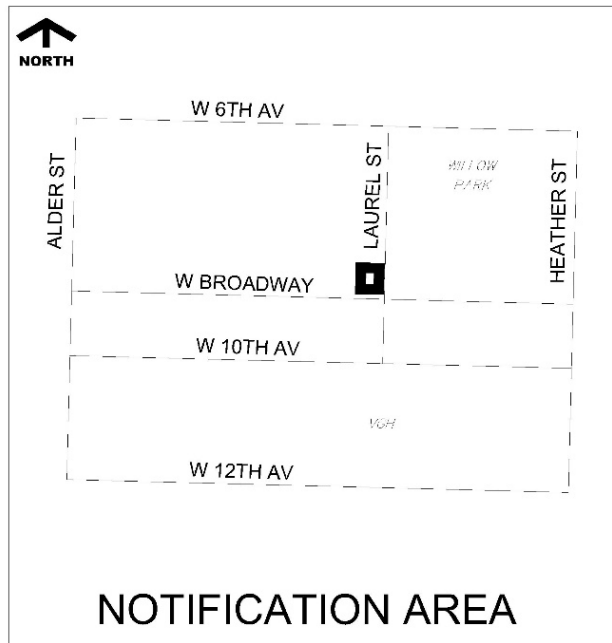
	Date	Results
Event		
Virtual open house (City-led)	April 5 to April 25, 2021	458 participants (aware)* <ul style="list-style-type: none"> • 175 informed • 22 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	April 1, 2021	4,070
Public Responses		
Online questions	April 5 to April 25, 2021	5 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	February – August, 2021	35 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	February – August, 2021	35 submittals <ul style="list-style-type: none"> • 25 responses • 5 responses • 5 responses
Other input		0 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	February – August, 2021	573 participants (aware)* <ul style="list-style-type: none"> • 214 informed • 38 engaged

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.

Map of Notification Area



Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Neighbourhood context:** The proposal is appropriate given the site's central West Broadway location and proximity to the SkTrain.
- **Building height:** The height is appropriate and could be higher, considering the area and surrounding built environment.
- **Building style:** The building is aesthetic and its design supported.
- **Proposed use:** The hotel use is supported at this site and will have positive economic and employment impacts.

Generally, comments of concern fell within the following areas:

- **Building height and density:** The height, massing and density of this proposal is not appropriate for the area and surrounding built environment.
- **Public realm:** Concern over poor public realm experience as a pedestrian (including inadequate landscaping).
- **Vehicle access:** Concern over vehicle access and loading, considering that the lane is busy and narrow.

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

General comments of support:

- Generally supportive of the proposal.

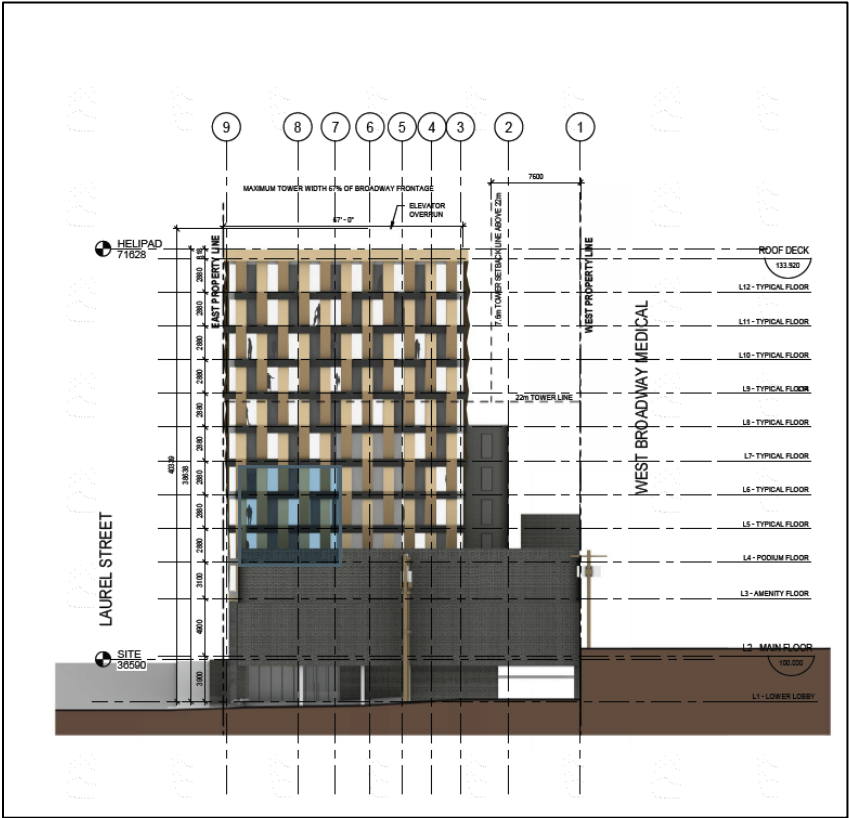
General comments of concern:

- Concern over lack or loss of art-related amenities, such as a new mural.
- Concern that the proposal is not appropriate at this location (the site is too busy already).

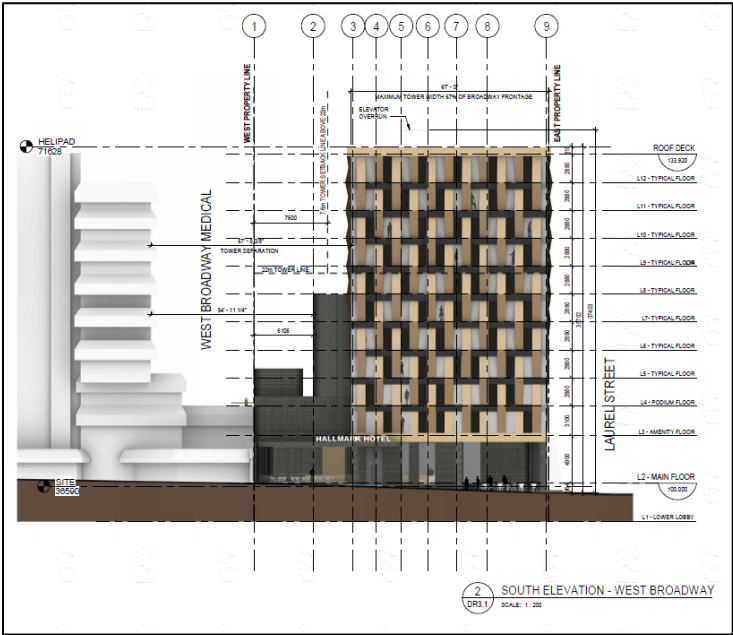
* * * * *

901 West Broadway
FORM OF DEVELOPMENT DRAWINGS

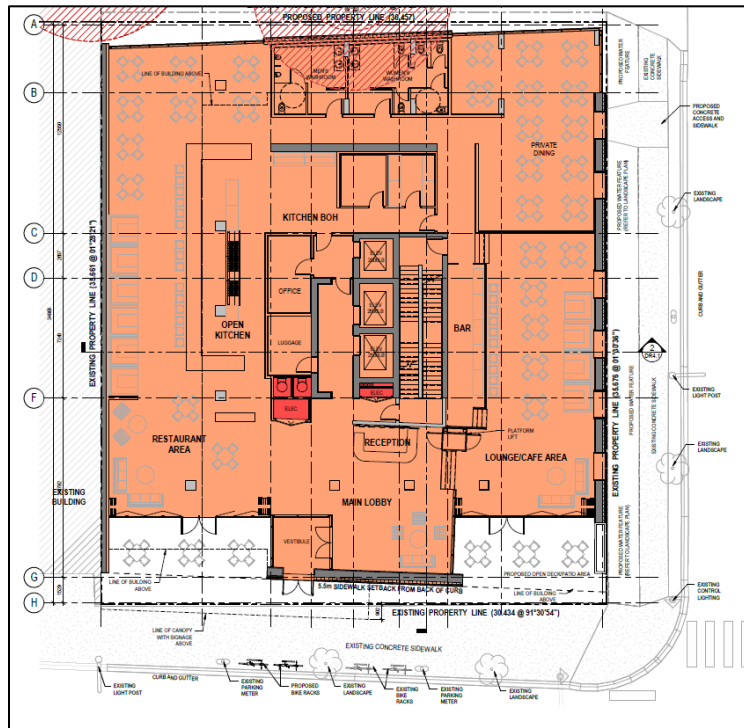
North Elevation



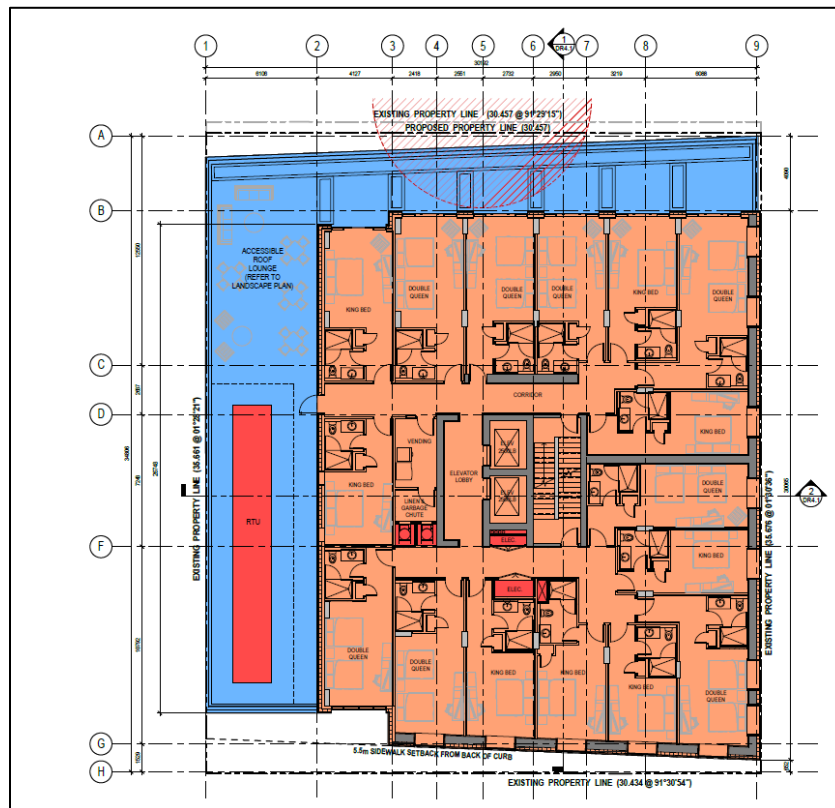
South Elevation



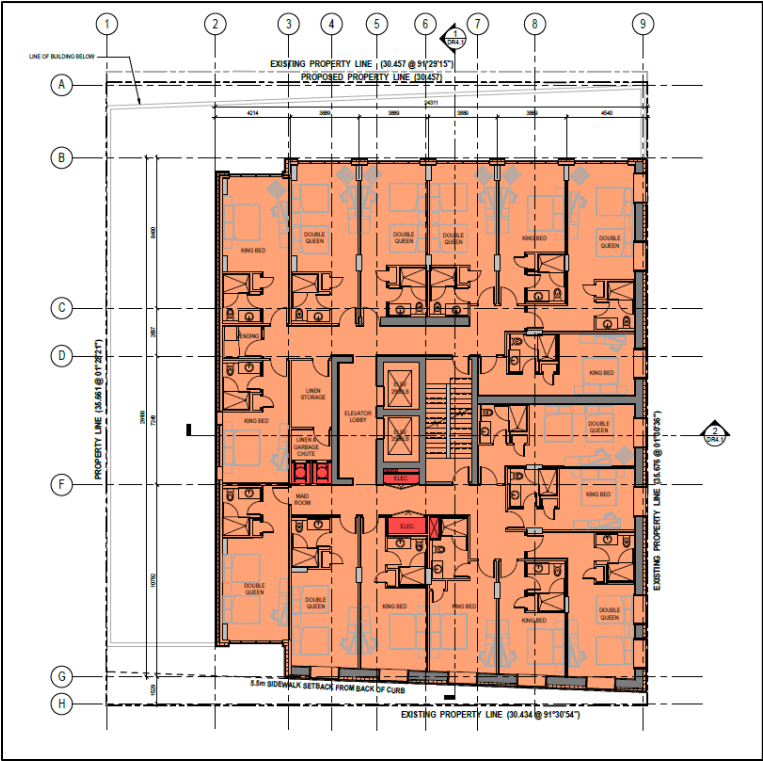
Level 01 Floor Plan



Level 04 Floor Plan



Level 05 Floor Plan (Levels 6 to 12 similar)



* * * * *

901 West Broadway Street
PUBLIC BENEFITS SUMMARY

Project Summary:

To build a 12-storey hotel with 147 hotel rooms and restaurant use at grade.

Public Benefit Summary:

The project would generate a DCL payment and a cash CAC to be allocated as per the Commercial Linkage allocation within the CAC Policy.

	Current Zoning	Proposed Zoning
Zoning District	C-3A	CD-1
FSR (site area = 1,086 sq. m / 11,690 sq. ft.)	3.0	7.95
Floor Area (sq. ft.)	35,070 sq. ft.	92,875 sq. ft.
Land Use	Commercial	Commercial

Summary of development contributions expected under proposed zoning

City-wide DCL ¹	\$1,429,355
Utilities DCL ¹	\$494,098
Community Amenity Contribution – Cash	\$603,637
TOTAL	\$2,527,090

Other benefits (non-quantified):

¹ Based on DCL bylaws in effect as of September 30, 2021; DCL 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.

* * * * *

901 West Broadway
PROPERTY, APPLICANT AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Parcel Identifier	Legal Description
901 West Broadway	PID 003-729-184	Lot 11, Except the north 8 feet, now lane, of Block 336, District Lot 526, Plan 590
	PID 003-729-192	Lot 12, Except the north 8 feet, now lane, Block 336, District Lot 526, Plan 590

Applicant Information

Applicant/Architect	Zeidler Architecture
Registered Owner	1130962 B.C. Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed Development
Site Area	1,086 sq. m (11,690 sq. ft.)	
Zoning	C-3A	CD-1
Land Use	Commercial	Commercial
FSR	3.0	7.95
Floor Area	3,258 sq. m	8,828.4 sq. m
Height	9.2 m	40.5 m
Parking, Loading and Bicycle Spaces	As per Parking By-law	62 vehicle parking spaces 2 Class B Loadings spaces 18 bicycle spaces To be confirmed at the development permit process
Natural Assets	4 Street Trees	6 street trees, on-site landscaping To be confirmed at the development permit process

* * * * *