
**CITY OF VANCOUVER
DEVELOPMENT, BUILDINGS, & LICENSING**

**DEVELOPMENT PERMIT STAFF COMMITTEE
MEETING
February 28, 2024**

**FOR THE DEVELOPMENT PERMIT BOARD
March 18, 2024**

**1060 Barclay Street (COMPLETE APPLICATION)
DP-2023-00651 – CD-1 (Pending)**

HK/KH/LB/EB/ETT

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

M. Au (Chair), Development Services
M. So, Development Services
P. Cheng, Urban Design & Development Planning
K. Spaans, Urban Design & Development Planning
C. Yee, Engineering Services

Also Present:

H. Kobayashi, Urban Design & Development Planning
L. Beaulieu, Landscape Planning
E. Brooker, Housing Policy and Projects
H. Lau, Social Policy and Projects
A. Lui, Social Policy and Projects
E. Fredericksen, Public Art Services
K. Hsieh, Development Services
E. Tsang-Trinaistich, Development Services

APPLICANT:

Bruce Currie
Bosa Properties Inc.
1201-838 West Hastings Street
Vancouver, BC, V6C 0A6

PROPERTY OWNER:

Bosa Properties Inc.
1200-838 West Hastings Street
Vancouver, BC, V6C 0A6

EXECUTIVE SUMMARY

Proposal: To develop this site with a 59-storey mixed-residential use building, that contains 500 secured market rental dwelling units, 137 below market rental dwelling units, and retail use, all over 9 levels of underground parking with vehicular access from Ted North Lane subject to the enactment of the CD-1 By-law and Council approval of the form of development.

See Appendix A Draft Prior to Letter
 Appendix B Architectural Plans and Elevations
 Appendix C Landscape Plans
 Appendix D Applicant's Design Rationale
 Appendix E Urban Design Panel Minutes
 Appendix F Shape Your City Report

Issues & Priorities:

1. Public realm design and interface

Urban Design Panel:

11/08/2023 - Support with recommendations (10/0)

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DP-2023-00651 submitted, the plans and information forming a part thereof subject to the below conditions of approval:

1.0 Prior to the issuance of the development permit, revised drawings and information must be submitted to the satisfaction of the Director of Planning to satisfy the following conditions:

UD 1.1 Design development to further improve the public realm interface including proposed mid-block connection:

Note: Refer to Rezoning Condition 1.4. The mid-block connector between Barclay Street and Ted Northe Lane should represent and contribute to the pedestrian and green network in the West End, interconnected with all the building entrances and lobby spaces that are facing into this proposed interface, anticipate a large number of the residents and activities are taking place concurrently, further improvements to the pedestrian experience may be achieved by the following:

- a. Increase the scale of the mid-block connection by maximizing its overall clear width
- b. Reassess the location and orientation of the rental housing entrance and explore adding another entry along Barclay Street interface

Note: A large number of tenants will access this entry way, consider distributing another point of access to contribute further activation to the Barclay Street frontage. The location of the main entry signage should be legible from the Street, adding wayfinding elements is strongly encouraged

- c. Introduce more activating outdoor programming space (e.g. outdoor common amenity space) adjacent to the mid-block connection
- d. Consider relocating the proposed self-standing artwork and

Note: Per UDP commentary, this space may be overcrowded with multiple activities, consider finding appropriate location or another form of art (e.g. architectural and landscaping elements) that can be integrated into the building or landscape design.

- e. Provide additional lighting, landscape features and site furnishing to enhance the usability and safety of the laneway interface

2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.

3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

TECHNICAL ANALYSIS:

TECHNICAL REVIEW for: 1060 Barclay Street - East Tower - DP-2023-00651					
CD-1 (pending)	REQUIRED / PERMITTED			PROPOSED (sub-area B)	
Site Area¹	<u>m²</u>			<u>m²</u>	
Sub-Area B	for FSR calculation 1,970.8			4,020.0 1,970.8	
Use	Dwelling Use: Mixed-Use Residential 100% Rental Housing Retail Use:			Secured Market Rental (SMR) Below Market Rental (BMR) Retail Use: Retail Store	
Height²	<u>max (m)</u>			<u>m</u>	
Building Peak	167.6			167.6	
Amenity + Roof appurtenance	177.4			177.4	
View Cone²	Mount Strachan, Hollyburn and Lions + Higher Buildings Policy 167.6			167.6	
Conditions of Use: Unit Floor Area	<u>min (%)</u>			TBV	
SMR	80%			TBV	
BMR	20%			TBV	
FSR + Floor Area⁴	<u>min (m²)</u>	<u>max (m²)</u>	<u>FSR</u>	<u>m²</u>	<u>FSR</u>
<u>Residential:</u>				<u>47,358.6</u>	
SMR				38,026.8	
BMR				9,331.8	
<u>Non-Residential: Retail</u>				<u>152.1</u>	
<u>Balcony Overage</u>				<u>1,644.1</u>	
Total w/balcony overage		49,270.0	25.0	49,154.8	24.94
floor area exclusions⁴					
<u>Amenity:</u>	<u>min (m²)</u>	<u>max (m²)</u>		<u>m²</u>	
Indoor	891.8	4,927 - 10%		1592.06 - 3.2%	
Open Residential Balconies		5,683 - 12%		7,327.1 - 15.5%	
Patios + Roof Decks		all - DOP discretion		519.6	
Mechanical		all		462.3	
<u>Storage:</u>	<u>min - BMR</u>		<u>max (m²)</u>	<u>SMR</u>	<u>BMR</u> <u>sub</u>
in-suite floor area	308.4 - 20%		2,356.9	1,213.5	328.6 1,542.1
Dwelling Unit Type	<u>min - SMR</u>	<u>min - BMR</u>		<u>SMR</u>	<u>BMR</u> <u>sub</u>
Studio				72	20 92
1 bedroom				234	69 303
2 bedroom				183	42 225
3+ bedroom				<u>11</u>	<u>6</u> <u>17</u>
Site Total				500	137 637
<u>2+ bedrooms</u>	174 - 35%	48 - 35%		194 - 39%	48 - 35%
Dwelling Unit Size DOP Discretion	<u>min (m²)</u>			<u>m²</u>	
	29.7			34.0 +	
Horizontal Angle of Daylight	<u>min (angle)</u>		<u>m</u>		<u>m</u>
DOP Discretion	1 at 50° or 2 at 70°		3.7		complies

2023 Parking By-Law	REQUIRED/PERMITTED			DP-2023-00651 EAST (Sub-Area B)		
Parking⁵	<u>min</u>	<u>TDM (-)</u>	<u>Total w/TDM</u>			
Residential	338	212 - 60%	126			254
Visitor:	14		14			17
Non-Residential	1		1			1
car share			<u>9</u>			<u>9</u>
Site Total:	353		150			281
Standard	241					196
Small	88 - 25%					49
Accessible	24					27
Loading⁶	<u>Class A</u>	<u>Class B</u>	<u>Class C</u>	<u>Class A</u>	<u>Class B</u>	<u>Class C</u>
Residential	0	3	0	2	1	0
Retail	0	1	0	0	1	0
DOP Variance	2 class A for each (1) class B varied					
Site Total:	4	2	0	2	2	0
Bicycle	<u>Class A</u>	<u>Class B</u>		<u>Class A</u>	<u>Class B</u>	
Residential	1,220	31		1,223	33	
Retail	<u>0</u>	<u>6</u>		<u>0</u>	<u>0</u>	
Site Total:	1,220	37		1,223	33	
<u>Class A type</u>	<u>Min</u>	<u>Max</u>				
Horizontal	482			158		
Vertical		11 - 30%		58 - 47%		
Vertical + Stacked		732 - 60%		818 - 67%		
Oversized	2 - 5%			67 - 55%		
Locker	4 - 10%			122 - 10%		
Passenger	<u>Class A</u>	<u>Class B</u>	<u>Class C</u>	<u>Class A</u>	<u>Class B</u>	<u>Class C</u>
Residential	4	0	0	4	0	0
Retail	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Site Total	4	0	0	4	0	0

NOTES

1. **Note on Site Area:** Site area is obtained from the submitted survey prior to any dedications or consolidation. As per Section 2 of the pending CD-1 By-Law, this site consists of two (2) sub-areas (A, B) for the purpose of establishing maximum permitted floor area, and maximum building height. The proposed development is situated in sub-area B. Condition DRB 2.3. seek submission of digitally signed and sealed legal survey.

2. **Note on Height:** As per Section 2 of the Zoning and Development By-Law and Section 8.2 of the pending CD-1 By-Law, height is calculated from Official Building Grades from the corners of the site to the highest roof appurtenance.

This application site also intersects view protection zone 3.2.1, views of Mount Stachan, Hollyburn and Lions Mountain. Per the Higher Buildings Policy, the building may project up to a maximum 176.6 m. (550.0 ft.), aligning with the maximum under the CD-1. Condition DRB 1.1 seek accurate interpolation and confirmation of height.

3. **Note on Conditions of Use:** As per Section 3 and 6.3 of the pending CD-1, a minimum 20% of the rental housing dwelling unit area is to be used for below-market rental housing. Dwelling unit area is measured to the inside of all perimeter wall and excluding in-suite storage. Condition DRB 1.2 seeks additional drawings and information to confirm compliance of dwelling unit floor area.

4. **Note on Floor Area:** As per Section 7.5, balcony floor area may be excluded up to a maximum of 12% of the residential floor area. The proposed balcony overage may be supported and included in the net floor area. Including the balcony overage, this application complies with the maximum 25.0 floor spaces ratio (FSR) for sub-area B, per Section 7.3 of the pending CD-1 By-Law.

As per Section 7.5 of the pending CD-1, a minimum 20% of the floor area excluded for in-suite storage is to be allocated for below market rental units. The residential storage below grade may be excluded per the Storage in Multiple Dwellings Bulletin. The net floor area reflected on the chart has included these storage floor area exclusion but Condition DRB 1.3 seeks additional information to confirm compliance to support the proposed exclusions.

5. **Note on Parking:** Parking spaces are calculated per 4.3.3 (West End), 4.3.4 and 4.8.4 of the Parking By-Law and may be reduced pending an accepted Transportation Demand Management Plan (TDM). The proposed meets the minimum required space pending acceptance of the TDM Plan. Refer to Condition ENG 2.3 and ENG 2.4 seeking updated TDM Plan and agreements.
6. **Note on Loading:** Loading spaces are calculated for each use and number of dwelling units per Sections 5.2.1 and 5.2.5. This application requires a minimum 3 Class B for residential use and 1 Class B Loading for retail use for this site. 2 Class B spaces may be varied as proposed, provided a total of 4 Class A spaces is provided. Condition DRB 1.4 and ENG 1.1 seeks confirmation of compliance with Loading.

Legal Description

Lot: 8
Block: 7
District Lot: 185
Plan: 92

History of Application:

09 28 23	Complete DP submitted
11 08 23	Urban Design Panel
02 28 24	Development Permit Staff Committee

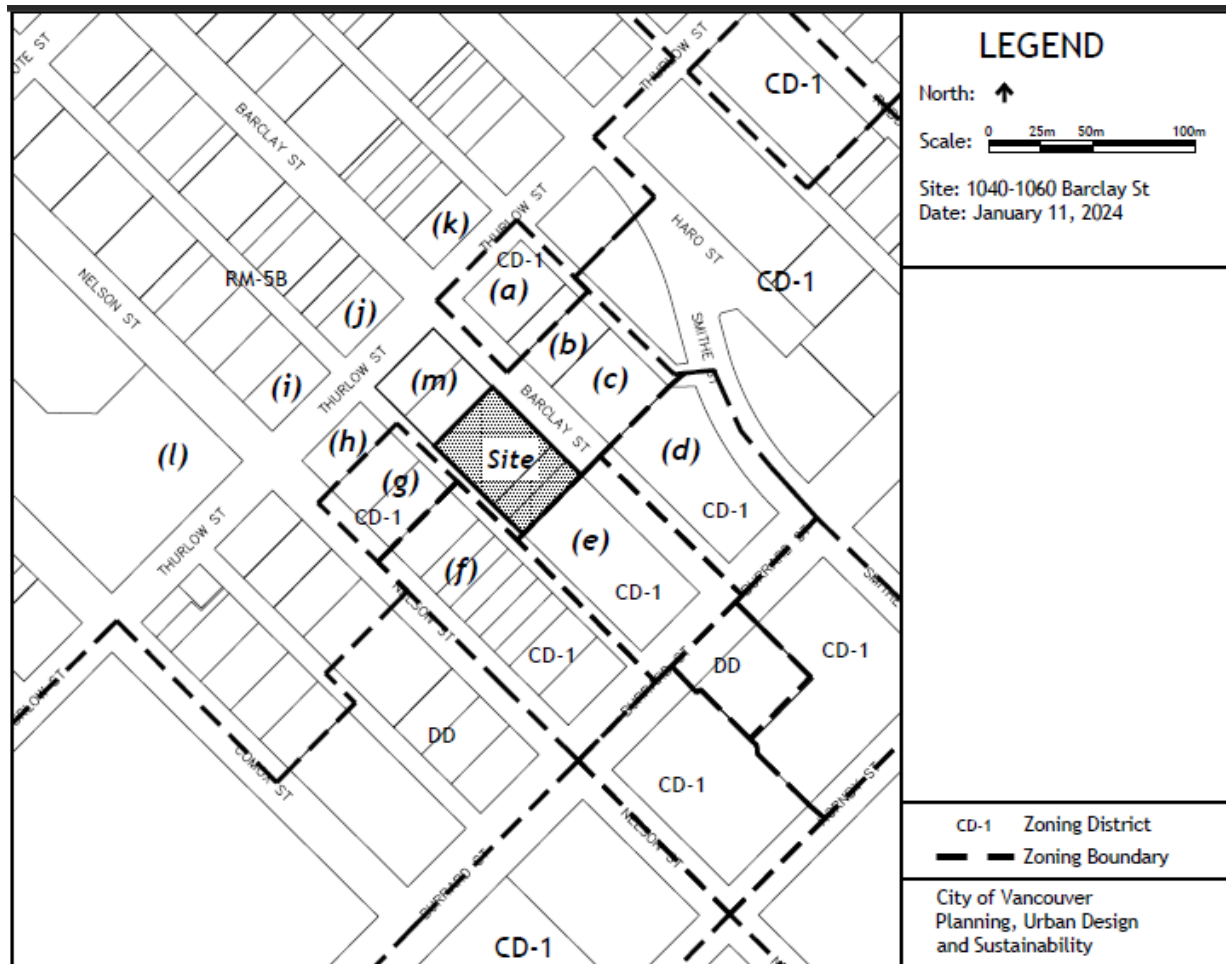
Site:

The site is located mid-block on the south side of Barclay Street, between Thurlow Street and Burrard Street. The site is comprised of two lots with a total frontage of 49.3 m. (161.9 ft.) along Barclay Street and depth of 39.9 m. (131 ft.). Located in Area E in the Burrard Corridor of the *West End Community Plan*, the site is currently zoned RM-5B and developed with two rental buildings, with a total of 34 existing apartment units.

Context:

The block surrounding the sites are made up of a mix of high, mid and low-rise multi-unit buildings, including a number of completed or anticipated higher buildings. At Barclay Street to the east is the Robert Lee YMCA, and directly across Thurlow Street to the southwest is Nelson Park and Lord Roberts Elementary School Annex. Washington Court, constructed in 1910 and recommended for addition to the Vancouver Heritage Registry as a category 'A' resource in 2021, is located to the immediate south of the site.

Significant adjacent development includes:



- a) 1075 Barclay Street – 47-storey residential building, (rezoning approved)
- b) 1057 Barclay Street – three storey residential building, (1954)
- c) 1047 Barclay Street – eight storey residential building, (1985)
- d) 909 Burrard Street – Vancouver Tower, 28-storey mixed-use building, (1991)
- e) 1028 Barclay Street – Patina, 42-storey mixed-use building, (2011)
- f) 969 Burrard Street – The Butterfly, 57-storey mixed-use building, (under construction)
- g) 1059 Nelson Street – CURV, 61-storey mixed-use building, (development permit approved)
- h) 998 Thurlow Street – Washington Court, eight storey residential building, (1910) (under review)
- i) 1115 Nelson Street – 26-storey mixed-use building, (1969)
- j) 955 Thurlow Street – The Biltmore, three storey residential building, (1928)
- k) 921 Thurlow Street – Kristoff's Place, four storey residential building, (1987)
- l) Nelson Park
- m) 1070-1080 Barclay Steet - 57-storey residential building (DP under review)

BACKGROUND:

A development permit (DP) application was submitted on September 28, 2023 for the development of the subject site under approved CD-1 (Pending). The proposal consolidates two lots on the south side of Barclay Street, between Thurlow Street and Burrard Street and comprises a 59-storey mixed-use building, that contains 500 secured market rental dwelling units, 137 below market rental dwelling units, and retail space, all over nine levels of underground parking providing 281 parking stalls accessed from Ted Northe Lane.

The site is located in Area “E” of the Burrard Corridor in the *West End Community Plan* and complies with the *Rezoning Policy for the West End*. Having been determined to meet the objectives of all City policies and plans, Council approved an application to rezone the site from RM-5B (Residential) to CD-1 (Comprehensive District) on May 11, 2023. The approved CD-1 includes the site to the west at 1080 Barclay Street; however, due to anticipated project phasing and subdivision, two separate DP applications have been submitted comprising the overall two tower development. Both applications are being brought for review by the DP Board concurrently.

Staff have determined that this development is compliant with the provisions of the Council-approved CD-1, responds to all Rezoning Conditions of Approval and reflects important policy directions related to environmental sustainability, housing, form of development, transportation and public spaces, and arts and culture. Staff recommend support of the proposal subject to Conditions of Approval outlined in this report. The proposed DP application was reviewed by the Urban Design Panel (UDP), including Higher Buildings panelists, on November 8, 2023, resulted in a vote of support with recommendations (10/0).

Applicable By-laws and Guidelines:

- [CD-1 \(Pending\) By-Law](#) approved by council on May 11, 2023
- [West End Community Plan](#) (2013)
- [Rezoning Policy for the West End](#) (2013, last amended 2023)
- [West End – Tower Form, Siting and Setbacks Administrative Bulletin](#) (2017, last amended 2023)
- [Housing Vancouver Strategy and Action Plan](#) (2017)
- [Vancouver Plan](#) (2022)
- [Higher Buildings Policy](#) (1977, as amended up to 2018)
- [Council-approved protected public views and View Protection Guidelines](#) (1989, amended 2011)
- [Tenant Relocation and Protection Policy and Guidelines](#) (1992)
- [High-Density Housing for Families with Children Guidelines](#) (1992)
- [Public Art Policy and Procedures for Rezoning Developments](#) (2008, last amended 2014)

RESPONSE TO APPLICABLE BY-LAWS AND GUIDELINES:

Introduction

Located at a prominent point in the Burrard Corridor, 1060 and 1080 Barclay Street have the potential to stand as a recognizable landmark in the neighbourhood, reinforcing the Corridor’s role as an “urban frame” that makes the border of the high-rises of the Downtown South neighbourhood and the lower scale of the West End. It, along with other adjacent developments, supports the City of Vancouver advancing its objectives for community building in the Burrard Corridor, and an evolving character of the West End neighbourhood.

As outlined in the Plan, any development at this site is intended to improve the quality of public life by:

- pursuing architectural design excellence as expected of higher buildings;
- presenting a compatible interface with the West End residential character along Barclay Street;

- activating the public realm along Barclay Street and Thurlow Street, including the provision of double height lobby, public art, site furnishing, and distinctive landscaping;
- providing an accessible mid-block connection linking Ted Northe Lane with Barclay Street; and
- contributing to housing diversity for a variety of household types and needs.

Having reviewed the application regarding these performance criteria, and in consideration of related policies and guidelines as outlined in this section, staff have determined that the proposal is supportable subject to the Conditions of Approval.

CD-1 (Pending) By-Law

This by-law establishes the permitted uses, height, and density for the site: conforming to the provisions of the CD-1 By-Law, and Council-adopted Rezoning Conditions of Approval.

West End Community Plan and the Rezoning Policy for the West End (2013)

The *West End Community Plan* (the 'Plan') was adopted by Council in 2013 and provides the framework used to guide positive change, development, and community benefits in the West End neighbourhood of the downtown peninsula.

The Plan focuses on neighbourhood character, housing, the local economy, heritage, transportation and the public realm, among other priorities for the community. In keeping with the overall directions of the Plan, the *Rezoning Policy for the West End* (the 'Policy') for the West End permits rezoning on sites within the Burrard Corridor for market residential developments when significant public benefits can be achieved for the community. The Plan and the Policy further outline that a tower up to 167.6 m. (550 ft.) in height may be considered at the subject site, subject to compliance with the Council-approved protected public view corridors (the 'view cones') and the consideration of solar access requirements and other urban design considerations.

There is a significant need to increase the supply of affordable housing for all household types, including families with children, in the West End. Recognizing this, the Plan provides policy directions intended to deliver a variety of housing choices, as well as community facilities to attract and retain a vibrant local workforce.

Staff conclude that the advancement of the proposal's use, density, heights, form of development and public realm strategy, established with the Council approved rezoning application are substantially consistent with the Plan and the Policy as follows:

Principle 1

Achieve a green, environmentally sustainable urban pattern.

Applicant response: The proposal extends and improves upon the surrounding urban pattern with a focus on walkability and bike-friendly design.

The proposal seeks to activate all street frontages (Barclay Street, Thurlow Street, and Ted Northe Lane) working with the surrounding developments to encourage pedestrian activity by improving public realm.

Principle 2

Support a range of affordable housing options to meet diverse needs of the community.

Applicant response: The development will add 89 units to the supply of social housing, including apartment homes sized for families, 296 strata units and quality common amenity spaces to encourage comingling of residents. The split tenures of this development coupled with secured

market rental apartment homes at 1040 Barclay Street will supply the community with the full spectrum of housing options.

Principle 3

Foster a robust, resilient economy.

Applicant response: The development supports an equitable, resilient economy and fosters a stable diverse workforce by providing housing options tailored to a wide range of household incomes. The construction of the tower will generate skilled labour jobs in the short-term, and the retail businesses and the childcare facility will bring long-term employment opportunities for the community. The commercial retail units, which may include a mix of cafes, wine bars, locally owned shops, and restaurants, will add to the round-the-clock vibrancy of the area.

Principle 4

Enhance culture, heritage, and creativity in the city.

Applicant response: The development concept and massing was driven by the surrounding West End fabric, paying homage to the culture and heritage surrounding the site, while allowing for new creativity to merge.

Principle 5

Provide and support a range of sustainable transportation options.

Applicant response: The site is located within walking distance from rapid transit stations and arterial bus routes. The proposal encourages cycling with enhanced bicycle facilities, a direct access from Barclay Street, a public bike share station located on Thurlow Street, and dedicated car-share vehicles in the parkade.

Principle 6

Protect and enhance public open spaces, parks and green linkages.

Applicant response: The development is articulated in a way that breaks down the scale of towers and is sculpted to create a public and accessible mid-block connection between Ted Northe Lane and Barclay Street. The site strategy, made possible due to the presence of two towers, increases green linkage between neighbouring developments. The design creates an urban condition that fosters a sense of tranquility and community within a bustling area.

Principle 7

Foster resilient, sustainable, safe and healthy communities.

Applicant response: The development prioritizes activating all frontages of the site, stitching together the new and old to strengthen the fabric of the West End. The creation of a new park, trees, and planting provides improved access to nature for the surrounding community. The activated streetscape and design of the park is based on CPTED principles to promote passive surveillance and a safe and open urban environment. The location at the heart of the downtown peninsula fosters healthy lifestyles, with walking and biking, typically being the most convenient mode of travel.

Section 6: Built Form Guidelines

The Plan uses a principled approach to shape how and where growth and development occurs and the appropriate built form. Staff conclude that the proposal is aligned with the intent of the following citywide contextual design principles:

- The form and scale of the proposed building will adhere to the *Higher Buildings Policy* enabling incursion into Council-approved protected public view 3.2.1 (Queen Elizabeth) and will otherwise comply with other protected views and reinforce the Downtown dome-shaped skyline.
- The form and massing of the proposed building will intensify the Burrard-Thurlow corridor as the “urban frame” towards greater clarity, and contrast with the established neighbourhoods.
- The shadowing of the proposed building does not have impact on the northside of Robson Street sidewalk between 10 a.m.-3 p.m. on the equinoxes nor on Nelson Park.
- The proposed form of development presents a distinct architectural identity as expected of new tall buildings in the area.
- The proposed at-grade open space and integral landscape features, combined with building tenancy, thoughtful design, and programming will contribute to activity in the public realm and provide for enhanced pedestrian interest.

West End - Tower Form, Siting and Setbacks Administrative Bulletin (2017, last amended 2023)

The *West End - Tower Form, Siting and Setbacks Administrative Bulletin* (the ‘Bulletin’) provides direction for the form of development of new residential towers in the West End. It ensures that the public realm opportunities, built form and individual developments are compatible with the urban design concept for this area and the overall vision for the community.

Sections 4 and 5 of the Bulletin provide guidance for general design and built form for urban design expectations such as tower typologies and public realm interfaces. It recommends a minimum 24.4 m. (80.0 ft.) between the proposed tower and existing and future towers on adjacent sites to ensure resident livability and privacy. The proposed tower siting provides a clear 12.2 m. (40.0 ft.) of spacing between the southern building face and the centre line of the lane and the proposed eastern tower at 1040-1060 Barclay Street.

The development meets the expected shadowing requirements outlined in the Bulletin, with tower shaping and siting, ensuring minimal shadowing on the north side walk of the 1000 block of Robson Street between 10 a.m. and 3 p.m. P.D.T. at the spring and fall equinoxes.

The development seeks relaxations on the side yard setback and the built form tower typology guidance as follows:

Side Yard Setbacks:

The Bulletin anticipates that developments in the Burrard Corridor will provide a minimum side yard setback of 3.7 m. (12 ft.)

Applicant response: As presented at rezoning, this application seeks a 3.7 m. encroachment at the eastern property line to respond to the built urban context. The neighbouring Patina development to the east of the site has a parkade entry structure occupying their side yard at grade on Barclay Street frontage, which extends to the shared property line. Due to this built condition, respecting the side yard setback would only ever result in a very narrow, dark space, between the buildings which would be of little to no benefit to the public realm or residents of the project.

Staff assessment: Staff support the proposed eastern podium setback encroachment; the proposed eastern building interface becomes more functional and usable space for the residents.

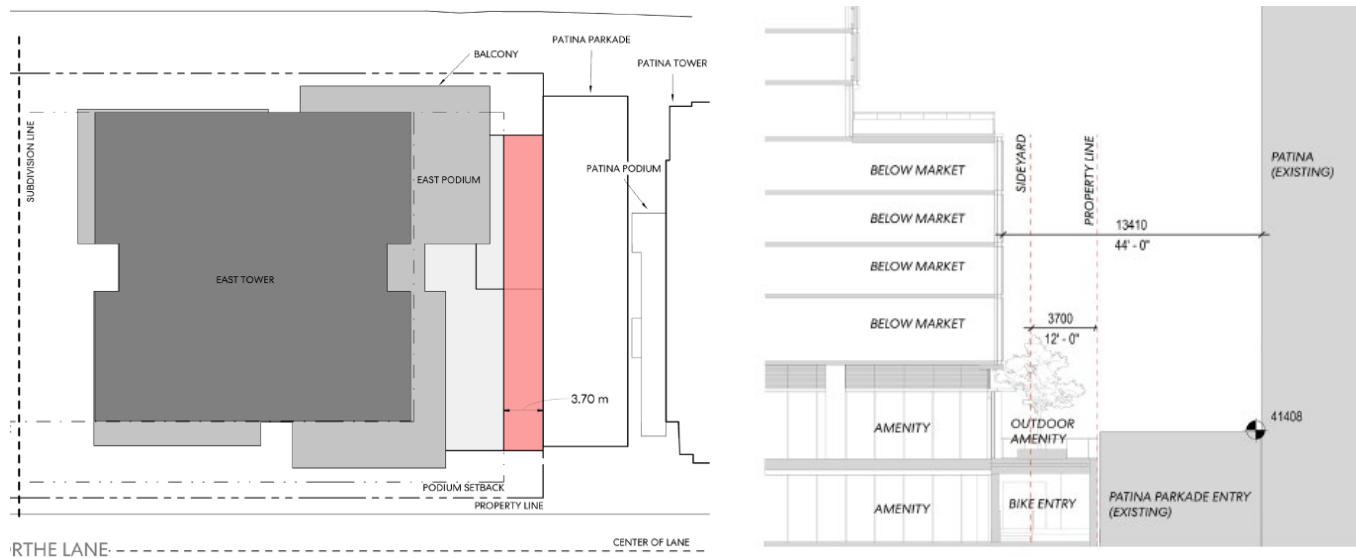


Figure 1: Proposed eastern podium side yard setback encroachment

Built form “Towers in the Park” and “Tower on Podiums”:

The distinguishing feature of a “tower in the park” form is that the tower meets the ground without the presence of a podium element. Towers proposed on sites east of Thurlow Street should be “towers in the park”. On these sites, a front yard and side yard on a side street setback shall be a minimum of 3.7 m. (12 ft.). In these cases, the base of a “tower in the park” can be up to 15% larger than the floor plates above a height of 18.3 m. (60 ft.).

Applicant response: The proposed tower has an average podium floor plate size of 17%, approximately 2% larger than the Bulletin outlined to achieve the required family unit mix, increasing the number of 3 bedroom below-market units from rezoning and further responding to the West End Principle 2 and 3 to create affordable housing that meets diverse needs and household incomes. The total of the 6 levels at the base of the tower (below 18.3 m. or 60 ft.) is now 980 sq. m. (10,550 sq. ft.) compared to 961 sq. m. (10,350 sq. ft.) at the time of the rezoning application.

Staff assessment: Staff support the proposed larger podium base size provisions of additional family units in the below-market rental housing and compliance with the *High-Density Housing for Families with Children Guidelines*. Staff seek further design development and satisfaction of the Rezoning Condition 1.29.

Housing Vancouver Strategy and Action Plan (2017)

The *Housing Vancouver Strategy and Action Plan* (“Housing Vancouver”) sets targets for the delivery 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. Targets and actions seek to retain a diversity of incomes and households in the city. If approved, this application will contribute towards the targets for social housing units and family units.

Vancouver Plan (2022)

The Vancouver Plan was approved by Council on July 22, 2022, and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved Vancouver Plan will serve as a framework

with further implementation planning work to follow over the next two to four years. The plan includes direction to significantly increase the social housing supply.

Higher Buildings Policy (1977, as amended up to 2018)

Higher buildings that exceed current height limits and / or enter into Council-approved protected public view 3.2.1 (Queen Elizabeth) must contribute to architectural creativity and excellence, demonstrate leadership in sustainable design and energy reduction, provide community amenity and open space, and minimize shadowing and view impacts. Higher buildings, including this application, are subject to special review by an enhanced Urban Design Panel including members appointed specifically for review of these applications and guest panelists with recognized authority in the practice of architecture.

Staff have concluded that the proposed building establishes a distinct identity that links a rigorous architectural design approach. In addition, the open space between the proposed towers at the ground level enhances the public realm in the neighbourhood.

Council-approved protected public views and View Protection Guidelines (1989, last amended 2011)

Council-approved protected public views (the ‘view cones’ or ‘view corridors’) protect Vancouver’s ocean and mountain views while promoting density in the downtown area. The mountains behind our city skyline signify our connection to nature and align with our sustainability goals. Higher buildings should be located and massed to preserve view corridors, as defined in the *View Protection Guidelines*. Maximum building height will be determined by the view corridors.

There is one protected view that crosses the site which cannot be relaxed, as outlined in the *View Protection Guidelines*: View cone 12.1.1 Granville Bridge to the crown of Grouse Mountain.

Tenant Relocation and Protection Policy and Guidelines (1992)

The Tenant Relocation and Protection Policy (TRPP) (2019) 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 stock. At a minimum, for eligible tenants the Tenant Relocation Plan (TRP) must provide financial compensation based on length of tenancy; moving expenses; assistance finding alternative accommodation (with additional provisions for low-income tenants and tenants facing additional barriers to housing); and Right of First Refusal (RoFR) to return to the new building, subject to eligibility.

High-Density Housing for Families with Children Guidelines (1992)

The intent of these guidelines is to address the key issues of site, building and unit design that relate to residential livability for housing for families with children: however, the principles of these guidelines are applicable to any high-density development no matter the make up of the household. They provide both quantitative measures and qualitative guidance on designing livable high-density housing touching on outdoor and indoor common amenity and play areas, safety and supervision of children, provision of bulk storage space appropriate for modern living, and private open space adjacent to each unit.

Public Art Policy and Procedures for Rezoned Developments (2008, last amended 2014)

The City of Vancouver Public Art Program commissions artworks and supports critical artistic explorations that reflect on the complexities of place, public, and culture. The program prioritizes artist-centered approaches and respectful relations in pursuit of the vision of a city where the work of artists is integrated into daily life. Artworks are commissioned by the program for public sites and through private development rezoning requirements.

Provisions for public art are a requirement of the Rezoning of the subject site and the applicant has proposed an installation on the mid-block connector between the two towers. In compliance with the Rezoning Conditions, the applicant will be required to engage the services of a Public Art Consultant and prepare a Public Art Plan to the satisfaction of the ACCS Deputy General Manager of Arts, Culture & Tourism and the Head of Public Art. Refer to Condition PA 2.1.

RESPONSE TO REZONING CONDITIONS OF APPROVAL:

Following Public Hearing and Council support of the Rezoning application in May 2023, staff have continued to work closely with the applicant to respond successfully to the Rezoning Conditions of Approval, with particular focus on the following:

- Improvements to the ground plane to enhance the public realm and open spaces.
- Refinements to the architectural expression and proposed materiality to better reflect the residential character of the area and better respond to the architectural excellence.

Major conditions with remaining issues are included below:

Rezoning Condition 1.4: *Design development to increase the scale and prominence of the public mid-block connector space, including enhancements to the pedestrian experience along the lane.*

Note to Applicant: The ground plane design is generally well received, including the treatment of the western lane interface toward Thurlow Street as a significant contribution to public open space. On-site improvements should include pedestrian lighting, landscaping, seating, high quality paving treatments and other public realm enhancements, coordinated with lane improvements acceptable to Engineering Services. The mid-block connector between Barclay Street and Ted Northe Lane should contribute more to the pedestrian network of streets and lanes in the West End, at a scale commensurate with the site size. A surface statutory right of way will be required.

Applicant response:

To further enhance the public mid-block connection, given its prominence and importance in activating the site, enhancements to pedestrian lighting, landscape planting, seating, accessibility, and high quality paving treatments are to be provided for along with an increased connectivity to the surrounding pedestrian and cycling networks.

Staff assessment:

This condition has been generally met through the proposal. However, staff requested further design development to improve the building interfaces with the public realm by refinement of the soffit materiality, inclusion of landscaping and site furniture, and re-consideration of the proposed public art location, refer to Condition UD 1.1.

Rezoning Condition 1.5: *Design development to improve the proposed façade design by increasing the size of vertical and horizontal recesses and massing breaks, while maintaining the high-quality and durable exterior finishes consistent with the rezoning application.*

Note to Applicant: Maintain the proposed quality in all aspects, including but not limited to appearance, durability, and performance, by retaining the use and extent of the specific finishes. Material choices including visible areas such as soffits should be noted on the elevation drawings.

Applicant response:

The proposed façade has continued to evolve to increase the size of vertical and horizontal recess and massing breaks and the high-quality and durable exterior finishes have been maintained. The proposed logic of massing breaks on the West tower at rezoning has migrated onto the East tower, creating a cohesive language between the towers.

Staff assessment:

This condition has been generally met through the proposal. However, staff requested further design development to improve the proposed façade design by increasing the size of vertical and horizontal recesses and balcony depth to emphasize the reveals and incorporation more landscape at the building voids to achieve further design expression, refer to Condition UD 1.3.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on November 8, 2023, and provided the following comments:

Evaluation: Support with recommendations (10/0)

Panel's Consensus on Key Aspects Needing Improvement:

1. Further research of the interfaces;
2. Further research of the wellness of the project;
3. Rooftop needs more work to reinforce the parti and diagram of overall project;
4. Consider a passenger drop off area;
5. Strengthen and reinforce the concept diagrams through a change of materiality at the reveals;
6. Consider location of the amenities.

Refer to Appendix E for the Urban Design Panel meeting minutes for details.

CONCLUSION:

Staff have reviewed this application to permit development of a 59-storey mixed-use building, that contains 500 secured market rental dwelling units, 137 below market rental dwelling units, and conclude the proposal advances important City objectives. Staff further conclude that the proposed form of development represents an appropriate urban design response to the site and context, provided the design conditions outlined in this report are substantively addressed. Further urban design conditions listed in this report seek refinements to the architectural expression and public realm interface to respond to the CD-1 By-Law and the *West End Plan*. Staff recommended approval by the Development Permit Board.

Engineering Services

The recommendations of Engineering Services are contained in the prior-to conditions noted in Appendix A attached to this report.

Crime Prevention Through Environmental Design (CPTED)

The recommendations of CPTED are contained in the prior-to conditions noted in Appendix A attached to this report.

Landscape

The recommendations of Landscape Services are contained in the prior-to conditions noted in Appendix A attached to this report.

Housing Policy & Projects

The recommendations of Housing Policy and Projects are contained in the prior-to conditions noted in Appendix A attached to this report.

Social Policy & Projects – Food Assets

The recommendations of Social Policy and Projects – Food Assets are contained in the prior-to conditions noted in Appendix A attached to this report.

Social Policy & Projects – 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 into a CBA to commit that the development and on-going operations of the project contains local, inclusive hiring practices, 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. The targets include:

- Local, inclusive employment: Make 10% of all jobs on the development to come from equity-seeking groups and local residents, prioritizing new entry-level hires. Applicant must provide best efforts to achieve this target by sourcing new and entry-level hires through a First Source Hiring Program, in consultation with community stakeholders and a third party monitor.
- Social procurement: Source a minimum of 10% of material goods and services from third party certified social impact or diverse or equity-seeking owned businesses, with a priority on Vancouver businesses.
- Local procurement: Attain 10% 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 third party certified businesses.

The prior-to conditions of Social Policy and Projects are contained in the Appendix A attached to this report.

Public Art Services

The recommendations of Public Art Services are contained in the prior-to conditions noted in Appendix A attached to this report.

Environmental Contaminated Sites Branch

The recommendations of the Environmental Contaminated Sites Branch are contained in the prior-to conditions noted in Appendix A attached to this report.

Building Review Branch

This Development Application submission has not been fully reviewed for compliance with the Building By-law. The applicant is responsible for ensuring that the design of the building meets the Building By-law requirements. The options available to assure Building By-law compliance at an early stage of development should be considered by the applicant in consultation with Building Review Branch staff.

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law requirements

which may affect the building design and internal layout. These would generally include: spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, fire fighting access and energy utilization requirements.

Further comments regarding Building By-law requirements are contained in Appendix C attached to this report.

NOTIFICATION

On October 13, 2023, three site signs were installed, two facing Barclay St. and one facing Thurlow St., notifying neighbouring property owners of the application and offering additional information on the city's Shape Your City website. No post cards were mailed out because the development permit application was submitted within six months of the Rezoning Public Hearing decision date, May 11, 2023.

The online commenting period was open from October 11, 2023 to December 5, 2023. The Summary Notification Report, Appendix F, indicates that there were four hundred and eleven (411) total website visits, with four responses. Three responses were in favour and one response was mixed. Of the responses, comments were supportive of the aesthetic design, mix of housing types, and the pedestrian plaza between the towers with retail facing the courtyard.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law it requires decisions by both the Development Permit Board and the Director of Planning.

With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that it seeks a relaxation of 2 Class B loading space and may be supported provided four (4) additional Class A Loading spaces are provided.

The Staff Committee supports the application with the conditions contained in this report.



M. Au
Chair, Development Permit Staff Committee



H. Kobayashi
Development Planner



K. Hsieh
Project Coordinator

Project Facilitator: E. Tsang-Trinaistich