



REFERRAL REPORT

Report Date: January 23, 2024
Contact: Nick Danford
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RTS No.: 16186
VanRIMS No.: 08-2000-20
Meeting Date: February 6, 2024

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and 2105-2291 Skeena Street (Skeena Terrace)

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-law, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Perkins & Will Architects Canada, on behalf of Provincial Rental Housing Corporation ("PRHC"), the registered owner of the lands located at 2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and 2105-2291 Skeena Street [*Lots A and B, both of Block 2 North East ¼ of Section 38 Town of Hastings Suburban Lands Plan 11095; PIDs 009-161-031 and 009-161-074 respectively*] to rezone the lands from CD-1(11B) to a new CD-1 (Comprehensive Development) District to permit a multi-phased mixed-use development with a total gross floor area of 148,749 sq. m (1,601,119 sq. ft.), building heights ranging from four to 36 storeys and commercial, residential and community uses, 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 Perkins & Will Architects Canada, received April 24, 2023 with revisions submitted on November 8, 2023, provided that the

Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

C. THAT subject to the approval of the new CD-1 By-law, CD-1(11B) 3476 East 5th Avenue By-law No. 3900 be repealed, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the by-law to repeal CD-1(11B) 3476 East 5th Avenue By-law No. 3900 District at the time of enactment of the new CD-1 By-law.

D. THAT subject to the approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C, be approved.

E. 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.

F. THAT subject to approval in principle of the rezoning, the General Manager of Planning, Urban Design and Sustainability be instructed to prepare the Skeena Terrace Design Guidelines, generally as presented in Appendix D, for adoption, at the time of enactment of the zoning by-law.

G. THAT Recommendations A to F be adopted on the following conditions:

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

discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone the properties at 2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and 2105-2291 Skeena Street (referred to in this report as “Skeena Terrace” or the “site”) to create a new CD-1 (Comprehensive Development) District.

The proposed rezoning would permit a mixed-use development containing approximately 1,928 social housing units, in buildings ranging in height from four to 36 storeys. In addition, the proposal includes a 74-space childcare facility, community space and commercial uses.

Build-out of the development will be phased over several years. The rezoning includes the draft Skeena Terrace Design Guidelines to direct implementation over the build-out.

Staff have assessed the application and conclude that it meets the intent of the Skeena Terrace Policy Statement. If approved, the proposal would address multiple City priorities including housing affordability and complete communities. Staff support the proposal and recommend 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 and the draft Skeena Terrace Design Guidelines in Appendix D.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Skeena Terrace Policy Statement (2022)
- Vancouver Plan (2022)
- Rupert and Renfrew Station Area Planning Program (ongoing)
- Rupert and Renfrew Interim Rezoning Policy (2022, last amended 2023)
- Rezoning Policy for Sustainable Large Developments (2018, last amended 2023)
- Housing Vancouver Strategy (2017)
- Rental Housing Stock Official Development Plan (2007, last amended 2021)
- Housing Needs Report (2022)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2023)
- Childcare Strategy (2022)
- Childcare Design Guidelines (1993, last amended 2019)
- Spaces to Thrive: Vancouver Social Infrastructure Strategy (2021)
- Culture|Shift: Blanketing the City in Arts and Culture (2019), Making Space for Arts and Culture (2019)
- Green Buildings Policy for Rezonings (2010, last amended 2023)
- Urban Forest Strategy (2018)
- Transportation 2040 (2012)
- Community Benefit Agreement Policy (2018)
- CD-1(11B) – (Skeena Terrace – 3476 East 5th Avenue)
- 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, last amended 2021)

PROVINCIAL AUTHORITY

- Provincial Bill 47 – Housing Statutes (Transit Oriented Areas) Amendment Act, adopted November 30, 2023

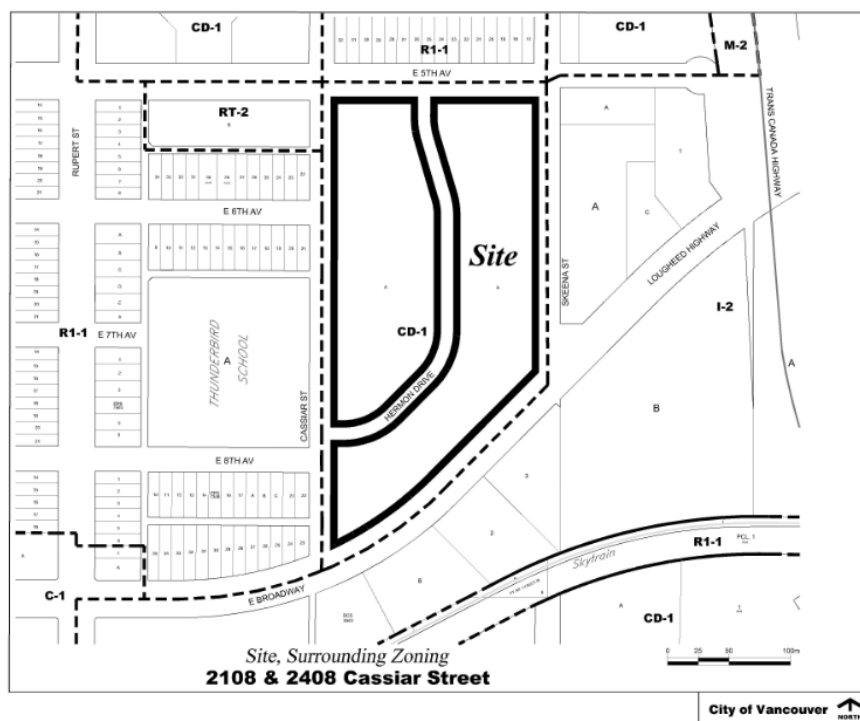
REPORT

Background/Context

1. Site and Context

The Skeena Terrace site is 4.4 hectares (10.8 acres) in size and is located north of Lougheed Highway, south of East 5th Avenue, east of Cassiar Street, and west of Skeena Street. The site is currently zoned CD-1(11B) which permits the existing residential use and form of development on the property.

Figure 1: Location Map – Site and Context



Completed in the 1960s, Skeena Terrace is one of Vancouver's first social housing sites and is managed and operated by the British Columbia Housing Management Commission ("BC Housing"), as the administrator of Provincial Rental Housing Corporation ("PRHC"). It is home to nearly 600 tenants residing in 230 units. The current residents of Skeena Terrace include seniors, families, children and youth. Given the age of the existing buildings and the

extensive, ongoing maintenance and repairs necessary, BC Housing approached the City to determine how to best meet the needs of current and future tenants.

Together with BC Housing, staff determined the most appropriate approach was the creation of a Policy Statement to inform the redevelopment of the site. Council adopted the Policy Statement in July 2022 and a subsequent rezoning application was submitted by BC Housing.

One of the defining features of the site is its topography and the established mature tree canopy. The site is steeply sloping with the elevation declining from the northwest corner to the southeast section of the property. The original 1960s landscape design was the work of renowned Landscape Architect, Cornelia Hahn Oberlander and today contains a significant number of mature trees.

The properties to the north and west of the site are currently zoned R1-1 and are developed with detached houses. Properties to the south and east of the site are currently zoned I-2 and contain industrial and large format commercial uses. Planning is currently underway for the surrounding area through the Rupert and Renfrew Station Area Plan process.

Vehicular access is along Cassiar Street to the west and East 5th Avenue to the north. Hermon Drive bisects the site. A bus stop is located at the corner of Lougheed Highway and Skeena Street. Rupert Skytrain Station is approximately 400 m from the centre of the site and the Central Valley Greenway is located to the south. Three parks are located within one kilometre of the site.

Neighbourhood Amenities – The following public and non-profit amenities are within close proximity:

- Parks – Thunderbird Park (500 m), Sunrise Park (500 m), Rupert Park (750 m) and Falaise Park (1 km).
- Cultural/Community Spaces – The “Hut” (on site and programmed in partnership with the Thunderbird Community Centre), Thunderbird Community Centre (150 m) and Frog Hollow Neighbourhood House (1 km).
- Childcare – Thunderbird Out of School Care (170 m), Frog Hollow Neighborhood House Satellite Daycare (900 m) and Renfrew Station YMCA Childcare (1.5 km).

Local School Capacity – There are three elementary schools located within one kilometre of the subject site. Thunderbird Elementary School is located directly across Cassiar Street, west of the site. Vancouver Technical Secondary School is located nearly 2 km to the west, along East Broadway. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan*, Thunderbird and Vancouver Technical are under enrollment capacity, operating at 54% and 67%, respectively, by 2031.

City staff have met with VSB to discuss redevelopment of Skeena Terrace and anticipated future growth in the area including the Rupert and Renfrew Station Area Plan. VSB will continue to monitor development and work with the City to help plan for growth.

2. Policy Context

Skeena Terrace Policy Statement – In June 2022, Council approved the *Skeena Terrace Policy Statement* (“*Policy Statement*”), which provides policy guidance to inform the review of any rezoning applications for the site. The *Policy Statement* established guiding principles, objectives and policies relating to the future redevelopment considerations for the site. These considerations include land use, density, building types and heights, mobility, affordability, sustainability and infrastructure, ecology and open space, amenities, and development phasing. The *Policy Statement* was developed in partnership with BC Housing and informed by significant engagement with current tenants, the broader community and other key stakeholders.

Provincial Legislation – Housing Statutes (Transit-oriented Areas) Amendment Act – Bill 47-2023 – In December 2023, the Province passed legislation and published regulations for minimum development objectives around Transit-oriented Areas (TOA). The City is reviewing these directions and will report back to Council with an implementation plan in 2024. This rezoning proposal is in line with the objectives for the Rupert-Renfrew TOA.

Vancouver Plan – The *Vancouver Plan* was approved by Council on July 22, 2022, and is a land use strategy to guide the long-term growth of the City over the next 30 years. The *Vancouver Plan* serves as a framework for further implementation planning work to follow.

This site is within 400 m of the Rupert Skytrain Station and within a “Rapid Transit Area” as defined in the *Vancouver Plan*. Locating housing and job space near transit moves the city closer to a zero carbon future, is important for accessibility, and offers an economic benefit for people who rely on transit as a lower-cost transportation option. Accordingly, under the *Vancouver Plan* these areas are intended to be vibrant mixed-use neighbourhoods which provide more opportunities for purpose built rental and social housing, childcare and community infrastructure.

Rupert and Renfrew Station Area Planning Program – The planning process was initiated in March 2022. Early directions include protecting and adding job space and adding more housing options in the surrounding areas, making a more vibrant, walkable and bikeable community. The *Policy Statement* planning process overlapped with the beginning of the station planning program and helped to inform early directions of the station area plan. The *Rupert and Renfrew Interim Rezoning Policy* allows for consideration of the Skeena Terrace site.

Housing Vancouver Strategy – Housing Vancouver focuses on the right supply of new homes, including rental, to meet a continuum of housing types. Overall, 72,000 new homes are targeted for the 10-year period from 2018-2027, including 12,000 social, supportive and non-profit co-operative units, and 20,000 purpose-built rental units. If approved, this rezoning will contribute towards the targets for social housing units.

Housing Needs Report – On April 27, 2022, Council resolved at a public meeting to receive a [Housing Needs Report](#) (HNR) prepared by staff. Further to the BC Provincial government’s requirement, Council must consider the most recent HNR when developing a development plan, or when amending a development plan in relation to Council’s housing policies respecting affordable housing, rental housing and special needs housing.

If approved, this rezoning will facilitate the delivery of social housing and address the data and findings within the HNR.

Tenant Relocation and Protection Policy – The Tenant Relocation and Protection Policy will apply at Skeena Terrace. The TRP policy is intended to protect tenants by mitigating the impacts of displacement resulting from redevelopment activity, while recognizing that some renewal is necessary to maintain the health of the overall rental and non-market housing stock. Existing tenants residing at Skeena Terrace will be protected and supported under the TRP Policy throughout the process.

Rezoning Policy for Sustainable Large Developments (2018, updated 2023) – This policy applies to large sites of two acres or more. The intent is to apply best practices and sustainability targets through the following eight areas: Sustainable Site Design, Sustainable Food Systems, Green Mobility, Potable Water Management, Rainwater and Groundwater Management, Zero Waste Planning, Affordable Housing and Resilience.

Strategic Analysis

1. Proposal

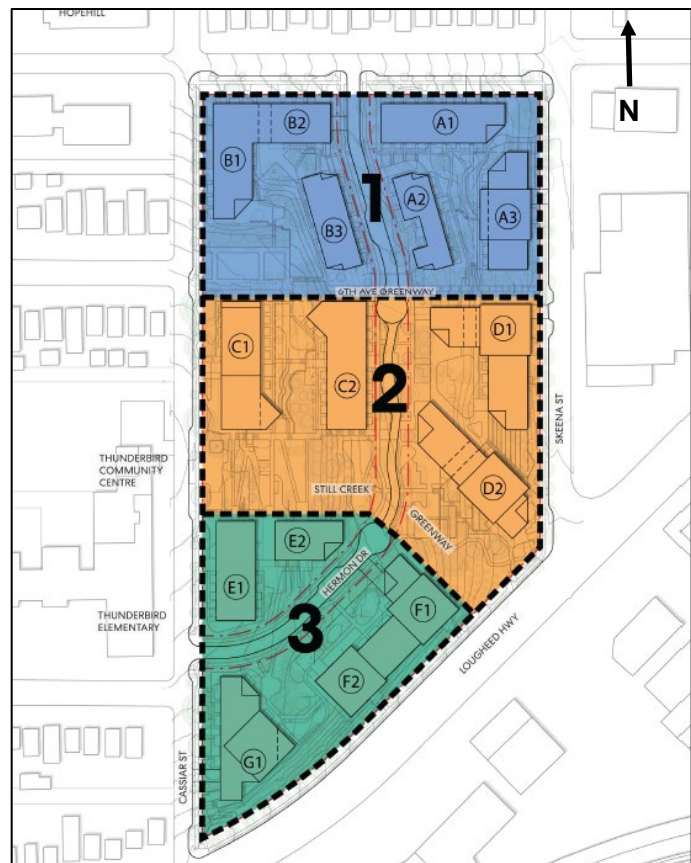
The application proposes to rezone Skeena Terrace from CD-1(11B) to a new CD-1 with boundaries illustrated in Figure 2.

The proposed rezoning would permit a multi-phased, mixed-use development containing approximately 1,928 social housing units, in buildings ranging in height from four to 36 storeys. In addition, the proposal includes a childcare, commercial uses and replacement of ‘the Hut’, a community space currently on the site.

Site Organization – Skeena Terrace is envisioned as a primarily residential neighbourhood with a mix of uses to support everyday activity. The plan provides a variety of land uses equitably distributed across the site, providing a network of interconnected, pedestrian-priority routes and a public realm that connects with the surrounding neighbourhood fabric. Opportunities for higher tower forms are focused primarily on the corner of Lougheed Highway and Skeena Street to create a new architectural landmark in Vancouver.

The site planning provides a hierarchy of open spaces of varying size, character and function, from localized neighbourhood parks for leisure, recreation and food production, to high-quality community-focused areas. The site incorporates strategies that promote and optimize occupant health and encourage physical activity. See Figure 3.

Figure 2: Proposed Site Plan and Sub-areas



2. Land Use and Density

The proposal is for a mixed-use development of approximately 148,749 sq. m (1,601,119 sq. ft.) of gross floor area, including 145,927 sq. m (1,570,745 sq. ft.) of residential use. The proposal meets the expected floor area noted within the approved *Policy Statement*.

The site contains 1,353 sq. m (14,558 sq. ft.) of commercial floor area along Cassiar and Skeena Street; located in buildings C1, E1, D1 and D2. Public Amenities, including a community space (the “Hut”) and a 74-space childcare facility are in buildings C1 and D1, respectively.

Figure 3: Site Plan



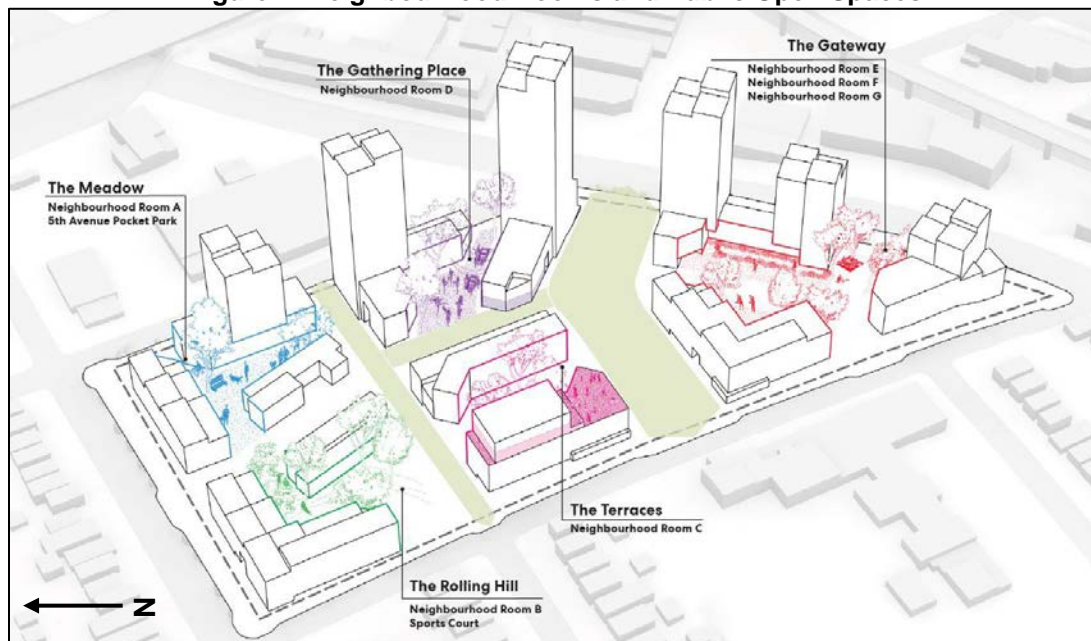
3. Form of Development and Height (refer to drawings in Appendix F and statistics in Appendix J)

Built Form and Character – In keeping with the *Policy Statement* principles, the site will be characterized by mid- and high-rise development surrounding a connected network of public open spaces. Ground-oriented units are proposed across the site to reinforce a more fine-grained residential scale better aligned with the existing and emerging neighbourhood context. High rise building forms are proposed primarily as slender point towers with maximum floor plates of 600 sq. m (6500 sq. ft.), which offer a high degree of livability including enhanced privacy and daylighting.

The site will be further characterized by a series of five distinct communal courtyards called “Neighbourhood Rooms” connected to each other by barrier-free paths, as generally illustrated in Figure 4.

Each “Room” is proposed to have a unique program and character created through custom materials, plantings and furnishings that respond to the location within the site and the adjacent ground floor uses. The proposal includes ground-oriented units at grade framing these courtyards with front doors entering directly onto the open spaces wherever possible.

Figure 4: Neighbourhood Rooms and Public Open Spaces



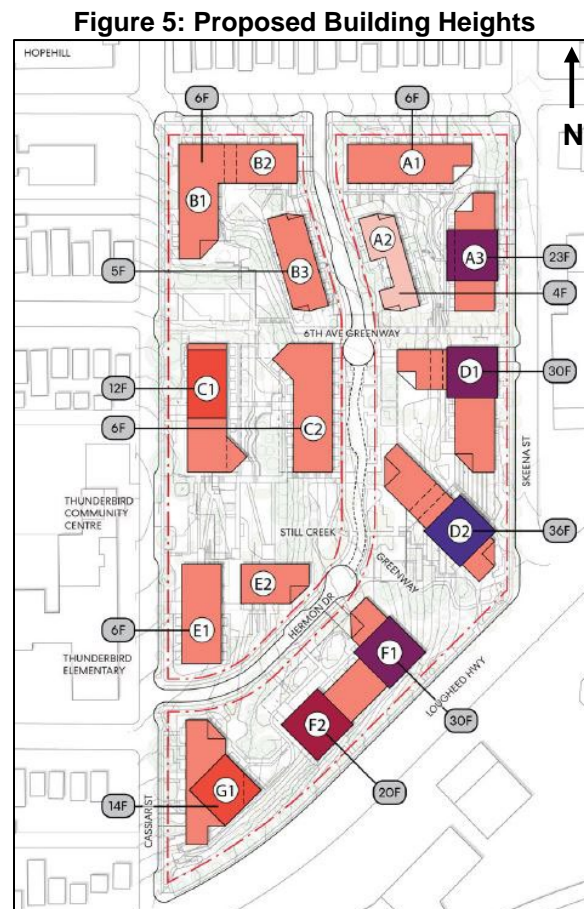
Building massing and architecture prioritizes a human-scaled pedestrian experience at grade that further supports the public open space network. Buildings generally step down in height to match the rising grade of the site from south to north. Upper-level setbacks are generally limited to support efficient building forms, utilized in strategic locations to improve open space quality and the pedestrian experience, such as at each end of Hermon Drive and along the 6th Avenue Mews.

Conditions in Appendix B require further building shaping through a minor redistribution of density to improve the overall performance of the open space network and promote a safe, comfortable, and welcoming pedestrian experience.

Building Height and Placement – The *Policy Statement* supports a variety of building heights from four to 36 storeys with taller forms located at the corner of Lougheed Highway and Skeena Street. Figure 5 outlines the proposed building heights.

Buildings D1, D2 and F1 are proposed to be the tallest buildings, which together will create a new architectural landmark marking the entry into the city from the east on the Lougheed-Broadway corridor. Conditions in Appendix B require that these taller towers contribute a significant and recognizable landmark to the skyline through detailed design development at the development permit stage.

The heights of buildings A3 and F2 have increased as compared to the indicative massing approved in the *Policy Statement*. This redistribution of floor area has resulted in additional open space at the ground plane, improved courtyard configurations, enhanced views and solar access, and an overall improved public open space network.



As envisioned in the *Policy Statement*, buildings step down in height, generally to six storeys, along the west and north edges. These lower building forms allow for cost-effective wood frame construction, serve as a transition to the existing residential neighbourhood, and maximize solar access to the school grounds and community centre.

Design Guidelines – A comprehensive set of design guidelines is proposed to guide the multi-phased development in a cohesive manner. The design guidelines provide a framework that shapes the public realm and individual parcels through subsequent permitting stages. It is expected that final building designs may vary from the rezoning application stage as more detailed design is undertaken. The design guidelines set general intent on the massing, form, and height of buildings, while the CD-1 By-law sets limits on use, height, and density across the site. Review of future development permit applications on individual parcels will include public notification and opportunities to provide input.

The draft design guidelines, contained in Appendix D, are included for Council's consideration as part of this application. The design guidelines will be finalized, in response to the conditions

outlined in Appendix B, and brought forward to Council for subsequent approval prior to enactment of the CD-1 By-law.

Urban Design Panel (UDP) – The UDP unanimously supported this rezoning application with recommendations on June 21, 2023 (see Appendix E). UDP recommended improvements to the corner of Lougheed Highway and Cassiar Street, as well as further integration of the accessibility strategy into the overall site design, a redistribution of massing to ensure a welcoming and human-scale experience, and consideration to increase the amount of local-serving retail. These recommendations have been addressed in the draft design guidelines and the conditions outlined in Appendix B.

Staff conclude that the application generally reflects the built form, density and height principles of the *Policy Statement*. Staff support approval of the application, subject to the conditions noted in Appendix B and the draft design guidelines in Appendix D, which inform detailed building design for each subsequent permit application.

4. Public Open Spaces

In lieu of land dedication for an on-site public park, the *Policy Statement* anticipates a significant network of public open space be provided that welcomes the neighbourhood and pedestrians to travel into and through Skeena Terrace. The rezoning application includes approximately two acres (20% of the site) as public open space secured through statutory rights-of-way. Retaining significant mature tree canopy and supporting the Still Creek watershed through visible stormwater features inform the design of the open space network. The illustration in Figure 6 outlines the overall public open space network.

Two east-west public greenways help to break down and better integrate this large site into the surrounding neighbourhood by responding to the existing street grid and connecting points of interest.

Still Creek Greenway – As the largest public open space envisioned for Skeena Terrace, this greenway serves as a primary connection from the Thunderbird Community Centre down to ‘the Hut’ community space and further on to the existing bus stop at Lougheed Highway and Skeena Street. A future mixed-use node, including local-serving retail and a daycare, is proposed on Cassiar Street across from the community centre. This neighbourhood destination will be centred around a plaza designed to accommodate a variety of events and community needs.

A visible water feature is anticipated to connect through the entire greenway, while a range of smaller play areas, dog areas, open spaces and seating areas will terrace down from the plaza to the Hermon Drive ‘shared street’ and ‘the Hut’. Publicly accessible mechanical transport (public elevators) will be architecturally integrated into buildings C1, C2, and D2 allowing for a barrier-free path of travel along the full length of the greenway.

6th Avenue Mews – This is the secondary east-west public link through the site and serves as an extension of 6th Avenue with a pedestrian mews connection to Skeena Street. The mews will provide unique views, seating under mature tree retention and a dramatic visible stormwater feature. A public multi-sport court and games area is proposed at the top of the slope adjacent to Cassiar Street that will serve the neighbourhood as a small pocket park.

Hermon Drive ‘Shared Street’ – See the Transportation and Parking section of the report.

In addition to the greenway, mews and 'shared street', other important on-site public spaces include a mini-plaza at the foot of Cassiar Street, which is the closest point to Rupert Skytrain station and acts as a 'front door' to Skeena Terrace. This mini-plaza will be connected by an accessible public pathway to the 'Hut' community space at the centre of the site.

Figure 6: Public, Semi-Public and Private Open Space



Neighbourhood Rooms – As a compliment to the key public open spaces noted above, the rezoning application proposes a series of five outdoor courtyards, or 'neighbourhood rooms', that are sited in response to topography and significant mature tree stands. Each courtyard will take on a unique theme and program and will be designed to support inclusive resident gathering, passive and active recreation, children's play, dog areas and urban agriculture, as well as visible stormwater features, edible landscapes, bird and pollinator habitat, art, signage and lighting. Conditions in Appendix B require further detailed design through the development permit stage to ensure the overall concept is successfully implemented as envisioned.

Accessibility – Accessibility is one of the eight guiding project principles and has been a focus since early in the design process, in response to the challenging topography of the site. Barrier-free paths are provided wherever possible, including two north-south routes connecting through the 'neighbourhood rooms'. The publicly accessible mechanical transport outlined

above in conjunction with the Still Creek greenway allows for a barrier-free path of travel from the existing bus stop on Lougheed Highway at the low point of the site up to the ‘Hut’ community space at the centre of Skeena Terrace and further up to the plaza, daycare, and community centre all located near the high point of the site.

The draft design guidelines also outline the potential for future shuttle service that would circulate Skeena Terrace and connect to the broader transit network. Conditions in Appendix B require further design and integration of the site wide accessibility strategy into the final design guidelines.

Site Ecology – The site is located in the centre of the Still Creek Watershed and, as such, significantly impacts the future quantity and quality of water in the creek. The draft design guidelines include several strategies that support ecological connectivity and biodiversity aiming to protect and enhance Still Creek. Some of these strategies include protecting existing tree canopy and soil to support ecosystem health and reduce heat island effect, prioritizing an integrated sitewide approach to stormwater management with many visible rainwater features, and employing a comprehensive approach to species diversity and edible landscaping.

The *Urban Forest Strategy* seeks to preserve, protect, and strengthen Vancouver’s urban forest and tree canopy. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring permission to remove trees that meet certain conditions with the intent to retain and protect as many healthy, viable trees as possible. The existing tree canopy is a defining characteristic of Skeena Terrace today and maximizing retention of mature canopy across the site has been a key design principle defining the placement of buildings and layout of the open space network.

5. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. If approved, this project will result in the construction of 1,928 units of social housing. This includes the replacement of 230 existing units on the site. Therefore, the project would add 1,698 new units of social housing to the City’s non-market housing inventory, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 7).

Figure 7: Progress Towards 10 Year Housing Vancouver Targets for Social and Co-op Housing as of September 30, 2023

Category	10-Year Targets ¹	Units Approved Towards Targets ²
Social and Co-op Housing	7,900	7,931 (100%)

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

¹*Includes Temporary Modular Housing. One TMH project has closed and was removed from progress toward targets.*

²*Includes major projects with phased developments and/or tentative number of units*

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2022, the purpose-built apartment vacancy rate was 0.9% in Vancouver. The vacancy rate (based on Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Hastings-Sunrise neighbourhood, which this site is located, is 0.5%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The *Policy Statement* requires a range of 50-60% family housing units including a target of 20% units that are three-bedroom to five-bedrooms. This application proposes 60% family units in a mix of two-bedroom to five-bedroom units, thereby meeting the overall policy intent. However, the proposal includes only 13.7% of units with three-bedrooms to five-bedrooms, which is less than the 20% target, so staff have requested the applicant explore increasing this percentage. These units must be designed in accordance with the High-Density Housing for Families with Children Guidelines. The application as proposed is consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Affordability – The City will secure 30 per cent of the residential units to be occupied by households with incomes below the BC Housing Income Limits (HILs) levels, as published by BC Housing based on figures established by Canada Mortgage and Housing Corporation (CMHC), or equivalent. The rental rates for such units will be no higher than 30% of the gross household income. This proposal will meet the affordability requirement for social housing.

Although the remaining units can be rented at up to and including market rents, BC Housing will target the affordability outlined in the *Policy Statement*. The target is for two-thirds of the units to be rented to households with incomes below HILs and one-third of the units to be rented up to and including market rents.

Security of Tenure – Should the rezoning be approved, a Housing Agreement will secure the residential units proposed with this application as Social Housing for the longer of 60 years and the life of the building.

Tenants – The rezoning site contains 230 units of existing non-market housing with residential tenancies that are eligible under the City's Tenant Relocation and Protection Policy (TRPP).

The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants. The City is working with the applicant to ensure it meets the requirements of the City's TRPP for *non-market housing*, which is summarized in Appendix G of this report.

All residential tenancies are protected under the provincial Residential Tenancy Act.

6. Transportation and Parking

Transportation – Skeena Terrace is located 400 m from the Rupert Skytrain Station. The site is served by local bus service on Lougheed Highway (#9 and #99 limited service) and Rupert Street (#27). Two active transportation routes border the site: Skeena Street and Lougheed Highway, and the Central Valley Greenway is located within 600 m of the site.

Street improvements to Hermon Drive will encourage low vehicle volumes and speeds, enhance walking connections and improve the public realm. Cul-de-sacs will be provided at either end of the central portion of Hermon Drive and designed to restrict through traffic while ensuring accessibility for active transportation and essential loading. Hermon Drive will be designed as a high-quality public space that prioritizes walking and rolling. Wider sidewalks and boulevards will be implemented to improve the pedestrian experience in the sections that are designed as a more typical street.

Skeena Street and Lougheed Highway will be improved for active travel, including wider sidewalks and street trees where space permits. The addition of protected bike lanes will also begin to establish connections between the site and the broader existing and future cycling network in the Rupert-Renfrew Plan area.

Curbs will be installed at various intersections adjacent to the site to improve pedestrian visibility and shorten crossing distances.

Parking – Vehicle parking, bicycle parking and loading spaces are to be provided in accordance with the Parking By-law as the project builds out. These also include provisions for accessible, visitor and pick-up/drop off spaces, provided on-site. This ensures that the buildings are designed to meet regulations at the time of development. Additionally, in accordance with the Parking By-law, each development parcel will be required to provide a Transportation Demand Management (TDM) Plan at the development permit stage.

Engineering Services has reviewed the rezoning application and has no objections to the proposed rezoning provided that the conditions included in Appendix B are met.

7. Sustainability

Green Buildings – The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy. The applicant has submitted preliminary modelling strategies to meet anticipated energy and emissions and embodied carbon targets in the Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements throughout the project.

Rezoning Policy for Sustainable Large Developments – Based on the site size, this policy applies. The policy requires the project to show leadership in a number of areas of sustainable development. As part of the proposal, the applicant proposes to meet the eight requirements in the following ways:

- **Sustainable site design:** Refer to the Height, Form of Development and Public Realm section above.
- **Sustainable food systems:** The application proposes to deliver community garden plots, edible landscaping, a community serving indoor/outdoor kitchen located in ‘the Hut’ and a community food market.
- **Green mobility:** A public fast charger for EV charging will be secured through rezoning conditions. Details regarding locations will be determined at time of development permit review.
- **Potable Water Management:** Potable water will be conserved through irrigation strategies and selection of efficient fixtures and fittings.
- **Rainwater and Groundwater Management:** At the development permit stage, a Rainwater Management Plan and Final Hydrogeological Study will be required, which will contain targets for capturing and treating rainwater, and managing groundwater on the site.
- **Affordable Housing:** The proposal maximizes the number of affordable housing units on the site while diversifying the variety of unit types and sizes.

- **Zero waste planning:** A Zero Waste Plan was submitted as part of the rezoning application, which included commitments for physical design and operations.
- **Resilience:** Planting of native and adaptive landscape species capable of thriving in the current and future climate, including reducing the heat island effect through increased canopy and elimination of surface parking.

Staff have reviewed the applicant's overall response to the Rezoning Policy for Sustainable Large Developments and, in some instances, have recommended improvements to strengthen their response to the policy. Conditions to secure the development of these features prior to enactment or as part of subsequent development permit applications, are included in Appendix B.

8. Community Benefit Agreement

The proposed development is over 45,000 sq. m (484,376 sq. ft.) of new development floor area, making this project subject to the Community Benefit Agreement (CBA) Policy. The applicant is to enter a CBA to commit that the development and on-going operations of the project contain local, inclusive hiring practises, along with social and local procurement targets. These requirements are geared towards generating local economic benefits through conditions and processes outlined in the rezoning conditions.

A summary of the public benefits associated with this application is included in Appendix I.

9. Public Input

Policy Statement – The Skeena Terrace planning process was launched in January 2021. Two main phases of engagement occurred during development of the guiding principles and the draft design concepts. BC Housing and the City engaged frequently with tenants living on the site throughout the policy development process, including through regular meetings and updates on the planning process. Consultation with a broader stakeholder group who had a local connection to the neighbourhood included the Thunderbird Elementary School and Community Centre, Hastings Sunrise Community Policing Centre and Hopehill (Beulah Garden Homes).

Public Notification – A rezoning information sign was installed on the site on June 14, 2023. Approximately 858 notification postcards were distributed within the neighbouring area on or about May 31, 2023. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

Question and Answer Period – A question and answer period was held from June 7, 2023 to June 20, 2023. Questions were submitted by the public and posted with a response over a two week period. A digital model was made available for online viewing. 429 visitors signed on to the webpage to review the application.

A virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. Members of the public could submit questions, which staff actively monitored and responded to publicly.

In-person Information Session – An in-person information session was held on June 14, 2023 at 'the Hut' located on the Skeena Terrace site. City staff, the applicant team and 60 members of the public attended the event.

Advisory Committees – Throughout the rezoning application process City staff and the applicant team provided a written update to various advisory committees to obtain subject-matter and lived experiences representing children, youth and families, persons with disabilities, seniors and equity denied groups, providing opportunity for feedback through the application’s Shape Your City webpage. Additionally, City staff and the applicant team presented the application to the Renters Advisory Committee and Racial and Ethno-Cultural Equity Advisory Committee on November 8 and 9, 2023, respectively.

Figure 8: Overview of Notification and Engagement



Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 46 submissions were received.

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

Generally, comments of support fell within the following areas:

- **Density:** The density is appropriate because the development is near commercial space, schools, childcare spaces, and along a major transit route. Even greater density would be supported here.
- **Social housing and housing availability:** The proposed development will create more social housing units and improve overall housing availability. Affordability would improve and allow current residents to reside here without needing to relocate elsewhere.
- **Green space and gathering areas:** Green spaces and gathering areas would contribute to liveability and vibrancy of the neighbourhood. Residents would have more opportunities to interact and promote walkability in their neighbourhood.

Generally, comments of concern fell within the following areas:

- **Noise and pollution:** The majority of homes in this development are located on the outer edge beside Lougheed Highway. Residents would be exposed to more noise and

pollution being next to a busy road. Social enterprise space, retail stores, or live/work homes should be here instead, whereas residences should be in the interior.

- **Parking:** There is too much parking and minimum parking requirements should be removed for social housing projects.

Staff Response:

Noise and pollution – The Zoning and Development By-law includes maximum noise levels for dwelling units. An acoustic study demonstrating how the buildings will meet this regulation is required prior to development permit issuance. The Vancouver Building By-law has been recently updated to require higher air filtration and air conditioning for residential units (starting 2025). Exploration through future design stages of emerging construction methods may further improve overall indoor acoustics and air quality.

Parking – The development will be required to meet the parking regulations of the Parking By-law at the development permit stage. Given the site location, close to rapid transit, there may be opportunity to reduce parking through the development permit stage.

10. Public Benefits

Community Amenity Contributions (CACs) – As per the City’s CAC Policy, projects that meet the definition of social housing are exempt. The intent of the redevelopment of Skeena Terrace is to replace and expand the social housing capacity of the site. For this reason, the public benefit accruing from this application is the contribution to the City’s social housing stock and the delivery of a selection of in-kind amenities. The proposal includes the following public benefits aligning with the *Policy Statement*:

- **Housing** – The scheme delivers 1,928 units (230 replacement and 1,698 new units) that meet the Vancouver Development Cost Levy By-law (the “DCL By-law”) definition of social housing, with a proportion of the units to be delivered in line with Housing Income Limits (HILS).
- **Childcare** – BC Housing will provide a 74-space licensed childcare and 12 dedicated parking stalls, delivered at the applicant’s sole cost.
- **‘The Hut’ Community Space** – A community gathering space referred to as ‘the Hut’, which replaces an existing community space on site; to be delivered at the applicant’s sole cost.

Real Estate Services staff have concluded that no additional public benefit offering is required.

The *Community Amenity Contributions Policy for Rezonings* sets out that in-kind amenities may be owned by the City, senior levels of government, or Indigenous or non-profit organizations subject to a number of conditions to ensure ongoing long-term use and availability of the amenity as if it were City-owned and operated. The Skeena Terrace redevelopment is put forward by BC Housing, a crown corporation, which manages and operates social housing owned by the site owner, PRHC, a corporation wholly owned by the Province and agent of the Crown. PRHC will therefore retain ownership of the in-kind amenities developed on the site.

Development Cost Levies – In accordance with the provisions of the *Vancouver Charter* and the City’s DCL By-law, social housing is exempt from all development cost levies (DCLs) subject to meeting the definition of social housing in the DCL By-law. The proposed social housing project is expected to meet the definition and the value of the exemption is estimated at \$55,698,877 based on rates in effect as of September 30, 2023 and the proposed 145,927 sq. m (1,570,745 sq. ft.) of residential floor area.

The proposed commercial floor area is subject to the City-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage. Based on rates in effect as of September 30, 2023 and the proposed 1,353 sq. m (14,558 sq. ft.) of commercial floor area (including office), the DCLs are estimated to be \$416,954. Additionally, the floor area for the community/cultural facilities (childcare facility and ‘the Hut’) qualify for a nominal DCL charge totalling \$40.

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 – As the proposed floor area meets the minimum 9,290 sq. m (100,000 sq. ft.), This rezoning application is subject to the *Public Art Policy and Procedures for Rezoned Developments*. Applicants can provide on-site artwork or cash-in-lieu (at 80% of the public art budget) and discussed with Public Art staff prior to by-law enactment.

The public art budget will be calculated on the floor area, except for floor area dedicated to social housing, at the development permit stage. Based on the current (2016) rate, the budget is estimated to be \$28,836. As a condition of enactment, a legal agreement is required to specify obligations with respect to the elected option (see Appendix B).

‘The Hut’ Community Space

Located directly adjacent to the development site, Thunderbird Community Centre is an important place of social connection and community programming for residents of Skeena Terrace, with services extending to the existing ‘Hut’ space on site. For many years, Thunderbird, along with BC Housing and other neighbourhood organizations, have offered a variety of programs on site at ‘the Hut’ to build social connections and provide services to residents.

The proposed 465 sq. m (5,005 sq. ft.) community space is located in building D1. ‘The Hut’ is proposed to be designed as a multi-purpose space that is flexible to different uses and programming, including before-and-after school care and with a community-serving kitchen, washrooms, and office space for administration. ‘The Hut’ replaces the existing community space on site and allows for the continuation of on-site programs, classes, and shuttle trips, expanded to meet the needs of current and future residents.

Childcare Facility

A 74-space licensed childcare facility for children ages 0-5 is proposed to be located in building C1. PRHC will retain ownership of the childcare facility and it will be operated by a non-profit childcare provider selected by the owner. Conditions of enactment are included in Appendix B.

The Skeena Terrace childcare facility, if approved, will contribute to Council's city-wide childcare targets. Staff will also seek to maximize the delivery of licensed family childcare units, with the inclusion of six to eight licensed family childcare units within ground-oriented homes.

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, this project is expected to provide approximately 1,928 social housing units, 465 sq. m (5,000 sq. ft.) of community space, a 74-space childcare facility, a public art contribution and DCLs. See Appendix I for additional details.

CONCLUSION

This rezoning application represents a significant delivery of affordable, publicly-owned housing for the city. The Skeena Terrace redevelopment is envisioned as a complete community in close proximity to rapid transit, providing housing, shops, services and community amenities. The proposed land use, housing mix, form of development and public benefits are consistent with the intent of the *Skeena Terrace Policy Statement*. If approved, this application would contribute 1,928 social housing units to the City's housing stock.

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 F.

* * * * *

**2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and
2105-2291 Skeena Street (Skeena Terrace)
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 (___).

Sub-areas

3. The site is to consist of three sub-areas generally as illustrated in Figure 1, solely for the purposes of establishing the maximum floor area permitted in each sub-area, the minimum floor area for Office Uses, Retail Uses, Service Uses, and Utility and Communication Uses required in each sub-area, the minimum residential amenity floor area required in each sub-area, and the maximum permitted building height for each sub-area.

Figure 1: Sub-areas



Uses

4. 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 in this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Mixed-Use Residential Building and Multiple Dwelling;
 - (c) Institutional Uses;
 - (d) Live-Work Uses;
 - (e) Office Uses;
 - (f) Retail Uses;
 - (g) Service Uses;
 - (h) Utility and Communication Uses; and
 - (i) Accessory Uses customarily ancillary to the above use.

Conditions of Use

- 5.1 The design and layout of at least 50% of the total number of dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.
- 5.2 No portion of the first storey of a Mixed-Use Residential Building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.
- 5.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
 - (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; and
 - (e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers 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

- 6.1 The total floor area for all uses must not exceed 148,749 m², and the total floor area for all uses in each of the sub-areas listed below in Figure 2 must not exceed the floor area set out for that sub-area.

Figure 2: Maximum Floor Area

Sub-area	Maximum Permitted Floor Area (m²)
1	35,235
2	63,795
3	49,719

- 6.2 The total floor area for Office Uses, Retail Uses, Service Uses and Utility and Communication Uses in each sub-area must not be less than the floor area set out for that sub-area as set out in Figure 3.

Figure 3: Minimum Floor Area for Office Uses, Retail Uses, Service Uses, and Utility and Communication Uses

Sub-area	Minimum Floor Area (m²)
1	0
2	1,097
3	256

- 6.3 The total floor area for Institutional Uses and Cultural and Recreational Uses must not be less than 1,470 m².
- 6.4 The residential amenity floor area in each sub-area must not be less than the floor area set out for that sub-area as set out in Figure 4.

Figure 4: Minimum Residential Amenity Floor Area

Sub-area	Minimum Floor Area (m²)
1	685
2	1100
3	970

- 6.5 A minimum of 3.7 m² of residential storage space must be provided for each dwelling unit.
- 6.6 Computation of floor area must include all floors, including earthen floor, above and below ground level, having minimum ceiling heights of 1.2 m, measured to the extreme outer limits of the building.

6.7 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, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
- (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all storage area below base surface for dwelling uses.

Building Height

7.1 Building height in each sub-area must not exceed the permitted height for that sub-area, as set out in Table 1.

Figure 5: Permitted Building Height

Sub-area	Maximum Permitted Height in Geodetic Metres
1	92 m
2	133.5 m
3	118.5 m

Horizontal Angle of Daylight

- 8.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.

PROPOSED CD-1 BY-LAW PROVISIONS

- 8.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 8.4 The plane or planes referred to in section 8.3 above must be measured horizontally from the centre of the bottom of each window.
- 8.5 An obstruction referred to in section 8.3 above means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 8.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if:
- (a) the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 3.7 m.

* * * * *

**2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and
2105-2291 Skeena Street (Skeena Terrace)
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 prepared by Perkins & Will Architects Canada, received April 24, 2023 with revisions submitted on November 8, 2023, 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 for each development permit application:

Urban Design

- 1.1 Design development to bring forward a preliminary development permit ("PDP") application to ensure coordination of future development of each sub-area, parcel and building. The PDP process will enable sitewide design to facilitate design development to enable proceeding with by-law enactment.

Note to Applicant: The PDP may be undertaken in advance or concurrently with the first development permit.

- 1.2 Design development to revise the massing to improve the overall performance of adjacent open spaces and the public realm as follows:

- (a) Design development to lower the podium of building C1.

Note to Applicant: The intent of this condition is to enhance human scale and improve solar access of the Parcel C courtyard, as well as improve the relationship between the building mass, Child Daycare outdoor space and the public plaza. This condition should not impact the overall size or configuration of the Child Daycare. ACCS staff are generally in support of the Child Daycare relocating closer to ground level given solar access requirements will still be met or exceeded. This can be accomplished by lowering the podium by one full storey and relocating density as needed to building D1.

- (b) Improve the relationship between the podium of building D1 and adjacent open spaces (the public mews and Parcel A courtyard) by providing either a minimum 10 ft. step back for the top two levels fronting the mews or by lowering the entire

podium fronting the mews by one level and relocating any reduced floor area into tower D1.

- (c) For buildings E1, E2 and G1, explore opportunities to improve the interface with Hermon Drive, including providing a maximum 4-storey streetwall expression fronting Hermon Drive for building E1.

1.3 Design development to enhance the overall public open space network and landscape plan as follows:

- (a) Design development to the central plaza by expanding the extent of usable open area to enhance its flexibility and functionality for programming of a wide variety of events serving diverse communities.

Note to Applicant: This can be achieved by redesigning the adjacent landscaped slopes to serve as an extension of the formal plaza, including relocating the small toddler play area downslope further east. Consider how programming can take advantage of the landscaped slope, for example as natural amphitheater or by having additional market stalls located at the current location of the toddler play area.

- (b) Design development to the public paths connecting the corner of Lougheed Highway and Cassiar Street to the Hermon Drive 'shared street' and the central plaza (between buildings E1 and E2), including:
 - (i) providing a fully accessible public path that connects directly to the Hermon Drive 'shared street'.
 - (ii) Consult with Engineering to provide a direct and safe crossing of Hermon Drive from the memorial garden to Parcel E, including a raised crossing if possible.
- (c) Design development to the overall 'gateway neighbourhood room' concept (between E and F buildings) to enhance pedestrian comfort and safety, including:
 - (i) Prioritizing public access connections and improving pedestrian accessibility of areas adjacent to Hermon Drive to the greatest extent feasible, including softening grades of public sidewalks wherever possible.
 - (ii) Shifting vehicle access ramp for F building to align directly with the Hermon Drive cul-de-sac, if possible.
- (d) Design development to ensure any required at-grade loading/servicing area is not visible from the public realm or on-site open space and is wholly contained

CONDITIONS OF APPROVAL

within a building footprint and treated with high-quality and fine-grained material and landscape providing pedestrian interest.

- (e) Provision of publicly accessible vertical mechanized transport generally as indicated in the draft Skeena Terrace Design Guidelines.

1.4 Design development to revise the draft Skeena Terrace Design Guidelines to the satisfaction of the Director of Planning and the General Manager of Engineering prior to issuance of the first development permit, including but not limited to the following additional information:

- (a) Revisions to reflect all relevant conditions of approval and coordinate all images and diagrams.
- (b) An open space stewardship strategy, a landscape maintenance strategy and a tree planting plan.
- (c) Additional details for treatment of the Skeena Street public realm interface in response to Flood Construction Level requirements.
- (d) A further detailed and integrated accessibility strategy.
- (e) CPTED and lighting strategies.
- (f) A further detailed phasing plan and strategy with consideration given to public and construction access, interim site edge conditions and impacts on the public realm, and parking at all phases of development.

Note to Applicant: Staff have provided preliminary consolidated comments to be addressed. Provide a revised document with the first development permit application that addresses previous comments and the conditions of rezoning approval, noting further comments are expected in order to finalize the Guidelines through the first development permit process and prior to zoning enactment. The Guidelines should then inform all future development applications of individual site-specific responsibilities and implementation standards, while also stating intentions for treatments on City property, any SRWs and open space areas clearly establishing the obligations and expectations of the owner, future tenants or developers, and the City. Provision of construction details, specification and related technical information, catalogue images, and their anticipated availability over time are to be provided wherever possible.

1.5 Provision of an updated master Public Realm Plan with each development permit application to include the following:

- (a) A conceptual signage plan.
- (b) A landscape concept plan.
- (c) A comprehensive circulation and wayfinding plan.

- (d) A public art plan.
- (e) A building and site lighting plan.

Note to Applicant: The intent of the Public Realm Plan should be to inform all future development applications of individual site-specific responsibilities, and implementation standards with close adherence to the Skeena Terrace Design Guidelines.

- 1.6 Design development to deliver buildings in Parcel C and the associated public realm upgrades prior to issuance of a development permit for any building in parcels D or F.

Note to Applicant: Public realm upgrades should include the central plaza, adjacent public open space, associated public vertical mechanized transport and 'shared street' upgrades to Hermon Drive.

- 1.7 Design development to buildings D1, D2 and F1 to contribute a significant and recognizable benchmark of architectural excellence to the city's skyline.

Note to Applicant: These buildings are currently the tallest towers envisioned in the area surrounding Rupert Skytrain Station and will serve as an architectural gateway landmark to those entering the city from the east on Lougheed Highway.

- 1.8 Further strengthen the individual 'neighbourhood room' courtyard concepts adjacent to residential buildings through detailed design development, including:

- (a) Refinement of the courtyard open space and edge treatments to improve circulation, function, and spatial relationships to achieve a clear hierarchy and transition from public to private space, including a finer-grained treatment of individual unit entries and private patios.
- (b) Provision of individual primary unit entries for ground level units facing courtyards wherever feasible.

Note to Applicant: Ground level units should be designed to have primary unit entries facing directly to the courtyard including front doors, unit signage and feature lighting. It is ideal for unit entries and patios to be approximately 2 ft. above the adjacent grade and in no case should a unit be located greater than 2 ft. below adjacent grade.

- (c) Provision of high-quality durable materials along with functional, welcoming seating and other detailed site furnishings that support a diversity of uses and users.
- 1.9 Design development to provide parcel F with ground level live-work units, commercial retail units, and/or multi-level residential units so as not have any bedrooms at grade fronting Lougheed Highway.

CONDITIONS OF APPROVAL

- 1.10 Design development to include common resident amenity areas in each building and to deliver the double-height amenity spaces generally as indicated in the Skeena Terrace Design Guidelines.

Note to Applicant: Each building should meet or exceed the BC Housing Guidelines for minimum amenity area per unit.

Landscape Design

- 1.11 Provision of a diversity of landscape types and experiences to benefit the pedestrian environment and improve the livability of building occupants.

Note to Applicant: The public realm should be high quality and consist of friendly, urban street edges with tree-lined streets and appropriate transitions to residential and commercial uses. Semi-private open space design in and around buildings should offer a variety of outdoor experiences. Provide opportunities for habitat, urban agriculture, access to nature, lane greening and more contemplative garden spaces. Childcare play spaces should be integrated in proximity to amenity areas.

- 1.12 Design development to the tree planting strategy to maximize tree canopy cover to align with the Urban Forest Strategy.

Note to Applicant: The overall master plan should offer opportunities around buildings to plant large legacy tree species in the ground with access to the water table. At the early building design stage, ensure the structure is engineered for optimal soil load capacity for trees planted on slab and green roofs. Employ ecological strategies such as successional planting and naturalized landscapes. The built form should enhance natural processes wherever possible.

- 1.13 Design development to maximize soil medium depth to exceed BCLNA Landscape Standards.

Note to Applicant: Where applicable, reconfigure underground parking design to increase soil depth for planting. Wherever possible, trees will need to be planted at grade and not placed in above grade planters to achieve soil depth. Alternative methods and materials, such as permeable paving, structural soils and soil cells are encouraged.

At time of first development permit, provision of:

- (a) Detailed Landscape plans illustrating soft and hard landscape designs.

Note to Applicant: The plans should be at 1/8 in. : 1 ft. scale minimum. Phased development should include separate landscape plans for individual buildings and adjacent open space. 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 Landscape 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.

- (b) Detailed cross sections (minimum 1/4 in. scale) through all tree protection zones, common open spaces, landscapes on slab and semiprivate patio areas (typical).

Note to Applicant: The sections should illustrate to scale the relationship between the underground slab, soil, tree root ball, retaining walls, steps, and part of the residential unit.

- (c) A phased "Tree Removal/Protection/Replacement Plan" in coordination with a detailed arborist report including the assessment of existing trees, retention recommendations, special construction methods and limitations, site supervision requirements and letters of assurance.

Note to Applicant: Given the size and complexity of the site, provide a tree plan that is separate from the landscape plan. The plan should clearly illustrate all trees to be removed and retained, including any tree protection barriers and important construction management directives drawn out of the arborist report. Replacement trees are likely best located on the proposed phased landscape plans.

Social Policy

- 1.14 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the Rezoning Policy for Sustainable Large Developments for sites over 10 acres in size. Specifically, deliver a minimum of three on-site food assets with significant impact and presence and arrange for their programming and maintenance for a minimum of five years starting from date of occupancy.

- (a) Community garden plots: Design development to include community garden plots and residential rooftop plots satisfying the *Rezoning Policy for Sustainable Large Developments Administrative Bulletin* and the *City's Urban Agriculture Guidelines for the Private Realm*, or any other applicable policy at the time of development permit, and meeting the following requirements:

- (i) Provide a combination of individual plots and shared growing space to meet the minimum requirement for 24 sq. ft. of gardening space for at least 30% of the residential units with less than 100 sq. ft. of private outdoor space.

Note to Applicant: as the applicant is proposing a combination of plots on numerous building rooftops and at grade in many parcels, provide a list of specific locations and calculations for each parcel to demonstrate adherence to the 30% minimum for the site in total.

- (ii) Provide support facilities as outlined in the *Urban Agriculture Guidelines for the Private Realm*.

- (iii) To the extent possible, provide plots in semi-public areas to enable public access through garden pathways.

- (b) Community kitchen facilities: Design development of the Parcel D to include an indoor community-serving kitchen within the Hut and adjacent outdoor kitchen satisfying the *requirements* of the *City-Affiliated Kitchen Design Guidelines* and *Sustainable Large Developments Administrative Bulletin*.
 - (i) Provide indoor kitchen infrastructure required to obtain a Vancouver Coastal Health Food Premise Permit, including a Type 1 hood.
 - (ii) Consider providing outdoor kitchen infrastructure to augment the indoor kitchen and accommodate larger groups of people, including a pizza oven and outdoor grilling equipment.

- (c) Additional food asset: applicant to provide a third food asset to satisfy the requirements of the Rezoning Policy for Sustainable Large Developments.

Note to Applicant: The applicant's submission proposes two additional food assets for inclusion:

- (i) Edible landscaping and learning gardens: Design development to include an Indigenous Food-Focused Cultural Learning Garden, orchards, berry patches, food forests, and mixed edible plantings meeting the following requirements:
 - (ii) Layout and design to ensure appropriate connections between edible landscaping and other food asset elements.
 - (iii) Layout and design to leverage synergies and minimize conflict with other community amenity uses including but not limited to the greenways, rainwater management, and plazas.
 - (iv) Provide design and infrastructure to support opportunities for educational, community, and stewardship programming by a delegated non-profit society (e.g covered seating, signage, washroom and water access, etc.).
 - (v) Feature edible and medicinal plants with cultural, spiritual, ecological, and medicinal value.
 - (vi) Provide support facilities in alignment with the City's *Urban Agriculture Guidelines for the Private Realm* (eg: irrigation, storage, composting facilities).

- (ii) Community food market: Design the upper plaza of the Still Creek Greenway to include a *community* food market space meeting the design guidelines outlined in the *Sustainable Large Developments Administrative Bulletin*, in

addition to meeting the following requirements to ensure that a broader range of food-based activities can be supported, such as refrigeration for markets, food trucks, etc.:

- (iii) Provide electrical infrastructure to support a broader range of community and food activities in the community food market location, including:
 - o A duplex locking receptacle (15A, 120V NEMA L5-15R), 3 prong locking receptacle (20A, 120V NEMA L14-20R), and 4 prong locking receptacle (30A, 208V NEMA L14-30R), each on a dedicated circuit; and
 - o Provision a panel and kiosk within a weatherproofed and lockable enclosure at the proposed market site;
 - (iv) Consideration for complementary amenities nearby such as covered, universally accessible and inclusive public spaces with seating, nearby access to restrooms, drinking fountains, etc.
 - (d) Submission *requirements*: Food assets to be indicated on all drawings and plans submitted as part of the development permit process.
- 1.15 Consider the inclusion of a minimum 15 Artist Studio units that include both residential and studio use, and a mix of unit sizes.
- (a) Strongly encourage provision of Artist Studio units in both parcel D along Skeena Street and parcel F along Lougheed Highway to maximize opportunities along industrial frontages and delivery of Artist Studio units across phased development.
 - (b) Design development of Artist Studio units to meet all requirements of relevant by-laws including Noise, Building and Fire By-Laws for Artist Studio Class B use and demonstrate adequate compliance to Live-Work Use Guidelines (<https://guidelines.vancouver.ca/guidelines-live-work.pdf>) and Artist Studio Guidelines (<https://guidelines.vancouver.ca/guidelines-artist-studio.pdf>) at time of development permit with the following additions to encourage residential and work functionality of the units:
 - o Light industrial, commercial grade finish for work space areas to provide flexibility for Artist Studio – Class B uses; separate dedicated work space is encouraged;
 - o Ventilation to accommodate Artist Studio Class B activities and various cultural uses such as Indigenous cultural practices of brushing off and smudging;
 - o Acoustic controls to minimize impacts between Artist Studios units as well as adjacent units and reduce noise from Lougheed Highway (STC 65 encouraged);
 - o Provision of storage within the unit adjacent to work-area;

CONDITIONS OF APPROVAL

- Separate common workshop area that can accommodate Artist Studio – Class B activities to be located in proximity to the Artist Studio units, available for use by all tenants.
- Provide interior and exterior signage clearly specifying City-approved uses in visible locations in common areas of the property to ensure that occupants are aware of the approved uses. Note location of signage on drawings.

Note to Applicant: Clearly identify the Artist Studio units on drawings and include enlarged drawing of work-space areas that illustrate conditions.

Sustainability

- 1.16 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (amended July 25, 2023) located here <https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>

Note to Applicant: Refer to the most recent bulletin Green Buildings Policy for Rezoning – Process and Requirements

Housing

- 1.17 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including, but not limited to:
- (a) An outdoor amenity area to include areas suitable for a range of children’s play activities and urban agriculture, appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
 - (b) a minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
 - (c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children’s play area to enable parental supervision from the amenity room (S. 3.7.3); and
 - (d) a balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2).
- 1.18 The development should be designed in accordance with the Skeena Terrace Policy Statement, including, but not limited to:
- (a) Ensure on-site programs that are currently operating in the Skeena Hut are maintained and enhanced/expanded in the new 465 sq. m (5,005 sq. ft.) indoor amenity centre in ongoing programming partnership with the Thunderbird Community Centre.
 - (b) The amenity centre shall be designed as a multi-purpose space that is flexible to different uses and programming that may accommodate before-and-after school care.

CONDITIONS OF APPROVAL

- (c) A community community-serving kitchen within the amenity centre is desirable to satisfy one of the food asset requirements of the *Rezoning Policy for Sustainable Large Developments*.
- (d) At least 10% of total units will be considered accessible to better reflect Canada's population of people living with disabilities and 20% of units should include aging-in-place practices.
- (e) Target that 20% of the units are 3 to 5 bedrooms.

Note to Applicant: The applicant should consider providing more than 20% three to five bedroom units in order to better meet the Skeena Terrace Policy Statement target of 20%.

- 1.19 Integrate 6-8 family-oriented units that are suitable to accommodate licensed family Childcare.

Note to Applicant: Family childcare units are licensed by Vancouver Coastal Health's Community Care and Facilities Licensing (CCFL) post occupancy. The following advice seeks to maximize the ability for purpose-built housing units to be licensable:

- (a) Consider developing family housing unit sizes to accommodate more childcare spaces (up to seven children), thereby maximizing the revenue-generating ability for the future childcare operator.
- (b) Consider allocating the family childcare units on the ground floor with a secure and contiguous outdoor play area, or easy access to the building's outdoor common area.
- (c) Maximize opportunities to integrate additional indoor and outdoor storage.

Note to Applicant: The applicant is encouraged to work with staff to integrate City indoor and outdoor design considerations for family-oriented units that are suitable to accommodate licensed family childcare.

- (d) The design and layout of 20% of the units should be 3- to 5-bedroom units in order to meet the Skeena Terrace Policy Statement target.

Childcare Facility

- 1.20 Include a fit, furnished and equipped 74-space childcare facility to be licensable by Community Care Facilities Licensing and meet the requirements of the City's Childcare Design Guidelines, to the satisfaction of the General Manager of Arts, Culture and Community Services. Other requirements include, but may not be limited to, the following:

- (a) The facility is to be located in Sub Area B, with associated street-level presence and visibility.

- (b) The facility should be located no higher than 82 ft. above grade.
- (c) The facility must comprise a minimum gross indoor total area of 858 sq. m (9,236 sq. ft.), minimum net indoor activity area of 420 sq. m (4,520 sq. ft.), and a minimum dedicated adjacent/contiguous outdoor area of 1,040 sq. m (11,194 sq. ft). Each program area is required to have adequate and contiguous indoor and outdoor space.
- (d) Design development to ensure that the location of parking and drop-off stalls are safe and in proximity to the childcare centre elevator. The path from drop-off parking to elevator must not require children to walk in the drive aisle. Provision of a total of 12 dedicated and signed parking spaces, on-site, including 10 drop-off/pick-up parking stalls and 2 staff parking stalls is expected.
- (e) Design development to ensure that the indoor and outdoor spaces maximize opportunities for healthy child development while ensuring a functional and financially sustainable facility for the operator.
- (f) Design development to maximize solar access and to ensure that the indoor and outdoor areas are supervisable and licensable.
- (g) Design development to minimize the number of balconies overhanging the outdoor play space and to ensure mitigation of fallen or thrown objects from any remaining overhanging balconies.

Engineering Services

- 1.21 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.

- 1.22 The owner or representative is advised to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after building permit issuance.

Note to Applicant: 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.

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx>

- 1.23 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law No. 4243 (section 3A) and access around existing and future utilities adjacent to the site prior to building permit issuance if shotcrete will be required for the site.

Note to Applicant: 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 at shoringreview@vancouver.ca for details.

Design guidelines and construction standard: <https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

Steps to getting a shoring and excavation street use permit: <https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation>

- 1.24 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 (ROW).
- 1.25 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and the Illuminating Engineering Society of North America (IESNA) recommendations.
- 1.26 Submission of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning. Where a design or detail is not available, make note of the improvement on the landscape plans. The landscape plan is to include the following:
- (a) The following statement is to be added on the site and landscape plans; “This plan is “NOT FOR CONSTRUCTION” and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details”;
 - (b) Provision of street trees where space permits. Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 in. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility;

- (c) Standard City of Vancouver surface treatments for any proposed sidewalks and hardscape boulevards on City of Vancouver dedicated property and statutory right-of-way (SRW);
- (d) Provide detailed Green Rainwater Infrastructure (GRI) design and supporting documents for each proposed GRI, including catchment delineation, treatment and capture volume calculation, plan and section views, catch basin connection detail, planting plan, etc. Infiltration test is required to determine the site-specific design infiltration rate. Submissions will be reviewed by the Green Infrastructure Implementation Branch for approval.
 - (i) Green infrastructure typology in the ROW: prioritize using landscaped infiltration features with shrubs and trees for added ecological benefit. Subsurface infiltration facilities, such as infiltration trench and infiltrating catch basins, are also acceptable but not preferred.

Note to Applicant: Green Infrastructure branch has developed draft standard drawings and specs for bioretention and stormwater tree trenches. Design Guide and Typical Drawing Templates can be accessed from the follow the City website: <https://vancouver.ca/home-property-development/green-rainwater-infrastructure-design-and-construction.aspx>

- 1.27 Provision of updated architectural and landscape plans to reflect the Public Bike Share (PBS) space in compliance with the Design Standards for Public Bike Share to the satisfaction of the General Manager of Engineering Services, including the following items and notes:
- (a) dimension a 16.0 m by 4.0 m (52 ft. by 13 ft.) PBS space located fully on private property at the intersection of Cassiar Street and Hermon Drive;
 - (b) removal/relocation of building elements and landscaping that may conflict with access or cause frequent disruption to the station;
 - (c) relocate all utilities (i.e. vents, drains, access points etc.) outside of the station footprint and show/note uninterrupted broom finished saw-cut concrete surface;
 - (d) show spot elevations at all four corners of the PBS station demonstrating a maximum 3% cross slope and 5% grade along the length of the PBS space flush with the level of the adjacent sidewalk or plaza;
 - (e) minimum 5.0 m (16.4 ft.) vertical clearance; and
 - (f) show/note electrical service (i.e. junction box) located at one end of the PBS space.
- 1.28 Show all City of Vancouver supplied building grades on the architectural and landscape plans. When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City of Vancouver supplied building grade plan.

CONDITIONS OF APPROVAL

Note to Applicant: Building grades have not been designed for the parcels in this site. Applicant to submit proposed building grades to the City for review and approval. Building grades are required to be finalized prior to development permit application(s).

- 1.29 Provision of three preconstruction surveys over a period of three months prior to construction is required. The surveys are to include survey data from the proposed development site to a distance of 100 m radius, in 25 m increments. Provision of further monitoring surveys during and post construction will be required as necessary.

Note to Applicant: The proposed development is in a peat region. Prior to and during construction activities, the existing infrastructure at and adjacent to the development site shall be monitored to ensure the functionality of the existing infrastructure meets current City standards. Should any City infrastructure at or adjacent to the site be damaged or disturbed during construction activities, the existing infrastructure is to be replaced to current City standards at the discretion of the City Inspector or City Engineer.

- 1.30 Provision of a finalized large site Transportation Demand Management (TDM) Plan for each subsequent development permit application to the satisfaction of the General Manager of Engineering Services.

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

- (a) a complete tech table showing the calculations for the minimum required parking, loading, passenger, end-of-trip facilities, bicycle spaces and the number of spaces and facilities 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) areas of minimum vertical clearances labelled on parking levels;
- (j) design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, accessible 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.

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

1.32 Provide a site-wide Rainwater Management Plan (RWMP) clearly indicating the proposed release rate, volume capture, and water quality strategies for each individual parcel and the sizing of each shared rainwater management system to demonstrate how the overall site rainwater management targets are met.

- (a) Clearly indicate the catchment areas proposed to be routed off-parcel for rainwater management including the receiving stormwater management features.
- (b) Indicate in the sitewide RWMP how the rainwater management systems will be phased in order to ensure that rainwater management targets will be met within each development phase.

Note to Applicant: Additional legal agreements will be required in support of the proposed management of rainwater across property boundaries.

If a sitewide RWM strategy is not ultimately implemented for all parcels, minimum Rainwater Management requirements as per the Vancouver Building By-law will still apply.

- (c) Outline the rainwater management approach proposed to meet the 24 mm volume reduction requirement for all private parcels. The approach shall include descriptions of each rainwater management practices/BMPs. BMPs proposed to meet the volume reduction requirement shall be classified as either Tier 1, 2 or 3.

Note to Applicant: If development permits for each development Parcel will move forward at different times, submit individual Rainwater Management Plans for each parcel demonstrating conformance with the site-wide RWMP (volume reduction, water quality and release rate) as each parcel moves forward or provide an update to the site-wide RWMP if necessary.

Provide a clear summary table indicating the proposed volume capture by parcel and capture method including capture by green roof areas as shown on the Roof Plan in Section 3.4 of the Rezoning Booklet.

- (d) Ensure that the routing of rainwater across property boundaries is in conformance with relevant by-laws including the Vancouver Building By-law (VBBL) Book II, Plumbing Systems. Each individual parcel will be required to have one independent storm connection to a storm drainage system that is determined to be acceptable by other review groups. Sheet flow across property lines is also not considered acceptable and each parcel is only permitted a single piped storm connection. Note that conformance with the VBBL is not reviewed by Engineering and acceptance of any RWMP does not indicate or imply

compliance with the VBBL. It is therefore strongly recommended to coordinate with Rainwater Management (rainwater@vancouver.ca) and Plumbing review staff (plg.planchek@vancouver.ca) as the design details begin to progress to reduce the chances of conflicts being identified late in the design process.

- (e) Outline the rainwater management approach proposed to meet the release rate requirement. The approach should include descriptions on how the release rate requirement is achieved on site and specify the peak flow rates at both pre-development and post-development site conditions, as well as the designed release rate. Ensure that the pre-development calculation uses the 2014 IDF curve values and the post-development calculation uses the 2100 IDF curves.

Note to Applicant: Ensure that the development peak flow targets are met on an overall development basis and that required peak flow control rates for each individual parcel are clearly laid out in a site-wide Rainwater Management Plan (RWMP) submission using the appropriate return period provided in sewer review conditions.

Emergency overflows will be required for all rainwater management systems to safely convey drainage from these features to a suitable outlet in the event of blockage of the outlet structure or events greater than the design storm.

- (f) Provide a pre-development site plan that includes the following: orthophoto, delineated catchment(s), area take off for all different surface types, and onsite and downstream offsite drainage appurtenances.
- (g) Provide 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 take off for all different land use surface types within the site limits; and delineated catchments to demonstrate BMPs are appropriately sized.
- (h) Provide a geotechnical report/infiltration study in support of any proposed infiltration facilities that includes the following: an evaluation of the potential for and risks of onsite rainwater infiltration, such as slope stability and soil contamination; results of infiltration testing at likely locations for infiltration practices and a proposed design infiltration rate; soil stratigraphy; and depth to bedrock and seasonally high groundwater at likely locations for infiltration practices.

Note to Applicant: Ensure best management practice and requirements are adhered to for the design of the proposed infiltration facility:

- Minimum horizontal setback of 5 m from any edge of building foundation and 3 m offset from watermains. Relevant dimensions should be indicated on plans and drawings.
- Specify the proposed design infiltration rate for drawdown time calculations.

CONDITIONS OF APPROVAL

- Preferred estimated drawdown for the entire rainwater storage volume in less than or equal to 48 hours using the design infiltration rate.
 - Infiltration facility must be able to accommodate the expected loading imposed at grade.
 - Minimum 0.60m vertical separation from the proposed bottom of the facility and seasonally high groundwater table.
 - Shall not be proposed at locations where there are known contamination concerns.
- (i) Ensure document is signed and sealed by the responsible Professional Engineer.

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 Group for any questions or concerns related to the conditions or comments prior to resubmission with the development permit application(s). A meeting may be scheduled upon request by contacting rainwater@vancouver.ca.

- 1.33 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.

Note to Applicant: Additional Legal Agreement(s) for maintenance, cost-sharing, easements, etc. may be required at the development permit stage related to the management of rainwater in shared off-parcel facilities.

- 1.34 Provision of a final signed and sealed RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.
- 1.35 Provision of a final signed and sealed standalone rainwater Operations and Maintenance (O&M) Manual to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.
- 1.36 Provision of an updated Final Hydrogeological Study, to the General Manager of Engineering Services' and the Director of Planning's satisfaction, which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:
- (a) An updated Groundwater Management Plan which includes:
- (i) Results of the additional proposed work as noted in Section 9.0 of the *Preliminary Hydrogeological Investigation Report* (December 19, 2022).

CONDITIONS OF APPROVAL

- (ii) Construction-related and permanent groundwater management, including anticipated groundwater discharge rates for City approval.

Note to Applicant: The City does not support the long-term discharge of groundwater to our sewer system. Every effort should be made to prevent or limit this discharge.

- (b) An updated Impact Assessment which achieves the following objectives:
 - (i) The City has documented a peat deposit approximately 100 metres east of the site. Discuss the potential for site dewatering and/or drainage to result in compaction of peat, resulting in impacts to nearby property or infrastructure;
 - (ii) infrastructure;
 - (iii) The City understands notable rainwater infiltration features are envisioned for the Skeena Terrace project. Provide comment on how the potential increased groundwater elevations or volumes which may arise from the rainwater infiltration features will be addressed in terms of groundwater management for the development;
 - (iv) Analysis to confirm that current groundwater base flows to Still Creek will not be diminished or deteriorate due to the re-development of Skeena Terrace;
 - (v) Analysis to confirm that there are no significant risks from groundwater extraction/diversion.

Note to Applicant: The City does not accept the dewatering of peat due to associated risk of offsite settlement.

Note to Applicant: Please be advised that the designated floodplain was updated on February 23, 2023 and now includes the Still Creek floodplain.

Note to Applicant: Construction-related discharge to the sewer must be measured, and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to groundwater@vancouver.ca. A hold will be placed on the issuance of a Building Permit for excavation. To remove the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca.

- 1.37 Developer's Engineer to submit a sewer abandonment plan to the City that details the following:
 - (a) The abandonment or removal of all existing storm, sanitary, and combined connections to the development site; and
 - (b) The abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the site.

CONDITIONS OF APPROVAL

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

- 1.38 As the above-referenced rezoning application for Skeena Terrace satisfies the site size requirement for large developments, it must show leadership in waste minimization and waste diversion as per the Rezoning Policy for Sustainable Large Developments. Section F of the Policy outlines a list of zero waste requirements which must be met for this site, including:
- (a) Provision of adequate space for collection bins and zero waste initiatives in buildings (F.3.1). Mandatory requirements for Zero Waste Initiatives include:
 - (i) Solid waste storage amenities must be no more than one storey below grade. They must be designed to ensure all waste collection day activities occur on-site, as opposed to placing bins onto City property for collection.
 - (ii) The size of storage rooms must be in compliance with the guidelines set out in the Garbage and Recycling Storage Amenity Design Supplement allowing a sufficient number of carts/containers to meet the needs of the entire building.
 - (iii) The space allotted must exceed the minimum set out in the guidelines to allow for waste diversion programs to ensure items banned from garbage are not put in garbage (e.g. electronics, foam packaging).
 - (iv) There must be an infrastructure and maintenance plan to maintain a litter-free environment in exterior areas (e.g. public sidewalks and paths).
 - (b) Provision of occupant/Public communication and education program required (F.3.2), including minimum of three items from Occupant/Public Education and Outreach Actions list under the Sustainable Large Developments Admin Bulletin.
 - (c) Provision of additional Zero Waste Actions: Recycling, Organics and Waste Collection Systems (F.3.3). Buildings must incorporate zero waste efforts beyond the provision of standard recycling bins. The applicant must show how they plan to meet this objective by choosing and implementing as least seven initiatives from a list of 18 items under the Bulletin.
 - (d) Provision of Post Occupancy Plan Implementation Report Plan (F.3.4): The applicant must acknowledge intent to provide a Plan Implementation Report within 18 months post-occupancy, with details regarding who will be responsible for submitting. Prior to development permit issuance the applicant must agree to the terms and conditions set out in the Solid Waste Reporting Covenant.
- 1.39 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions. It is highly recommended that the applicant submit a Key Plan to the City for review as part of the Building Permit application. Third party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

CONDITIONS OF APPROVAL

- (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>; and
- (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.

Engineers and Geoscientists BC (EGBC) has a Practice Advisory “Electrical Engineering Considerations in Flood-Resilient Design of Buildings” which is relevant to this site in the Still Creek floodplain.

Archeological Services

1.40 As per the archaeological management recommendations from Inlailawatash's Skeena Terrace Redevelopment Archaeological Overview Assessment (2022), the following is required:

- (a) A Heritage Conservation Act (HCA) Section 12.2 and First Nations heritage permits to complete an Archaeological Impact Assessment (AIA) for Heritage Management Zone 1 and concurrent construction monitoring for ground disturbing activities within Heritage Management Zone 2. Archaeologist review of development plans is required to determine construction monitoring program.
- (b) A Chance Find Management Plan is developed by the project archaeologist post AIA and monitoring activities.
- (c) Reasonable effort is made to re-use existing building footprints to minimize the risk of impacting previously unrecorded archaeological sites.

Note to Applicant: Archaeological requirements are subject to change based on archaeological program development.

Community Benefit Agreement

- 1.41 In order to monitor and evaluate these compliance targets, the following must be complete as part of the prior to conditions before development permit issuance.
- (a) Connect with the Social Planner responsible for the CBA conditions to review the CBA policy and process.
 - (b) Send a high-level construction schedule, including estimates on number of workers on site, and amount of procurement activity.

CONDITIONS OF APPROVAL

- (c) Retain the services of an independent third party to the satisfaction of the City in order to assist in monitoring and reporting on the progress towards reaching these goals on an agreed upon timeline with the City of Vancouver during and upon completion of the project and its various development phases. This may include, where applicable and where possible, post-occupancy and ongoing service needs; and;
- (d) Participate in a Project Specific Implementation and Monitoring Working Group with City staff, industry and training and skill development bodies, employment services organizations, and community representatives with knowledge of social procurement, social hiring, and community economic development.

Note to Applicant: Agreeing to these conditions as per the City of Vancouver CBA Policy does not preclude the applicant from entering into any additional agreements with communities including ones geographically located nearby the development site, or sites, or with First Nations. Please ask to be connected with the Planner on the CBA Policy implementation for more information, questions, and support, as this condition may impact any early procurement processes for this development.

Please connect with the CBA planner for more information about the CBA policy ced@vancouver.ca and visit our CBA website for more information.
<https://vancouver.ca/people-programs/community-benefit-agreements.aspx>

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 Arts, Culture and Community Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

- 2.1 Make arrangements for the subdivision of Lot A and Lot B, both of Block 2, North East 1/4 of Section 38, Town of Hastings, Suburban Lands, Plan 11095 to create seven separate residential parcels and the dedication of the South 0.91 m (3.0 ft.) of Lot B for road purposes.

Note to Applicant: 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>

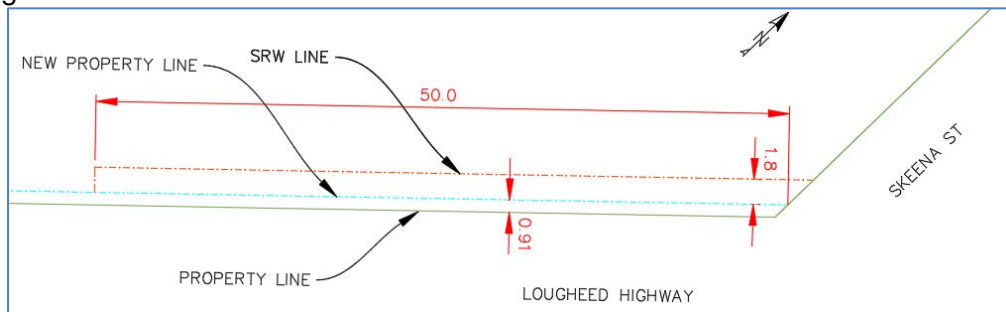
- 2.2 Make arrangements (legal agreements) for all proposed encroachments as part of the 'Woonerf' installation including landscaping, planters, specialty surface treatments and benches on Hermon Drive which may be validated under the Encroachment By-law.

Note to Applicant: An application to the City Surveyor is required. The applicant will be responsible for the preparation of survey plans and all Land Title Office registration fees.

- 2.3 Make arrangements for the release of Easement & Indemnity Agreement 344633M (support agreement) 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 for zoning enactment.

- 2.4 Provision of a building setback and statutory right-of-way (SRW) for public pedestrian use over a portion of the site at the corner of Lougheed Highway and Skeena Street. The SRW will encompass the area that is within 1.8 m of the new property line along Lougheed Highway for a distance of 50.0 m from the intersection of the new property line along Lougheed Highway and the property line along Skeena Street. The SRW will be free of any encumbrance such as structure, mechanical vents, stairs, and planter walls at grade and is to accommodate the underground parking structure within the SRW agreement.



- 2.5 Provision of a SRW for public use for sidewalks and street over private property due to accommodation of the retained street trees, or to accommodate the cul-de-sacs on Hermon Drive.

Note to Applicant: The rezoning plans show sidewalk crossing the property lines at various locations to accommodate tree retention and next to the cul-de-sacs on Hermon Drive. This SRW will be required to ensure that public access to these portions of sidewalk is maintained.

- 2.6 Provision of SRWs for public pedestrian and cyclist use of the walking and cycling paths within the proposed "Still Creek Greenway" between Cassiar Street and Lougheed Highway and the "6th Avenue Greenway" between Cassiar Street and Skeena Street.
- 2.7 Provision of a surface SRW to be minimum 16.0 m by 4.0 m (52 ft. by 13 ft.) located fully on private property at the intersection of Cassiar Street and Hermon Drive to accommodate space for a Public Bike Share (PBS) station to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services;
- 2.8 Provision of a Section 219 Covenant to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to place a hold on the issuance

of any development permit for the Rezoning Site, and such agreement shall include, without limitation, the following provisions:

- (a) That no development permits for the Rezoning Site or any improvements or building thereon shall be issued until the following have been satisfied:
 - (i) Provision of a detailed Transportation Demand Management (TDM) Plan for each development permit, meeting the requirements for large sites as described in the Transportation Demand Management for Developments in Vancouver Administrative Bulletin, for the approval of the General Manager of Engineering Services; and
- (b) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Engineering Services, may in their sole discretion require.

2.9 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the 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. No development permit for the site will be issued until the security for the services are provided. The timing for the delivery and scope 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 2.10(a), (b), (c) and (d) the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>

- (a) Provision of adequate water service to meet the domestic and fire flow demands of the project. Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by R.F. Binnie & Associates Ltd. dated February 15, 2023, the water system is inadequate to service the development. The following upgrades are required:
 - (i) Upgrade approximately 110 m of water main to 300 mm in diameter on Cassiar Street, from East 5th Avenue to East 6th Avenue; and
 - (ii) Upgrade approximately 185 m of water main to 300 mm in diameter on Cassiar Street, from East 6th Avenue to Hermon Drive.

Note to Applicant: These upgrades must be delivered before occupancy of the first building on the development site.

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 City water system.

- (b) One fire hydrant fronting the development needs to be installed on Lougheed Highway.

Note to Applicant: As per the City of Vancouver Building Bylaw, the principal entrance must be within 90 m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance to the aforementioned by-law will be required.

- (c) Vancouver Coastal Health and the City of Vancouver limit the building area served by one set of interconnected water services to approximately 90,000 m². This is exceeded in the eastern parcel. The City can serve the site with multiple sets of interconnected water services; The plumbing design would have to ensure that the site is separated into discrete “water parcels”, ie. portions of the site that have isolated and completely independent plumbing and fire protection systems, with each water parcel independently metered and served by separate sets of water services. A “Water Parcel Strategy” is to be submitted to detail the planned water servicing, plumbing and fire protection configurations, to the satisfaction of the General Manager of Engineering Services. The accepted Water Parcel Strategy must be implemented in the build out of the development.

Note to Applicant: This condition is to meet the intents of the BC Drinking Water Protection Act (the “Act”) and the BC Drinking Water Protection Regulation (the “Regulations”). If appropriate water parcelling strategies are not implemented, Vancouver Coastal Health would not consider the water infrastructure on site a “system within a system” as defined in the Act and Guidelines. This would mean that the development site would be its own “Water Supply System” under the Act and Regulations, triggering the requirement for the developer to receive an operating permit from Vancouver Coastal Health to operate the internal water network.

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

Implementation of development(s) at Skeena Terrace requires the following in order to improve SAN and STM sewer flow conditions:

Local Servicing Upgrade:

- (i) Upsize 160 m of existing 200/300/450 mm STM to 450 mm STM along East 5th Avenue from MH __FJCXFP to MH__FJCXFK (Phase 2)
- (ii) Construct 50 m SAN along East 5th Avenue from MH __FJCXFL to the proposed MH at the intersection of East 5th Avenue and Skeena Street (Phase 1)
- (iii) Construct 50 m of 450mm STM along East 5th Avenue from MH__FJCXFJ to the proposed MH at the intersection of East 5th Avenue and Skeena Street (Phase 1)

CONDITIONS OF APPROVAL

- (iv) Tie existing 150 mm STM along East 5th Avenue east of Skeena Street to the proposed 750 mm STM sewer on Skeena Street (Phase 1)
- (v) Construct 50 m of 375 mm SAN along Skeena Street from the proposed MH at the intersection of East 5th Avenue and Skeena Street to MH__G7GYFV (Phase 1)
- (vi) Construct 154 m of 750 mm STM along Skeena Street from the proposed MH at the intersection of East 5th Avenue and Skeena Street to MH__FJCXGN (Phase 1)
- (vii) Upsize 195 m of existing 200/250 mm SAN along Skeena Street from the proposed MH at the intersection of East 5th Avenue and Skeena Street to MH__FJCXGB (Phase 1)
- (viii) Upsize 90 m of existing 600 mm STM to 900 mm STM along Skeena Street from MH__FJCXGN to MH__FJCXGA (Phase 1)
- (ix) Construct 75 m of STM and SAN sewer along Hermon Drive fronting Building C2 (Phase 1)
- (x) Construct 85 m of STM and SAN sewer along the utility SRW between Parcel A and Parcel D (Phase 1)
- (xi) Construct 145 m of 450 mm STM along Cassiar Street between L/S East 6th Avenue and MH__FJCW1Q (Phase 3)
- (xii) Construct 145 m of 200 mm SAN along Cassiar Street between L/S East 6th Avenue and MH__FJCW1R (Phase 3)
- (xiii) Upsize 100 m of existing 200/250 mm STM to 450 mm STM along Cassiar Street from MH__FJCW1Q to MH__FJCW1L (Phase 3)
- (xiv) Upsize 240 m of existing 250/300 mm STM to 525 mm STM along Loughheed Highway from MH__FJCW1L to 600 mm STM in Skeena Street (Phase 3)

Note to Applicant: The applicant is anticipated to deliver the local servicing upgrades.

Off-site Servicing Upgrade:

- (xv) Upsize 300 m of existing 250/375 mm SAN along Skeena Street from MH__FJCXGB to the inlet of Skeena Street and Cornett pump station

- (xvi) Upsize 245 m of existing 600/900 mm STM to 1050 mm STM along Skeena Street from MH __FJCXGA to MH__FJCW32 immediately upstream of Still Creek

Note to Applicant: The City reserves the right to deliver the above two off-site sewer upgrade in Skeena Street as per the provisions under the Services Agreement. Prior to commencing any design work, the Applicant is to contact the Development Water Resources Management (DWRM) Branch at utilities.servicing@vancouver.ca.

- (xvii) Upsize 300 m of existing 300 mm SAN forcemain along Skeena Street from MH __FJCC5N to MH _FJC4MW. Associated pump station additions and modifications inside and outside of the pump station
- (xviii) Upsize 47m of existing 375 mm SAN along Skeena Street from MH_FJCUZM to the tie-in to the Copley Sanitary Trunk Sewer (Size to be determined)

Note to Applicant: The off-site forcemain is anticipated to be included in the City of Vancouver's 2027-2030 Capital Plan subject to Council's approval. If Council approves the 2027-2030 Capital Plan including the conditioned forcemain, the City may fund the renewal portion of the forcemain upgrade through the Capital Plan.

Note to Applicant: The City anticipates delivering the forcemain upgrades as per the provisions under the Services Agreement. The applicant is to keep the City informed of their development phasing in order to plan for the delivery of the upgrades in accordance with the appropriate occupancy phase of the development. Refer to condition 2.10 for opportunities for cost recovery in partnership with the City of Vancouver

Offsite Pump Station:

- (xix) Upgrade Skeena Cornett Pump Station

Note to Applicant: The City anticipates delivering the pumpstation upgrade as per the provisions under the Services Agreement. The applicant is to keep the City informed of their development phasing in order to plan for the delivery of the upgrades in accordance with the appropriate occupancy phase of the development. Refer to condition 2.10 for opportunities for cost recovery in partnership with the City of Vancouver.

Note to Applicant: The lengths and diameters of these improvements are approximate and subject to detailed design and sizing by Developer's Engineer. Alterations to the project's phasing or site layout will require a reassessment by City Engineers, potentially necessitating modifications to conditioned sewers.

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 as part of the Rupert and Renfrew Plan. 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:

- Parcel A to be serviced to the proposed SAN and STM sewers in Skeena Street.
 - Parcel B to be serviced to the existing 200 mm SAN and proposed 450 mm STM sewers in East 5th Avenue.
 - Parcel C to be serviced to the proposed SAN and STM sewers in Cassiar Street, or the proposed SAN and STM sewers in Cassiar Street.
 - Parcel D to be serviced to the proposed SAN and STM sewers in Skeena Street.
 - Parcel E to be serviced to the proposed SAN and STM sewers in Cassiar Street.
 - Parcel F to be serviced to the proposed SAN and STM sewers in Lougheed Highway.
 - Parcel G to be serviced to the existing SAN and proposed STM sewer in Lougheed Highway.
- (e) Provision of Easement(s) or Right(s) of Way required based on servicing strategy.
- (f) Provision of street improvements along Lougheed Highway 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) Minimum 2.0 m (8.5 ft.) wide raised asphalt protected bike lane
 - (iv) Type E curb between the new sidewalk and bike lane;
 - (v) Curb and gutter, including relocation or replacement of the existing trolley poles and catch basins, and road reconstruction if/as required to accommodate the new curb and gutter; and
 - (vi) Curb ramps.
- (g) Provision of street improvements along Cassiar Street adjacent to the site and appropriate transitions including:

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- (i) 2.14 m (7.0 ft.) wide broom finish saw-cut concrete sidewalk;
 - (ii) Curb bulges at the following corners, including relocation or replacement of the existing catch basins and road reconstruction if/as required to accommodate the curb bulges:
 - a. East 5th Avenue
 - b. East 6th Avenue (T-bulge)
 - c. Still Creek Greenway (T-bulge on both sides, including raised crossing);
 - d. Hermon Drive
 - e. East Broadway
 - (iii) Cassiar Street (from Lougheed Highway to East 5th Avenue): install curb bulge bioretention at intersection and mid block locations, or install rainwater tree trench in the frontage boulevard;
 - (iv) Curb ramps;
 - (v) Removal of the existing unused driveway crossings and reconstruction of the boulevard, sidewalk, and curb to current standards; and
 - (vi) Approximately 500 sq. m of full depth road repair, from curb to curb, West of Skeena Street where existing asphalt is in poor condition.
- (h) Provision of street improvements along East 5th Avenue adjacent to the site and appropriate transitions including:
- (i) 2.14 m (7.0 ft.) wide broom finish saw-cut concrete sidewalk;
 - (ii) Curb bulges at the following corners, including relocation or replacement of the existing catch basins and road reconstruction if/as required to accommodate the curb bulges:
 - a. Cassiar Street
 - b. Skeena Street
 - c. Hermon Drive (both sides), and T bulge on the north side
 - (iii) Curb ramps;
 - (iv) Approximately 500 sq-m of full depth road repair, from curb to curb, West of Skeena Street where existing asphalt is in poor condition;

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- (v) 50mm mill and inlay, from curb to curb, along the remainder of the site's frontage;
- (vi) Removal of the existing unused driveway crossings and reconstruction of the boulevard, sidewalk, and curb to current standards;
- (i) Provision of street improvements along Skeena Street adjacent to the site and appropriate transitions including:
 - (i) 2.14 m (7.0 ft.) wide broom finish saw-cut concrete sidewalk;
 - (ii) 2.6 m (8.5 ft.) wide raised asphalt protected bike lane;
 - (iii) Curb and gutter, including relocation or replacement of the existing catch basins and road reconstruction if/as required to accommodate the new curb and gutter;
 - (iv) Protected intersection corner, including geometric changes on the opposite (northeast) corner as required to accommodate the protected corner adjacent to the site;
 - (v) Skeena Street is considered a blue green street that may include Green Rainwater Infrastructure where feasible. Mitigation measures should be provided to protect the existing water main from infiltrating Green Rainwater Infrastructure;
 - (vi) Curb ramps;
 - (vii) 16.0 m x 4.0 m concrete pad to accommodate a public bike share station within the raised protected bike lane along Skeena Street at Loughheed Highway.
 - (viii) Removal of the existing unused driveway crossings and reconstruction of the boulevard, sidewalk, and curb to current standards;
- (j) Provision of street improvements along Hermon Drive adjacent to the site and appropriate transitions including:
 - (i) Minimum 1.22 m (4.0 ft.) wide front boulevards with street trees where space permits;
 - (ii) 2.14 m (7.0 ft.) wide broom finish saw-cut concrete sidewalks;
 - (iii) Curb and gutter, including relocation or replacement of the existing catch basins and road reconstruction if/as required to accommodate the new curb and gutter;
 - (iv) "Shared street" treatment for the portion between the 6th Avenue and Still Creek Greenways;

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- (v) Cul-de-sacs at both ends of the “shared street” area;
- (vi) Hermon Drive north section and south section (Slow Street): install rainwater tree trench or curb bulge bioretention on the west side of the street;
- (vii) Hermon Drive middle section (Living Street): install a linear bioswale or bioretention on the west side of the street;
- (viii) Curb ramps; and
- (ix) Removal of the existing unused driveway crossings and reconstruction of the boulevard, sidewalk, and curb to current standards.

Note to Applicant: City of Vancouver to provide approved Geometric design. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to relocation of existing catch basins or installation of new catch basins where required to accommodate the geometric design.

- (k) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations;

Note to Applicant: A lighting simulation is required prior to development permit issuance.

- (l) Provision of new or replacement duct bank that meets current City standard;

Note to Applicant: Duct banks are to consist of electrical and communication ducts and cables, and connect to existing electrical and communication infrastructure.

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents. Submission of the detailed Electrical Design does not occur until the Rezone has been enacted and a City Project Coordinator is assigned to the project.

- (m) Provision of improvements at the intersection of Cassiar Street and Lougheed Highway:
 - (i) design and installation of a new traffic signal;
 - (ii) entire intersections street lighting upgrade to current City standards and IESNA recommendations;
- (n) Provision of improvements at the intersection of Skeena Street and Lougheed Highway:

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- (i) design and installation of a new traffic signal;
- (ii) entire intersections street lighting upgrade to current City standards and IESNA recommendations;
- (o) Provision of street lighting upgrades to current City standards and IESNA recommendations at the intersections of:
 - (i) Cassiar Street / East 8th Avenue;
 - (ii) Cassiar Street / Hermon Drive;
 - (iii) Cassiar Street / East 6th Avenue;
 - (iv) Cassiar Street / East 5th Avenue;
 - (v) Hermon Drive / East 5th Avenue; and
 - (vi) Skeena Street / East 5th Avenue.

- (p) Provision of two electrical service kiosks.

Note to Applicant: The kiosks shall be fed by BC Hydro underground grid. As such, a right-of-way (ROW) space shall be provided on-site to accommodate BC Hydro pad mounted transformer.

- (q) Provision of the relocation of the existing bus stop street furniture adjacent the site (stop# 50902) including relocation/removal of all associated passenger facilities (shelter, seating, litter can, advertising panels, foundations, drainage, electrical connection, etc) and reinstallation at a new location to be determined by Engineering Services, if required due to construction.

Note to Applicant: All removal/relocation of (bus stops and associated) street furniture shall be by the City's street furniture contractor, and coordinated with City of Vancouver Street Furniture Coordinator.

- (r) Provision of \$30,000 security retained prior to demolition of the existing building, for protection, relocation and/or delivery of bus stop amenities.

- (s) Provision of furniture amenities at all proposed additional site shuttle stops adjacent to the site including all associated passenger facilities (shelter, seating, litter can, advertising panels, foundations, drainage, electrical connection, etc.) at a location to be determined by Engineering Services.

Note to Applicant: All removal, relocation or installation of street furniture shall be by the City's street furniture contractor, and coordinated with City of Vancouver Street Furniture Coordinator.

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- (t) Provision of a public space features for walking, staying and playing on Hermon Drive according to the “people-first” approach described in the policy statement (Section 7.2.3).
- (u) Provision of a power connection to the Public Bike Share station from the City power grid.
- (v) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (w) Provision of one publicly accessible DC fast charging hub, with two (2) DC charge points and two (2) Level 2 charge points, incorporated into street parking or other publically accessible location, to the satisfaction of the Director of Planning and the General Manager of Engineering Services.

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

- (a) Provision of local sewer upgrades per condition 2.9(d)i – 2.9(d)viii and 2.9(d)xiii
- (b) Provision of off-site gravity sewer upgrades per condition 2.9(d)xv – 2.9(d)xvi
- (c) Provision of forcemain and pumpstation sewer upgrades per condition 2.9(d)xvii – 2.9(d)xix

Note to Applicant: The City is in the process of finalizing the Rupert and Renfrew Area Plan. If approved by Council, this could increase the development that would benefit from these upgrades. Additionally, further information from the applicant as it relates to development phasing may inform if these upgrades align with future capital planning programs. These future decisions by council may alter the approach, requirement for or type of latecomer agreement for one or all of the forcemain and pumpstation sewer upgrade conditions, including a cash payment in lieu of a Standard Latecomer Agreement.

- (d) Intersection improvements per condition 2.9(m) and 2.9(n);

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.

2.11 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. Provision of written confirmation that all required electrical plants will be provided within private property.

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

Housing

- 2.12 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function), and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant securing all dwelling units as social housing for a term equal to the longer of 60 years and the life of the building, which will contain the following terms and conditions:
- (a) A no separate-sales covenant;
 - (b) A no stratification covenant;
 - (c) That the social housing units will be legally and beneficially owned by a non-profit corporation, or by or on behalf of the city, the Province of British Columbia, or Canada as a single legal entity and used only to provide rental housing for terms of not less than one month at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units;
 - (d) A requirement that not less than 30 per cent of the social housing units will be occupied only by households with incomes below the current applicable Housing Income Limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such social housing unit;
 - (e) Requiring such units to be used for "social housing", as that term is defined in the Vancouver Development Cost Levy By-law No. 9755; and
 - (f) On such other terms and conditions at the General Manager of Planning, Urban Design and Sustainability) or successor in function) and the Director of Legal Services may in their sole discretion require.

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

- 2.13 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the development permit application(s).

CONDITIONS OF APPROVAL

- (b) Provide a notarized declaration prior to issuance of the development permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.
- (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to whether each tenant has indicated interest in the Right of First Refusal to return to the new building (if applicable); the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant) and their total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.
- (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must include, but may not be limited to the names of tenants; whether each tenant has taken up the Right of First Refusal in the new building (if applicable) and their starting rent; and for those not returning to the new building, the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

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

Note to Applicant: The Tenant Relocation Plan and the phasing strategy should ensure the project is phased to minimize disruption to tenants. The Tenant Relocation Plan include should be implemented per the phasing plan.

Urban Design

- 2.14 Provision of SRWs over the following public realm elements, generally as set out below and in the Skeena Terrace Design Guidelines, as applicable:
 - (a) The majority of the Central Greenway including the plaza and adjacent open green spaces, key elements such as playgrounds and the outdoor community kitchen, pathways and access to the vertical mechanical transport elevators associated with buildings C1, C2 and D2.

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- (b) The 6th Avenue Mews and sports court generally as outlined in the draft design guidelines.
- (c) The corner entry node at Lougheed Highway and Cassiar Street and the pedestrian paths connecting through parcels E, F and G to the central plaza and Hermon Drive 'shared street'.

Note to Applicant: The provision of an integrated public open space network is a requirement of the approved Skeena Terrace Policy Statement and is to be provided in lieu of on-site public park land dedication, including secured public access and use during daytime hours (generally 6 am-10 pm). See Engineering Conditions for additional land dedication and SRW requirements.

Parks

- 2.15 Enter into a community use agreement between the Owner and the City which will provide for a perpetual right in favour of the City and its permittees and users to access and use the community amenity space determined through mutual agreement of the parties with intent to follow existing hours of programming use, and set out in the agreement , at no cost to the City, its permittees and users, and which will permit the City to grant access and use rights to other community partners.

Note to Applicant: The intent is to provide broad public access to "The Hut" amenity building to augment the community and recreational services available at Thunderbird Community Centre. The City acknowledges that the operational plan for this amenity will consider residents of Skeena Terrace, and that the hours of access will be set to maximize public access without placing undue hardship on Skeena Terrace residents.

Social Policy

- 2.16 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the Rezoning Policy for Sustainable Large Developments for sites over 10 acres in size. Specifically, deliver a minimum of three on-site food assets with significant impact and presence and arrange for their programming and maintenance for a minimum of five years (starting from date of occupancy). To secure this condition, the applicant will enter into one or more agreements with the City which include, but may not be limited to, the following requirements:
- (a) Permit holds subject to the completion of the design, construction, and satisfactory acceptance of the food assets if required.
 - (b) A legal agreement outlining terms for the operation (programming and maintenance) of the community gardens, shared garden plots, and likely the educational gardens and/or orchards for educational, community, and stewardship purposes, for a minimum of five years from the date of occupancy by an appropriate managing body or an approved non-profit society.
 - (c) A community use agreement to secure the public use of the community amenity space ("the Hut"), with specific terms for use of the community-serving kitchen, which will be used by the City and its permittees for public programming space.

- (d) A legal agreement outlining terms for the operation (programming and maintenance) of the Community Food Market for a minimum of five years from the date of occupancy by an approved non-profit society, satisfying the minimum expectation for a seasonal weekly market and in alignment with the *Community Food Market Administrative Bulletin* or any other applicable policy at the time of development.
- (e) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services may in their sole discretion require.

Childcare Facility

- 2.17 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services, for the construction of a fully fit, finished and equipped, 74-space licensed childcare facility for children aged 5 and under, Sub-area B. To secure this condition, the applicant will enter into one or more agreements with the City which include, but may not be limited to, the following requirements:
- (a) The facility is to meet the City's Childcare Design Guidelines and the Provincial Community Care Facilities Licensing requirements and must comprise a minimum gross indoor total area of 858 sq. m (9,236 sq. ft.), minimum net indoor activity area of 420 sq. m (4,520 sq. ft.), and a minimum dedicated adjacent/contiguous outdoor area of 1040 sq. m (11,194 sq. ft.). Each program area is required to have adequate and contiguous indoor and outdoor space.
 - (b) Provision of a total of 12 dedicated and signed parking spaces, including 10 drop-off/pick-up parking stalls and 2 staff parking stalls;
 - (c) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services may in their sole discretion require.
- 2.18 Make arrangements to the satisfaction of the Director of Legal Services and the General Manager of Arts, Culture and Community Services, for the continuous operation of the 74-space licensed childcare facility on Parcel. To secure this condition, the applicant will enter into one or more agreements with the City which include, but may not be limited to, the following requirements:
- (a) A Section 219 covenant registered on title to Sub-area B to secure:
 - (i) The use of the facility, for the lifetime of the building, as a licensed 74-space childcare facility.

- (ii) The operation of the childcare facility by a registered not-for-profit organization, to the satisfaction of the Managing Director of Social Policy and Projects.

Note to Applicant: At the owner's request, City staff are available to provide advice or input on selection of a suitable not-for-profit childcare operator, and

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

Community Benefit Agreement

2.19 As per the City of Vancouver's Community Benefits Agreement Policy, applicant must enter into a Community Benefits Agreement, which will commit the Applicant and its development partners to:

- (a) Participate in a First Source Hiring program, in consultation and partnership with community stakeholder groups and the City, making new entry level jobs available to equity seeking community members in Vancouver first and striving for an overall target of 10% of labour (Including that for contractors, subcontractors and other possible vendors) sourced from low-income communities and equity seeking groups across the city; including women in trades, Indigenous people, racialized communities, and others facing barriers to opportunity due to discrimination, exclusion and stigmatization;
- (b) Demonstrate Best Efforts to procure a minimum of 10% of material goods and services from third party certified social impact and/or equity seeking businesses and social enterprises, across the entire lifecycle of the development site, prioritizing Vancouver-based ventures but extending through supply chains regionally and outside the Province and the Country where and when required. This Includes, where applicable, post-occupancy and ongoing service needs;
- (c) Demonstrate Best Efforts to attain 10% procurement of materials, goods and services from Vancouver companies or companies located in Metro Vancouver or British Columbia. These may or may not also be equity seeking 3rd party certified businesses as defined in the policy;

Public Art

2.20 Enter into an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid official; and provide development details to the satisfaction of the Public Art Program Manager.

CONDITIONS OF APPROVAL

Note to Applicant: Please contact Eric Fredericksen, Head of Public Art (604-871-6002), to discuss your application.

Environmental Contamination

2.21 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*.
- (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.

Agreements

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as 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 security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

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**2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and
2105-2291 Skeena Street (Skeena Terrace)
CONSEQUENTIAL AMENDMENTS**

DRAFT AMENDMENT TO REPEAL CD-1 (11B) 3476 EAST 5TH AVENUE BY-LAW NO. 3900

Council repeals CD-1(11B) By-law No. 3900.

SIGN BY-LAW No. 11879

In Schedule A (CD-1 Zoning Districts regulated by Part 9) of the Sign By-law add:

“2108-2476 Cassiar Street, 2105-2394 [CD-1 #] [By-law #] C-2”
Hermon Drive, 3426-3476 East 5th Avenue
and 2105-2291 Skeena Street (Skeena
Terrace)

NOISE CONTROL BY-LAW No. 6555

Amend Schedule B (Intermediate Zone) by adding the following:

“[CD-1 #] [By-law #] 2108-2476 Cassiar Street, 2105-2394 Hermon Drive,
3426-3476 East 5th Avenue and 2105-2291 Skeena
Street (Skeena Terrace)”

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**2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and
2105-2291 Skeena Street (Skeena Terrace)
SKEENA TERRACE DESIGN GUIDELINES**

SEE SEPARATE ATTACHMENT

Appendix D – Skeena Terrace Design Guidelines – RTS16186

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**2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and
2105-2291 Skeena Street (Skeena Terrace)
URBAN DESIGN PANEL**

The Urban Design Panel (UDP) reviewed the original rezoning application package on June 21, 2023. This proposal was a phased master planned redevelopment of the 10.8-acre site with buildings between four and 36 storeys. A summary of the decision is provided below. The full meeting minutes can be found [online](#):

EVALUATION: SUPPORT WITH RECOMMENDATIONS (7/0)

Planner's Introduction:

Marcel Gelein, Rezoning Planner, introduced the project with a brief description of the existing site context, followed by an overview of the anticipated context as considered under the Skeena Terrace Policy Statement. Marcel concluded the presentation with a description of the site and a summary of the rezoning proposal.

Derek Robinson, Development Planner then gave an overview of the neighbourhood context in relation to the proposal, followed by the expectations of the built form guidelines for this project. Derek then gave a brief description of the proposed project before concluding with Staff questions for the Panel.

ADVICE FROM THE PANEL ON THIS APPLICATION IS SOUGHT ON THE FOLLOWING:

1. The height, density and massing distribution and its success in creating:
 - a. a welcoming sense of community integrated into the existing neighbourhood fabric; and
 - b. a human-scaled pedestrian experience
2. The overall proposed mix of uses and its ability to meet the daily needs of future residents, considering Council's goal of having 90% of people living within an easy walk/roll of their daily needs by 2030.
3. The public open space network and adjacent building edges, including the ability to:
 - a. achieve a functional, active and inviting public realm interface
 - b. Improve overall site accessibility, and
 - c. serve a diverse range of future neighbourhood needs
4. The draft design guidelines ability to successfully shape future development phases to achieve the stated project principles and design aspirations.
5. Please also comment on any other recommended strategies or considerations to inform future development of the guidelines.

APPLICANT'S INTRODUCTORY COMMENTS:

The applicant, Jason LeBlanc, noted the design objectives for the site and gave a general overview of the project. Margot Long, Landscape Architect then gave a presentation on the overall landscape strategy.

The planning team then took questions from the Panel.

PANEL'S CONSENSUS ON KEY ASPECTS NEEDING IMPROVEMENT:

Having reviewed the project, it was moved by **STEFAN AEPLI** and seconded by **KAI HOTSON** and was the decision of the Urban Design Panel:

THAT the Panel Recommend Support with Recommendations with the following recommendations:

- Further development to improve the public open space, pedestrian connection and massing response at the corner of Lougheed Hwy. and Cassiar St.
- Further development to the distribution of height and density in order to step down the massing at key locations, including around the 'neighbourhood rooms', to enhance the human-scale experience. Density can be strategically relocated to the towers.
- Further development and consideration to integrating accessibility features with public art and other site elements throughout the design guidelines.
- Further development and consideration to increasing the amount of local-serving retail and providing flexibility for the future location of commercial and live-work uses on the site.

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

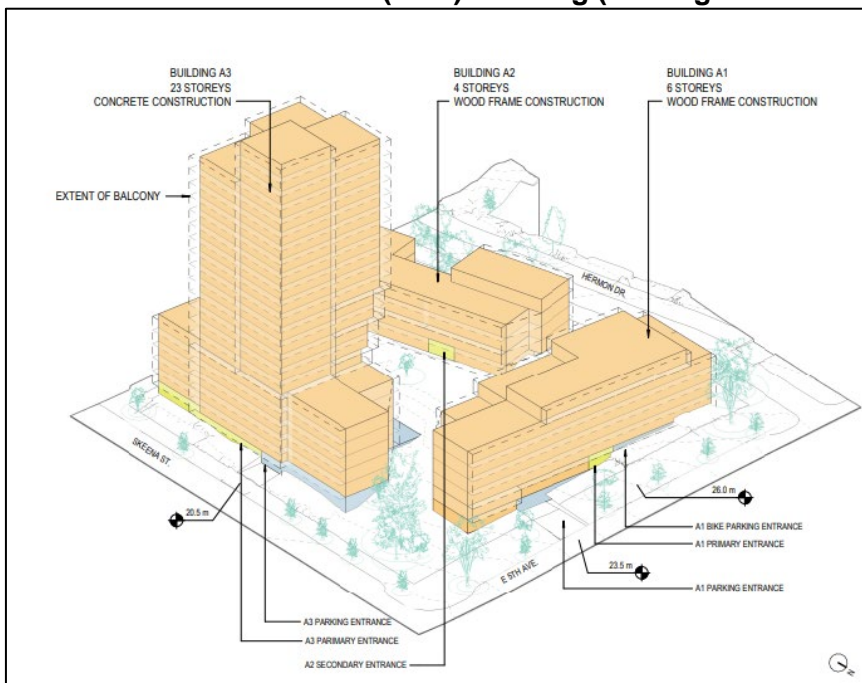
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2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and
2105-2291 Skeena Street (Skeena Terrace)
FORM OF DEVELOPMENT DRAWINGS

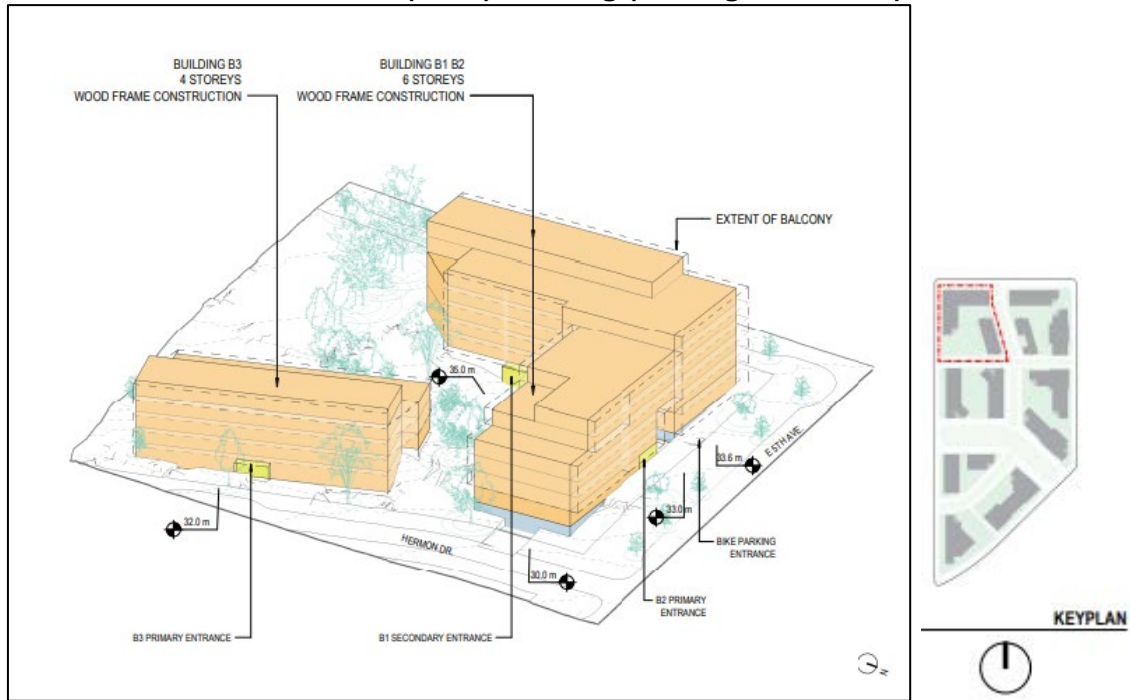
Site Design (looking southeast)



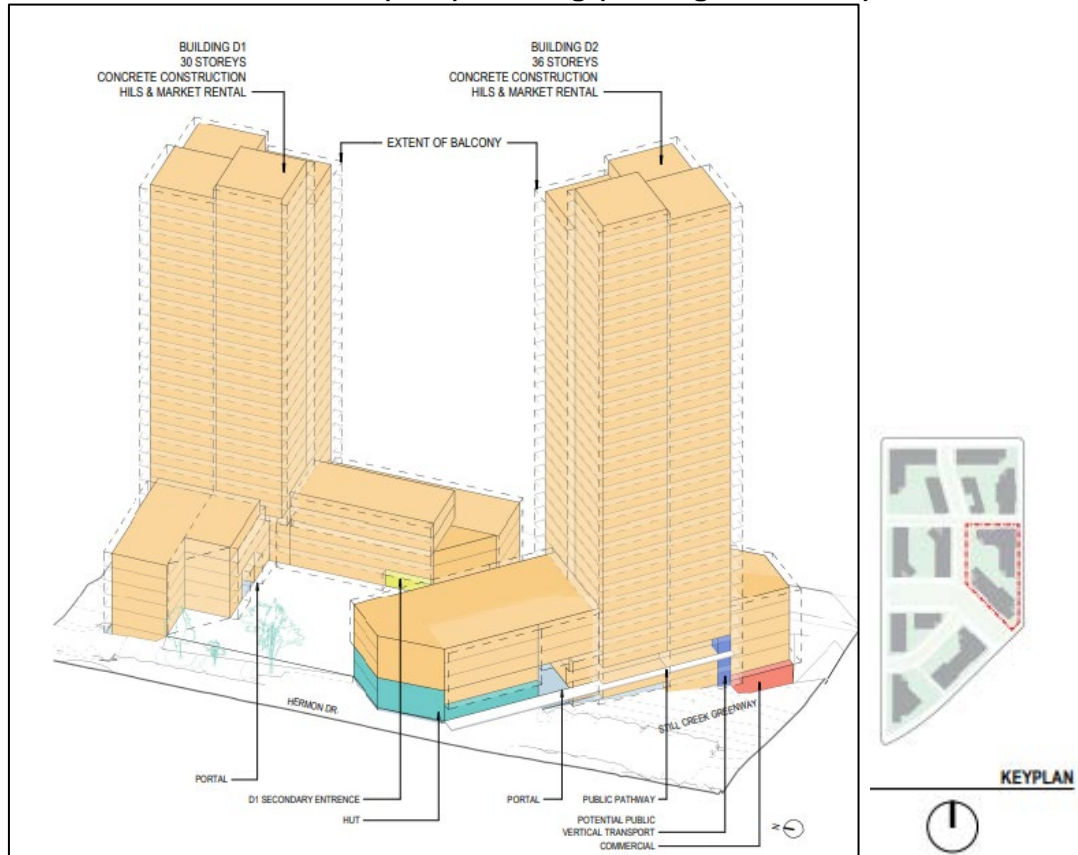
Sub-area 1 (East) Massing (looking southwest)



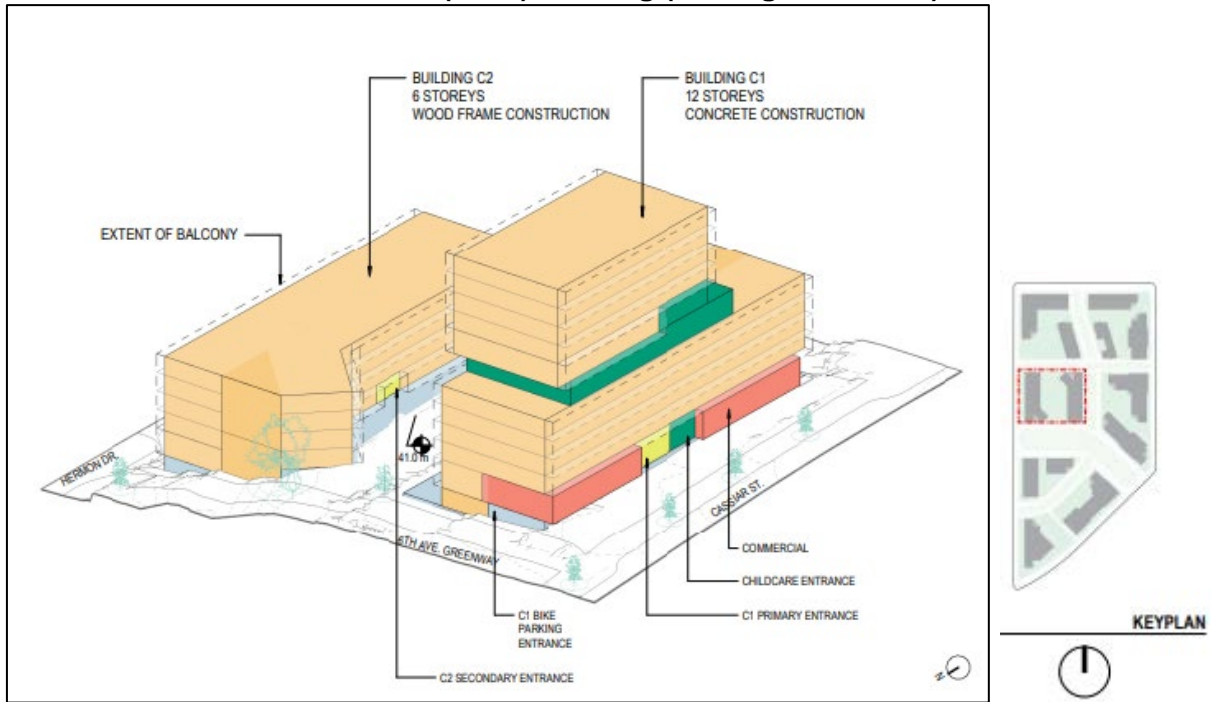
Sub-area 1 (West) Massing (looking southwest)



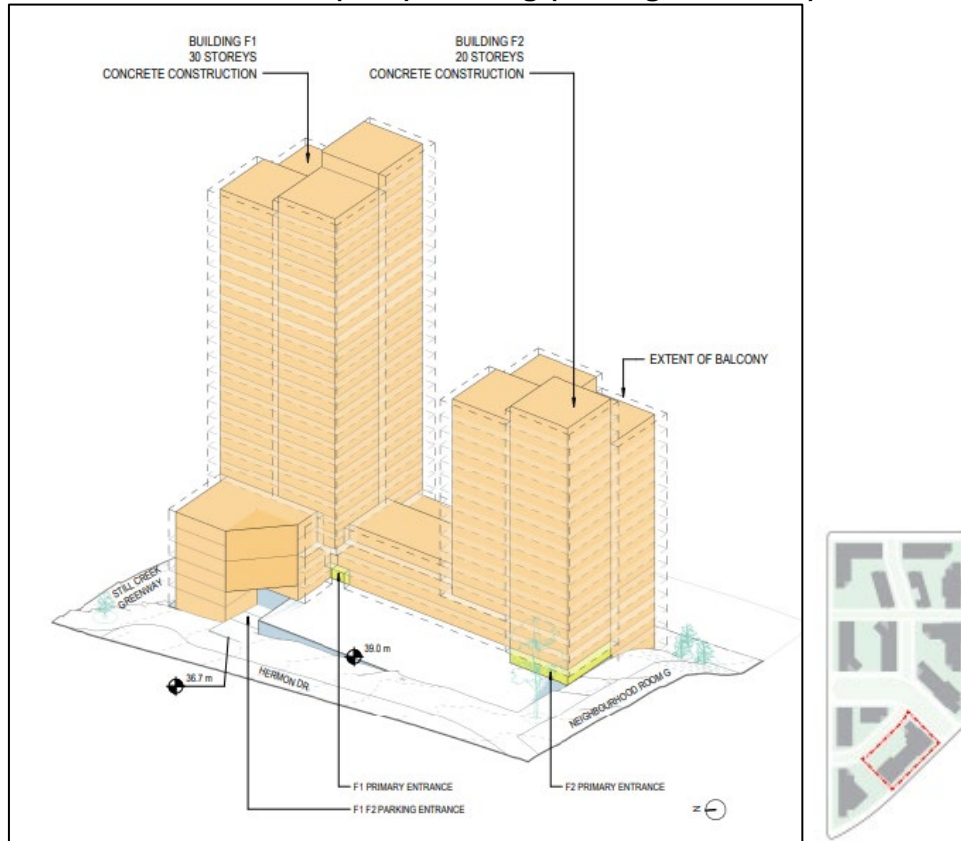
Sub-area 2 (East) Massing (looking southwest)



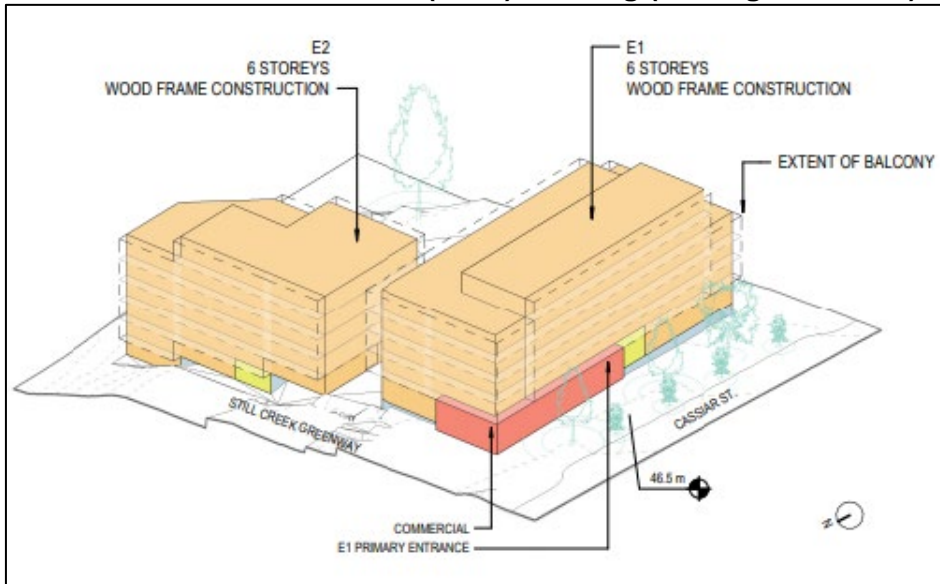
Sub-area 2 (West) Massing (looking southwest)



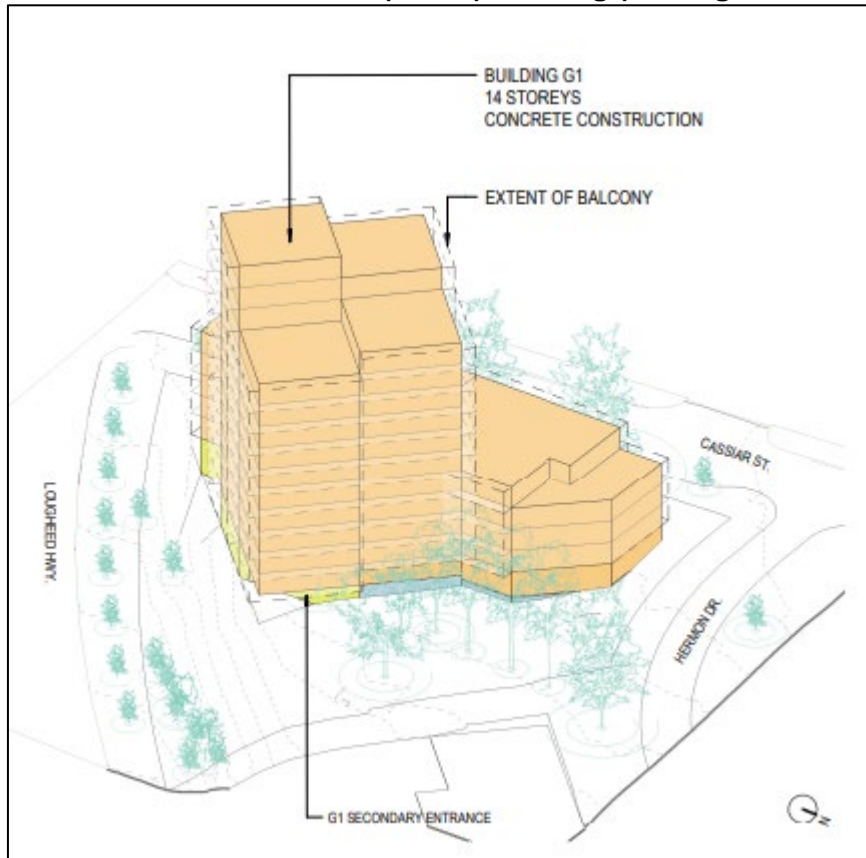
Sub-area 3 (East) Massing (looking southeast)



Sub-area 3 (West) Massing (looking southeast)



Sub-area 3 (South) Massing (looking southwest)



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2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and
2105-2291 Skeena Street (Skeena Terrace)

SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> The equivalent of one-month free rent compensation is required in line with the Residential Tenancy Act (RTA) if tenancies are being ended in accordance with the RTA. As per the RTA, compensation will not be offered in cases where tenancy is not ended. For example, if a tenant is relocated to another unit at Skeena Terrace or another development.
Notice to End Tenancies	<ul style="list-style-type: none"> Landlord to provide regular project updates to tenants throughout the development approvals process. A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	<ul style="list-style-type: none"> Either an insured moving company is hired by the applicant with no cost to the tenant, or a flat rate of \$750 or \$1000 will be provide all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation	<ul style="list-style-type: none"> The applicant should limit the impact of relocation on existing residents by making every effort to secure a permanent replacement option meeting affordability requirements that involves minimal moves for each resident and prioritizes options in the current neighbourhood.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"> All tenants living in subsidized rent-geared-to-income (RGI) units, must be provided with suitable and affordable replacement accommodation priced at rents that are no higher than what they are eligible for based on existing subsidy requirements. It should be in accordance with CMHC National Occupancy Standards, with discretion to accommodate other family arrangements.
First Right of Refusal	<ul style="list-style-type: none"> The applicant has committed to offering all tenants the right of first refusal as Skeena Terrace once an appropriate unit is completed. The appropriateness of the unit will be determined by the household composition and individual needs. Tenants will have the opportunity to view the unit (s) before making their final decision.

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2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and
2105-2291 Skeena Street (Skeena Terrace)
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Date	Results
Events		
Question and Answer Period (City-led)	June 7, 2023 – June 20, 2023	429 participants (aware)* <ul style="list-style-type: none"> • 75 informed • 21 engaged
In-person Information Session	June 14, 2023	60 participants
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	May 31, 2023	858 notices mailed
Public Responses		
Online questions	June 7, 2023 – June 20, 2023	2 submittal
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	May 2023 – November 2023	37 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	May 2023 – November 2023	37 submittals <ul style="list-style-type: none"> • 33 responses • 1 responses • 3 responses
Other input	May 2023 – November 2023	7 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	May 2023 – November 2023	1123 participants (aware)* <ul style="list-style-type: none"> • 326 informed • 38 engaged

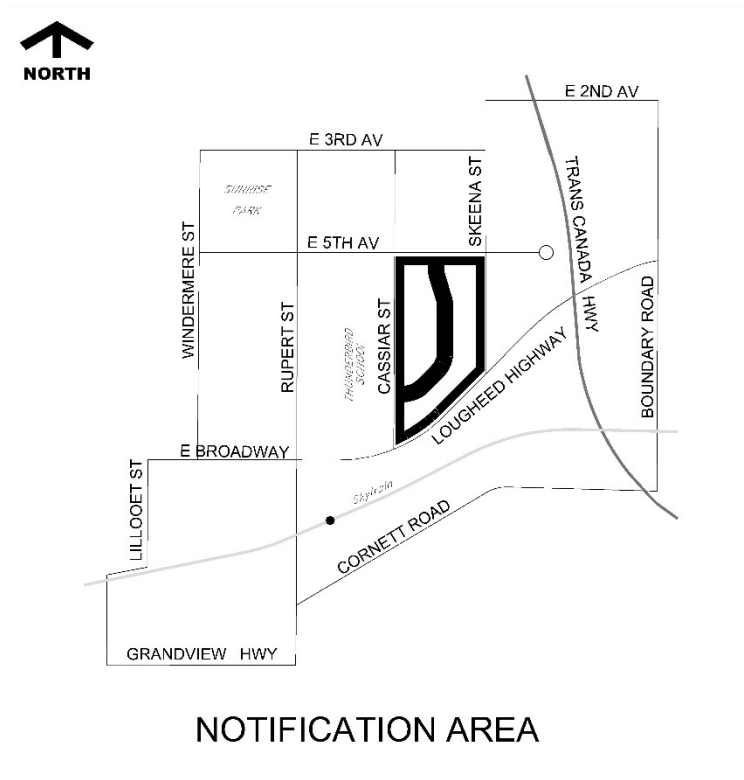
Note: All reported numbers above are approximate.

* 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.

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Density:** The density is appropriate because the development is near commercial space, schools, childcare spaces, and along a major transit route. Even greater density would be supported here.
- **Social housing and housing availability:** The proposed development will create more social housing units and improve overall housing availability. Affordability would improve and allow current residents to reside here without needing to relocate elsewhere.
- **Green space and gathering areas:** Green spaces and gathering areas would contribute to liveability and vibrancy of the neighbourhood. Residents would have more opportunities to interact and promote walkability in their neighbourhood.

Generally, comments of concern fell within the following areas:

- **Noise and pollution:** The majority of homes in this development are located on the outer edge beside Lougheed Highway. Residents livability would be affected by being exposed to more noise and pollution situated next to a busy road. Social enterprise space, retail stores, or even live/work homes should be here instead, whereas residences should be in the interior.
- **Parking:** There is too much parking and minimum parking requirements should be removed for social housing projects.

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:

- The building design is attractive and the varying heights makes it visually appealing.
- Bicycle parking is appropriate for this development.
- Vehicle parking is appropriate for this development.
- Much needed family housing is added.

General comments of concern:

- There is too much density being added and far too many suites.
- Concerns with displacement of current tenants.

Neutral comments/suggestions/recommendations:

- Greater density should be considered with an increase in building height or FSR.
- The development could include more local amenities and commercial spaces to greater support walkability and vibrancy. Considerations might include more childcare units and big grocery chains located within the development.
- A rezoning process should not be a requirement for other social housing projects.

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**2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and
2105-2291 Skeena Street (Skeena Terrace)
PUBLIC BENEFITS SUMMARY**

Project Summary

Rezoning application to permit a multi-phased mixed-use development with a combined total gross floor area of 148,749 sq. m (1,601,119 sq. ft.) in buildings ranging from four to 36 storeys for commercial, residential, community and cultural uses.

Public Benefit Summary:

This project is expected to provide 1,928 social housing units, 465 sq. m (5,005 sq. ft.) of community space, a 74-space childcare facility, public art and DCLs.

	Current Zoning	Proposed Zoning
Zoning District	CD-1(11B)	CD-1
Floor Area	n/a	148,749 sq. m (1,601,119 sq. ft.)
Land Use	Residential	Residential Live Work Retail Service Cultural and Recreational Institutional

Summary of Development Contributions Expected under Proposed Zoning

City-wide DCL ¹	\$317,481
Utilities DCL ¹	\$99,473
Public Art ²	\$28,836
TOTAL	\$445,790

Other in-kind Community Benefits (non-quantified components):

- 1,928 social housing units,
- 74-space childcare facility, and
- 465 sq. m (5,000 sq. ft.) of community space (the 'Hut').

¹ Based on by-laws in effect as of September 30, 2023. 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. DCL by-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for more details. The value of the DCL exemptions on the residential portion is estimated to be \$55,666,433.

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

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**2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and
2105-2291 Skeena Street (Skeena Terrace)
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

PROPERTY INFORMATION

Address	Property Identifier (PID)	Legal Description	Registered Owners
3426 East 5th Avenue; 2108/2298/2390 Cassiar Street and 2105/2372 Hermon Drive	009-161-031	<i>Lot A Block 2 North East ¼ of Section 38 Town of Hastings Suburban Lands Plan 11095</i>	Provincial Rental Housing Corporation
3476 East 5th Avenue; 2408 Cassiar Street; 2106/2394 Hermon Drive; and 2105/2291 Skeena Street	009-161-074	<i>Lot B Block 2 North East ¼ of Section 38 Town of Hastings Suburban Lands Plan 11095</i>	Provincial Rental Housing Corporation

APPLICANT INFORMATION

Developer	BC Housing
Architect	Perkins & Will

SITE STATISTICS

Site Area	4.4 hectares (10.8 Acres)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	CD-1(11B)	CD-1
Land Use	Residential	Residential Live Work Retail Service Cultural and Recreational Institutional
Maximum Height	Existing	118.5 m (389 ft.) (geodetic) Approx. 36-storeys
Floor Area	Existing	148,749 sq. m (1,601,119 sq. ft.)
Parking and Bicycle Spaces	Existing	As per Parking By-law

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