

From: **"Mochrie, Paul"** <[Paul.Mochrie@vancouver.ca](mailto:Paul.Mochrie@vancouver.ca)>

To: **"Direct to Mayor and Council - DL"**

Date: 6/24/2022 4:31:03 PM

Subject: **Response to Questions on Approval of Form of Development: 445 Kingsway - St. George St Rainway/Artway**

Attachments: **Memo to Mayor & Council - Approval of Form of Development 445 Kingsway – St. George Street Rainway-Artway.pdf**

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Dear Mayor and Council,

Please find enclosed a memo from Theresa O'Donnell relating to questions that arose from Council during it's consideration of Administrative Motion #5 "Approval of Form of Development: Development: 445 Kingsway" at Council on June 21, 2022.

- ☐ This memo provides additional information on design development to the public gathering space with continuous bi-directional bike path envisioned at this site to accommodate necessary emergency vehicle access to St. George Street.
- ☐ Final geometric designs for this space are being prepared by Engineering Services staff, and may include knock-down bollards along Kingsway.
- ☐ The development includes interim green infrastructure, and the final design for this block of the rainway will be implemented during phase 3 of the St. George Street rainway project.
- ☐ Timeline for delivery of phase 3 of the rainway project is not yet determined.

If you have any questions, please don't hesitate to contact Theresa O'Donnell ([Theresa.o'donnell@vancouver.ca](mailto:Theresa.o'donnell@vancouver.ca)).

Best,  
Paul

**Paul Mochrie** (he/him)  
City Manager  
City of Vancouver  
[paul.mochrie@vancouver.ca](mailto:paul.mochrie@vancouver.ca)



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations.

**Refers to Administrative Motions Item #5  
June 21, 2022**

## MEMORANDUM

June 24, 2022

TO: Mayor and Council

CC: Paul Mochrie, City Manager  
Karen Levitt, Deputy City Manager  
Armin Amrolia, Deputy City Manager  
Katrina Leckovic, City Clerk  
Lynda Graves, Administration Services Manager, City Manager's Office  
Maria Pontikis, Director, Civic Engagement and Communications  
Anita Zaenker, Chief of Staff, Mayor's Office  
Neil Monckton, Chief of Staff, Mayor's Office  
Alvin Singh, Communications Director, Mayor's Office  
Lon LaClaire, General Manager, Engineering  
Matthew Lam, Deputy Chief Building Official, Assistant Director, Building Review Branch  
John Greer, Assistant Director, Development Review Branch, Development Services, Building & Licensing  
Jason Olinek, Assistant Director, Development Planning, Planning, Urban Design and Sustainability

FROM: Theresa O'Donnell  
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Approval of Form of Development: 445 Kingsway – St. George Street Rainway/Artway

RTS# N/A

The following information is offered in response to questions staff received from Council on [Administrative Motion item #5](#) on June 21, 2022.

The questions from Council included:

*1. Why has a portion of St. George Street been changed from public gathering space and storm water infrastructure to an emergency access since last seen at public hearing?*

As noted in the Conditions of Approval in Appendix B of the Referral Report dated February 5, 2020, the southern portion of this block was envisioned to be a largely hardscaped public gathering space with a continuous bi-directional bike path and this concept has not changed.

Through the Development Permit review process, further discussion and design development was undertaken to ensure that fire and building code requirements could be adequately met. Based on the available conceptual design, there was consensus that emergency access would be accommodated on the west side of the road closure, already intended to be primarily hardscape.

Attached is a draft conceptual design prepared by Engineering Services. While this is still early in the design process, the image shows knock down bollards provided along Kingsway so that emergency vehicles can access St. George Street using either the plaza space and/or the bike path.

The DP application drawings provided to Council indicated generally a large area (in grey) where emergency access could be accommodated to ensure the relevant staff review departments were satisfied. It was presented very generally by the applicant because the detailed geometric design of the street right-of-way is beyond the applicant's scope of work and is led by staff.

*2. Has the public space moved to accommodate emergency vehicles while also providing a continuous bike path and will there still be stormwater infrastructure all along the block?*

The overall vision for this block of the rainway was guided by community-led work coming out of the Mt. Pleasant Community Plan and has not substantively changed since public hearing.

Due to utility constraints, a limited drainage area, and the intent to deliver a public plaza, the green infrastructure on this block will be located on the east side of the bike path from the mid-block to 13<sup>th</sup> Ave.

*3. What is the timing of delivery of this block of the St. George Rainway?*

An interim design for this portion of the rainway is supported by Engineering Services and will be implemented as part of the construction of the development at 445 Kingsway. This includes the bike path, a public plaza, and landscaping, generally as outlined on the attached image.

The Green Infrastructure design for this block is in the conceptual development stage. A letter of credit for offsite civil work will be required before the issuance of the Development Permit in conjunction with the services agreement. Geotech investigation, radar evaluation of tree roots are completed and preliminary cost estimates are being prepared.

At a future date, phase 3 of the larger St. George Rainway project will include this block of St. George Street and an ultimate design will be developed and implemented. This work will be led by Engineering Services and will include opportunity for further public engagement.

The delivery timeline of phase 3 is uncertain as staff are focused on completing phase 1 (5th Avenue to Broadway) in order to evaluate for lessons learned and collect public feedback. Council will continue to receive updates on the St. George Rainway as the project progresses.

A handwritten signature in black ink that reads "Theresa O'Donnell". The signature is fluid and cursive, with the first name "Theresa" and last name "O'Donnell" clearly legible.

Theresa O'Donnell  
General Manager, Planning, Urban Design and Sustainability  
604.673.8434 | [theresa.o'donnell@vancouver.ca](mailto:theresa.o'donnell@vancouver.ca)