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

**DEVELOPMENT PERMIT STAFF COMMITTEE  
MEETING**

**February 19 and March 4, 2020**

**FOR THE DEVELOPMENT PERMIT BOARD  
March 16, 2020**

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**750 Pacific Boulevard (PRELIMINARY APPLICATION)  
DP-2019-00571 – CD-1 349 (pending amendment)**

**PM/KH/DY/JF**

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**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

M. So (Acting Chair), Development Services  
A. Newman, Engineering Services  
\*D. Naundorf, Housing Policy and Projects  
J. Olinek, Urban Design  
\*\*J. Greer Development Services  
J. Wong, Facilities Planning  
C. Lau, Rezoning  
P. St.Michel, Urban Design  
N. Szeto, Engineering

**Also Present:**

P. McDonnell, Urban Design  
D. Yu, Landscape Development Planning  
K. Hsieh, Development Services  
C. Gomes, Park Board  
\*\*J. McAuley, Park Board  
C. Dorward, Social Policy  
J. Freeman Development Services

\*Only on Feb 19 2020

\*\*only on March 4, 2020

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**APPLICANT:**

James Cheng  
James Cheng Architect  
200-700 W 8<sup>th</sup> Ave  
Vancouver, BC  
V5Y 1M8

**PROPERTY OWNER:**

Canadian Metropolitan Prop Corp.  
B100-750 Pacific Blvd.  
Vancouver, BC  
V6B 5E7

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**EXECUTIVE SUMMARY**

- **Proposal:** To develop the site with a mixed-use development consisting of 3 terraced buildings varying in heights of up to 30 storeys; consisting of Commercial, Office, Cultural and Residential Uses (including Social Housing, Market Rental, and Market units); a Civic Centre including but not limited to a new Community Centre, ice rink, Music Presentation Centre, childcare facility; and rooftop open spaces; all over 4 levels of underground parking.

**Note:** The Preliminary Development Permit or PDP is a stage between the Rezoning and the subsequent Development Permits or DP processes. No permit is issued during this process. The level of detail is still at a master planning stage in order to more effectively deal with the large scale of the proposed development. The conditions of approval being considered by the Development Permit Board will be applicable to each subsequent DP. Additionally, the conditions approved by Council at the public hearing on July 10, 2018, will also continue to apply throughout the development process at 750 Pacific Boulevard (Plaza of Nations), Northeast False Creek, Sub-area B.

This preliminary application will serve as an important reference tool where key aspects are identified and ultimately approved for further, detailed design development. These would include, but are not limited to: density distribution, form of development and massing, anticipated uses as per the CD-1 By-law, provision and distribution of social and market housing units, and the delivery of a Civic Centre

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to the satisfaction of the Director of Planning, General Manager of Engineering Services, General Manager of the Vancouver Board of Parks and Recreation, General Manager of Real Estate and Facilities Management, General Manager of Arts, Culture and Community Services, and the Director of Legal Services as the case may be.

See	Appendix A	Standard Conditions
	Appendix B	Standard Notes and Conditions of Development Permit
	Appendix C	Conditions of Approval at Rezoning
	Appendix D	Pending CD-1 (349) By-law
	Appendix E	Responses to the Conditions of Approval at Rezoning
	Appendix F	Plans and Elevations
	Appendix G	Applicant's Design Rationale
	Appendix H	Marine Rocky Intertidal Guidelines for NEFC (last revised 2020)

• **Issues:**

1. Phasing of the work through the sub areas and delivery of public benefits over the span of reviews, permit issuance and construction.
2. The form and character of the three major massing blocks including the need for enhanced and differentiated architectural expression to visually distinguish the buildings and to reduce the perception of excessive mass and horizontality.
3. Integration and substantiation of architecture and sustainability elements.
4. The public realm including the need to better connect, both visually and physically, the ground level and upper level public spaces and circulation routes.

• **Urban Design Panel: SUPPORT with recommendations**

**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board APPROVE Preliminary Development Application No. DP-2019-00571 submitted, the plans and information forming a part thereof, thereby permitting the development of the site with a mixed-use development consisting of 3 terraced buildings varying in heights of up to 30 storeys; with Commercial, Office, Cultural and Residential Uses (including Social Housing, Market Rental, and Market units); a Civic Centre including, but not limited to a new Community Centre, Ice Rink, Music Presentation Centre, Childcare Facility; and rooftop open spaces; all over 4 levels of underground parking, subject to Council approval of Enactment and Form of Development, subject to the following conditions:

**1.0 Prior to consideration by the Development Permit Board of the first related, complete development application and a decision regarding those applications, the applicant is to satisfactorily address the following:**

- 1.1 provision of plans clearly indicating the scope of construction associated with each and all of the project's current and future development permit applications;

**Note to Applicant:** The intent of this condition is to clarify the anticipated extent of development at each level for each phase of construction up front because the proposed extents of development for each development permit application do not align vertically.

Provide three separate scope-of-work plans clearly delineating the scope for each and all proposed future development permit applications: one overall plan to specify the boundaries of below grade development, one to specify the boundaries of above grade development, and one to specify the boundaries along the water. This set of drawings will be required to be maintained and updated as required until completion. Refer to Rezoning Condition 15.

- 1.2 provision of reconciled plans and technical statistics (including confirmation of dwelling unit count, existing floor area, related exclusions, setbacks, height, parking, loading, bicycle and passenger spaces) to ensure clarity with respect to the development capacity permitted under the CD-1 and anticipated compliance for individual phases. Prior to issuance of the first Development Permit and each subsequent Development Permit, to the satisfaction of the Director of Planning, General Manager of the Vancouver Board of Parks and Recreation, General Manager of Engineering Services, General Manager of Real Estate and Facilities Management, and General Manager of Arts, Culture and Community Services;

**Note to Applicant:** refer to Rezoning Condition 15 and Standard Conditions A.1.6 through A.1.14.

- 1.3 design development to further progress the form and character of the three major massing blocks in order to achieve, but not limited to, the following:
- i. to further articulate elements within and between each block so they are distinct from each other, but hold a familial relationship;
  - ii. reduction of the block's perceived bulk and horizontality;
  - iii. articulation of and sculpt the blocks tops with direction taken from the Plaza of Nation's CD-1 Guidelines (Section 08 Building Tops);
  - iv. greater variation in the scale and visual expression of planter trees and greenery; and

- v. to further develop the massing and expression on the Pacific Boulevard elevations.

**Note to Applicant:** The Urban Design Panel appreciated the project's overall terrace form as a departure from the typical tower-podium, and its evolution since rezoning. However, further refinement to the articulation and architectural expression is required at the complete development application stage. In particular, the expansive horizontality resulting from the continuous uniform slab-edges should be punctuated by variations in façade treatment, planar-breaks, and other projections from the wall-face. These punctuations should be visible from not just a building scale, but also at a city- and block-scale when viewed from across False Creek, from Cambie Bridge and from a distance of two to three blocks away. Articulating and sculpting the building tops would further enhance the project's appearance and legibility at a city-scale, as well as allow blocks to be distinguished from each other improving building identity. Integrating landscape and trees is a critical part of the project's expression and can be used as a strategy to punctuate the horizontality. Substantial soil volumes, irrigation methods, and ease of maintenance should be ensured for the plantings survival. Lastly, the Pacific Boulevard elevations do not yet carry the strength of expression and articulation seen elsewhere. Consideration should be given to introducing a variety of projections and breaks in the massing.

Refer to Rezoning Conditions 4, 5 and 7 on issues of building articulation. Sections on "Flex Zone", "Special Elements", "Façade Treatment", "Diversity in Architecture", "Soil Volume", "Building Tops" and "Vertical Green" in the *Plaza of Nations CD-1 (349) Draft Design Guidelines* are also helpful in furthering the design development. Also refer to Recommended Condition 1.10.

- 1.4 design development of the public realm, architecture and landscape architecture to provide for a comprehensive, holistic and deeply integrated approach to ecological and sustainability expectations;

**Note to applicant:** The project is a unique opportunity to deeply integrate the sustainability strategies with the form of development and building expressions, and to contribute to urban ecology. The mountain concept can be taken further with the development of an ecosystem approach that enhances biodiversity and integrates landscape as central to the architecture. Landscape on the ground and upper levels should be considered holistically and be used to greater advantage from an ecological and green infrastructure stand-point.

refer to Rezoning Condition 5 on the integration of architectural design and sustainability. Also see "Terraced Forms", "Vertical Green" and "Private and Common Rooftop Gardens" in the *Plaza of Nations CD-1 (349 pending) Draft Design Guidelines*. See also Recommended Condition 1.10.

- 1.5 design development to refine the public realm treatment and enhance physical and visual connectivity. This includes but is not limited to, the following:
  - i. improve public views to the Creek from the waterfront plaza area; and
  - ii. provide universal and highly visible access and physical interconnection of all public paths and spaces on grade and above grade to ensure they are easy to discover, welcoming, functional, safe and enjoyable.

**Note to Applicant:** Physical and visual connections from the water's edge to the upper-level deck via the Grand-Stairs is one of the key feature of a public realm strategy that connects open spaces on multiple levels. A ramp should be integrated with the steps down to the water, and lower level(s) of the steps should provide sufficient space for people of all ages and abilities to gather by the water's edge. In addition, it is important that elevators operating during times the deck is open to the public are available and located at a highly visible area. Furthermore, to ensure the connection to the waterfront is optimal, particularly at the grand seating stairs; consideration should be given to remove some of the private docks proposed at this frontage. This would also allow clearer views of any floating stage that may be planned in the waterfront area as well as visual connection to the City beyond.

Refer to Rezoning Conditions 10 and 11 for issues on public realm treatment, as well as sections on "Waterfront Zone", "Waterfront Plaza", and "Private and Common Rooftop Gardens" in the *Plaza of Nations Draft Design Guidelines*.

- 1.6 design development to further refine the pedestrian experience through, but not limited to, the following:
- i. provision for finer grain retail frontages and adequate weather protection along all at-grade areas including the Central Plaza, Pacific Boulevard, Boardwalk, Waterfront Plaza, and Georgia Plaza; and
  - ii. clarity of the various residential, social housing, retail and civic entrances.

**Note to Applicant:** The current configuration of commercial retail on the Central Plaza suggests fewer, larger scale commercial retail and restaurant operators. Introducing some smaller, potentially local operators in this area is encouraged. While a finer grain retail fabric is desired, the development of retail frontages should also establish a hierarchy. For example, where there are more prominent anchor tenants, the entry-ways can be developed to articulate a special building corner. Furthermore, due to the complexity of programs on site, entrances could be approached similar to the approach taken with the 'portals,' in that they help break up the podium level facades, and animate the public realm.

Refer to Rezoning Condition 16 on Retail Curation Strategy. Also see "Local Street", "Pacific Boulevard", "Ground-floor Animation", "Central Plaza", "Portals and Bridges", and "Lighting and Signage Strategy" in the *Plaza of Nations Draft Design Guidelines*.

- 1.7 design development to ensure that the minimum 80 ft. tower separation is achieved between the western edge of the tower form on Block A and the existing Cooper's Landing tower to the west, and to improve the angle of view from the upper levels of the Cooper's building toward the water;

**Note to applicant:** Further information is required to confirm the spatial relationships between the neighbouring tower and the proposed western edge of Block A towards Pacific Boulevard. In addition, while the proposed design addresses much of the Rezoning Form of Development Condition 1 with respect to the creation of a dynamic form and terracing, and the design and orientation of units to reduce overlook and enhance privacy, further consideration should be given to adjusting the angle and configuration of units along the leading western edge at the uppermost levels. The objective would be to improve the extent of views to False Creek retained from the upper levels of Cooper's Landing to be more in line with what was approved at rezoning.

Refer to Rezoning Condition 1 for the relation to the Cooper's Landing Building.

- 1.8 design development to resolve the proposed overhang of the waterfront building 'C' over the required seawall dedication at the waterfront;

**Note to applicant:** The dramatic forms sculpting the building to lean over the waterfront area are supported conceptually, but a continuous seawall dedication of 20 m including the seawall, clear of inhabited overhead structure, must be provided to future proof public access and adaptive responses to sea level rise. This could be achieved through the creation of a 15 m public dedication projecting beyond the furthest extents of the building. If instead, revisions are proposed to the built form to achieve this, the corresponding movement on the other side of building which advantages sunlight access and outlook from the public roof-top on Building B behind must not be compromised. Refer to Standard Condition A.2.22.

- 1.9 design development to the public rooftop by performing the following:
- i. reallocate floor space and redesign the single market residential adjacent to the roof-top such that all building frontage, outlook and access to the roof-top level is public;
  - ii. confirm that the outdoor space adjacent to the social housing amenity space is intended for social housing use, not market condo as currently noted;
  - iii. provide a balance of passive and active landscapes to achieve ecological and sustainability goals while creating a variety of programming opportunities to ensure activation of the spaces; and
  - iv. provide a landscape buffer between the daycare outdoor space and public amenity area; Layered planting that allows for a certain level of visual permeability would be desired;
- 1.10 design development to the upper levels terraces to improve integration and quality of landscape, and to ensure successful implementation and long-term health.

**Note to Applicant:** permanent planters are supported. Consolidate small planters to allow for contiguous soil volume to further support tree growth and health as well as rainwater management. Prior to issuance of the first development permit, provide a maintenance strategy for plantings on upper level terraces and roof decks. The maintenance strategy should not solely rely on residential access. Also refer to Rezoning Condition 17.

- 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:** The applicant should note that staff do not carry out detailed technical reviews on Preliminary Development Permit Applications. Figures shown are as supplied by the applicant.

Use <sup>1</sup>				Cultural Use: Community Center, Club, Ice Rink, Theatre, Marina, Plaza	
				Institutional: Child Care Facility	
				Dwelling Use: Social Housing, Market Rental and Live-Work Use	
				Unidentified "Commercial" Uses	
		REQUIRED		PROPOSED	
		Minimums	Maximums		
Site Size <sup>2</sup>				Irregular	ft. x ft.
Site Area <sup>2</sup>				564,860.00	sq.ft.
Height <sup>3</sup>		Minimum	Maximum		
Sub Area A			279.9 ft.	279.9	ft.
Sub Area B			294.9 ft.	295.0	ft.
Sub Area C			160.0 ft.	160.1	ft.
Floor Area <sup>4</sup>		Minimum	Maximum		
Non-Residential		350,000	350,000.0 sq.ft.	328,350.0	sq.ft.
Residential			1,604,997.0 sq.ft.	1,621,650.0	sq.ft.
			Site Total: 1,954,997.0 sq.ft.	1,950,000.0	sq.ft.
<b>Floor Area SUMMARY</b>					
<b>Residential Uses</b>		Minimum	Maximum		
Sub Area A			833,439.0 sq.ft.	845,605.0	sq. ft.
Sub Area B			581,520.3 sq.ft.	494,204.0	sq. ft.
Sub Area C			190,037.0 sq.ft.	281,841.0	sq. ft.
		Minimum	Maximum		
Social Housing		321,000		321,357.0	sq. ft.
Market				1,283,643.0	sq. ft.
Live Work				16,650.0	sq. ft.
		Minimum	Maximum		
Amenity Areas		14,531.0		Indoor 24,910.0	sq.ft.
Balconies			12% sq.ft.	Unknown	sq.ft.
Storage		40 sq. ft. per unit	sq.ft.	Unknown	sq.ft.
<b>"Commercial" Uses</b>		Minimum	Maximum		
Sub Area A		173,579.0	sq.ft.	163,358.0	sq.ft.
Sub Area B		29,170.0	sq.ft.	115,974.0	sq.ft.
Sub Area C		147,250.0	sq.ft.	49,018.0	sq.ft.
		350,000.0		Site total	328,350.0 sq.ft.
<b>"Civic Center" Uses (Sub-Area B)</b>		Minimum	Excludable Maximum		
Community Center			49,998.0 sq.ft.	40,000.0	sq.ft.
Ice Rink			21,033.0 sq.ft.	31,000.0	sq.ft.
Theatre			20,000.0 sq.ft.	20,000.0	sq.ft.
Child Care Facility			8,234.0 sq.ft.	8,235.0	sq.ft.
Dwelling Unit Type and mix <sup>5</sup>					
Studio				unknown	
1 bedroom					

2 bedroom 3 bedroom		
<b>Parking<sup>6</sup></b>	to be verified	<b>total:</b> 1866 or 2630
<b>Loading<sup>7</sup></b>	to be verified	Class A:22 B:24 C:5
<b>Bicycle and Passenger Spaces<sup>8</sup></b>	to be verified	Class: unknown

**1 Note on Use:** Standard Condition A.1.8 requires subsequent development permits to confirm use/s for each Sub-Area and phase. Uses illustrated and noted on architectural plans should match the design rationale and project summary. Various uses may require additional information such as an operational letter, prior to the issuance of the respective development permit/s. All uses, including outdoor and water-bases uses, such as park and marina are to be noted on project summary and design rationale.

**2 Note on Site Size/Site Area:** This site is approximately 564,860 sq. ft. This site is to consist of three (3) Sub-Areas as illustrated in Figure 1 of the Draft Amended CD-1 (349 pending) By-law amendment for the purpose of establishing height, and floor area for residential and commercial uses. Standard Condition A.1.9 requires confirmation of uses.

**3 Note on Height:** Height notation as provided by applicant. Standard Condition A.1.11 requires illustration to confirm compliance of height. Further illustration and clarification required to confirm height. Height is to be measured from the base surface of 15.7 ft. and calculated to the highest building portion or appurtenance in each Sub-Area. In no case, shall any protrusions or portions of the buildings exceed the permitted maximum height as set out under Section 6 for each Sub-Areas Plan under the Draft CD-1 By-law Amendment and as set out in the City of Vancouver Protected View Cones.

**4 Note on Floor Area:** Figures for floor area as provided by the applicant. Standard Conditions A.1.9 requires the detailed illustration and verification of these items through the project summary, architectural plans and Architect signed and sealed floor space ratio overlays demonstrating, through verifiable graphics and calculations, compliance with all applicable By-laws, Policies and Guidelines. Fully dimensioned and detailed drawings, notations, and project statistics are required to be submitted at each application stage.

**5 Note on Dwelling Unit Type:**

Current application has not provide figures for dwelling unit count and types of dwelling unit. A complete development permit application will need to be comply with Standard Condition A.1.10 requires notation, illustration and verification of number of dwelling unit and types as per Section 4.2 and 4.3 and per High Density Housing for Families with Children Guidelines and Social Housing Design and Technical Guidelines.

**6 Note on Parking:** This site falls within the Downtown Area as referenced in Map 2, Section 2 under the 2019 Parking By-law. Additional information is required to complete the technical review, including operational specifics for water-based uses listed under Section 4.2.4.9, Child Care Facility and Civic Center Uses. Traffic Demand Management Report may affect the number and type of spaces required. See also Standard Conditions A.1.24 and Standard Conditions A.2.11 and A.2.22.

**7-8 Notes on Loading, Bicycle and Passenger Spaces:** Additional information required to confirm loading, bicycle, and passenger space requirements. Traffic Demand Management Report may affect the number and type of spaces required. See also Standard Conditions A.1.18 and Standard Conditions A.2.11 to A.2.24 as well as Engineering commentary.

• **Legal Description**

Lot: 155  
 Block:  
 District Lot: 6352  
 Plan: 21425

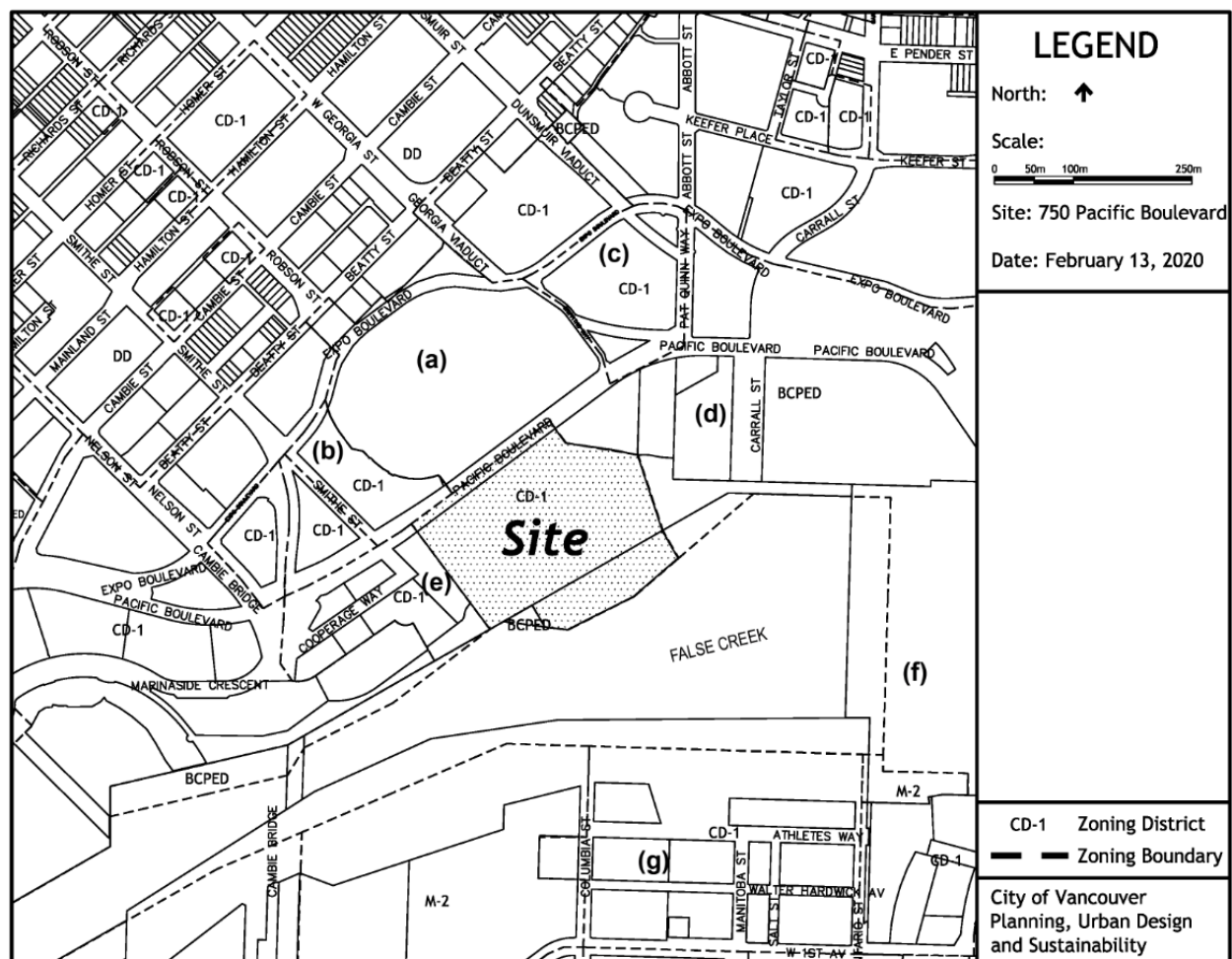
• **History of Application:**

Nov 13 2019 Complete DP submitted  
 Feb 5 2020 Urban Design Panel  
 Feb 19 2020 DP Staff Committee  
 Mar 2 2020 DP Staff Committee

- **Site:** This 4.16 hectare (10.28 acre) site is located at the current Plaza of Nations complex site, on the southeast side of Pacific Boulevard, the northwest side of False Creek, between Smithe Street and Griffiths Way, known as Sub-area 6B in the Northeast False Creek Plan.

- **Context:** Significant adjacent development includes:

- a. BC Place
- b. Parq Casino Vancouver
- c. Rogers Arena
- d. vacant lands, Sub-area 6C in the NEFC Plan
- e. Coopers Landing
- f. Science World
- g. Olympic Village (SEFC)



• **Background:**

**Site and Context**

This 4.16 hectare (10.28 acre) site is located at the current Plaza of Nations complex site, on the southeast side of Pacific Boulevard, between Smithe Street and Griffiths Way, known as Sub-area 6B in the Northeast False Creek Plan (NEFC.) The site is currently developed with two three-storey commercial buildings over one level of underground parking, another commercial building (the former Edgewater Casino building), and a surface parking lot.

North of the site is BC Place Stadium and the hotel/entertainment/casino complex known as Parq Vancouver. To the west are three mixed use buildings and a public park, collectively known as Coopers Landing. To the northeast is the Rogers Arena complex that was rezoned in 2012 to allow for three towers in addition to the existing arena; two towers have now been completed. To the east are vacant lands, under separate ownership, known as Sub-area 6C in the Northeast False Creek Plan (NEFC Plan).

**Rezoning**

The rezoning amendment for the Plaza of Nations site was approved at Public Hearing by Council on July 12, 2018. See Appendix C. The amendment has not yet been enacted, staff are working with the applicant to fulfill the conditions of enactment, by-law enactment must occur prior to the issuance of the first development permit. The rezoning amendment supports a total floor area of 181,625 m<sup>2</sup> over three sub-areas A - the west block, B – the east block, and C - the waterfront block. Additional floor area for community and civic facilities includes 4,645 m<sup>2</sup> for Community Centre use, 1,951 m<sup>2</sup> for Ice Rink use, 765 m<sup>2</sup> for a Child Day Care Facility, and 1,858 m<sup>2</sup> for Cultural and Recreational Uses other than the Community Centre and Ice Rink, specifically a proposed Music Presentation Centre

**Preliminary Development Permit Process**

This preliminary development permit process is intended to guide the overall progress of the design of this complex and strategically located site, and to ensure that the interconnected program elements, public spaces, and unique building typology continue to evolve in a comprehensive manner. This preliminary development permit process focuses on key aspects of the building typology, massing and public realm, and as such does not address all the extensive conditions of the CD-1 rezoning. These conditions carry forward into the multiple complete development applications to come (See Appendix C for the full conditions approved at Rezoning.) The Rezoning Conditions that this preliminary development application addresses are primarily the bigger picture conditions relating to form of development and the waterfront relationship.

• **Applicable By-laws and Guidelines:**

**Council Authority and Previous Decisions**

- Northeast False Creek Plan (2018),
- False Creek North Official Development Plan (1990)
- Rezoning of existing CD-1 (349)
- Northeast False Creek: Directions for the Future (2009)
- Housing Vancouver Strategy (2017)
- Metro Core Jobs and Economy Land Use Plan (2009)
- Transportation 2040 (2012)
- View Protection Guidelines (1989, last amended 2011)
- Green Buildings Policy for Rezonings (2010, last amended 2018)
- Community Amenity Contributions Through Rezoning (1999, last amended 2017)

- Rezoning Policy for Sustainable Large Developments (2010, last amended 2018)
- Public Art Policy for Rezoned Developments (2014)
- Vancouver Neighbourhood Energy Strategy (2012)
- Family Room: Housing Mix Policy for Rezoning (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Childcare Design Guidelines (1993)
- Culture|Shift: Blanketing the City in Arts and Culture (2019)
- Making Space for Arts and Culture (2019)
- Vancouver Music Strategy (2019)

• **Policy Context:**

**North East False Creek Plan (NEFC Plan) (2018)**

In February 2018 Council approved the NEFC Plan as a guiding policy framework for the development of a vibrant, inclusive and sustainable, residential and commercial waterfront as part of the new Events and Entertainment District. The NEFC Plan includes specific policy for the development of Sub-area 6B (subject site) with direction on urban design, land use, character, sustainability, public amenities, access and movement.

NEFC takes a clear approach to the water's edge – emphasizing the urban and the natural and putting pedestrian access and enjoyment first. In a departure from the rest of the creek – the seawall cycle path moves away from the water's edge through the park, and in the Plaza of Nations site, along an active waterfront pedestrian-only promenade. At the more urban sections of the waterfront, benched habitat will be created, and along the park edges a naturalized shoreline reflecting First Nations principles and relation to the water.

**False Creek North Official Development Plan (1990)**

This Official Development Plan (ODP) is the overall guide to development in that part of the City of Vancouver described as False Creek North. The ODP guides the preparation of the zoning by-laws, housing programs, community facilities agreements, servicing designs and agreements, and all other instruments which implement it. The intent of this plan is to achieve a high standard of design and development within a number of residential neighborhoods, parks, public facilities, and commercial areas within False Creek North. It is also intended that the buildings, open spaces, circulation patterns, and land uses be designed and planned to complement and take advantage of the setting on the water, with a southern aspect, near the center of the city.

**Rezoning of existing CD-1 (349) (2018 pending)**

The rezoning sets the general form, height, density and land use permitted for this site through a CD-1 by-law and draft Design Guidelines. Final design will be reviewed through the development permit application process, including this preliminary development permit and seek approval at the Development Permit Board.

**Northeast False Creek: Directions for the Future (2009)**

Development in NEFC is currently governed by the False Creek North Official Development Plan (FCN ODP) adopted in 1990, and subsequent area rezonings and ODP amendments. This document develops a set of broad, general Directions that describe the desired future of NEFC with respect to land uses and densities. The Directions are to be used as a framework to assess future rezoning applications from landowners with concurrent ODP amendments.

**Housing Vancouver Strategy (2017)**

Housing Vancouver Strategy, 3 Year Action Plan, and associated policies propose a new vision and concrete actions to guide a bold, urgent response to address our housing crisis. Over a year of engagement with expert stakeholders, partners from cities around the world, and Vancouver residents has informed a housing strategy that reflects the core values of our city. Key steps include immediate action to address the rampant commodification of housing and speculative demand, shift our housing toward the 'Right Supply', and ensure affordability, protection, and support for our most vulnerable residents.

**Metro Core Jobs and Economy Land Use Plan (2009)**

The objective of the Metro Core Jobs and Economy Land Use Plan is to ensure that there is enough development and transportation capacity to accommodate future job growth and economic activity in the Metro Core.

**Transportation 2040 (2012)**

Transportation 2040 is a long-term strategic vision for the city that will help guide transportation and land use decisions, and public investments for the years ahead. It provides a blueprint to move forward, build upon on past successes, and rise to meet new and emerging challenges. The plan sets long-term targets and includes both high-level policies and specific actions to achieve this vision.

**View Protection Guidelines (1989, last amended 2011)**

View protection Guidelines 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. There are four View Cones that cross the site, as defined in the View Protection Guidelines: E2.1 Cambie Bridge to Mount Seymour; 3.2.3 Queen Elizabeth Park to the Downtown skyline and North Shore mountains; and 9.1 and 9.2 Cambie Street to North Shore mountains. The proposed development complies with the view cones that cross the site.

**Green Buildings Policy for Rezoning (2009, amended 2018)**

The policy offers and details two pathways that all rezonings must follow the requirements of; A) Near Zero Emissions Buildings, or B) Low Emissions Green Buildings.

**Community Amenity Contributions Through Rezoning (1999, last amended 2017)**

Community Amenity Contribution (CAC) policies apply to private rezoning applications. Community amenities may be provided through rezonings to help address growth costs, area deficiencies, and/or other community needs and impacts. CACs may be a cash contribution, or an amenity provided in-kind by the development.

**Rezoning Policy for Sustainable Large Developments (2013 last amended in 2018)**

The policy sets out a number of goals for developments in excess of 45,000 sq. m. of floor area, including site design, access to nature, food systems, green mobility, rainwater management, zero waste planning, affordable housing and low carbon energy supply. As noted at the rezoning stage, these goals will need to be met in this application through provision of several amenities, including but not limited to: electric vehicle and bicycle spaces, a minimum of three food assets, below market rental units, and the engagement of inner-city organizations during construction. Some Standard Conditions, such as A.1.27 are also intended to support this policy.

**Public Art Policy for Rezoned Developments (2014)**

The Public Art Policy strives to identify art opportunities at the earliest possible stages of development and oversees commissions of site-specific artworks through an objective and professional selection process involving the developer and design and visual art professionals.

**Vancouver Neighborhood Energy Strategy (2012)**

Developing neighborhood renewable energy systems throughout Vancouver is a key strategy to meeting the Greenest City 2020 Action Plan and Renewable City Strategy goals to: Cut carbon emissions, reduce dependence on fossil fuels, keep energy affordable in the long term, and achieve 100% of energy needs from renewable sources before 2050

**Family Room: Housing Mix Policy for Rezoning Projects (2016)**

The policy is intended to result in strata and rental housing that can meet the needs of families and larger households to ensure Vancouver can be family-friendly into the future. This policy requires that at least 35% of the market strata units must be 2-bedroom and 3-bedroom units suitable for families, including 10% 3-bedrooms.

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

These guidelines address key issues of site, building and unit design to provide for improved residential livability for families with children. Some quantitative standards are provided to assist applicants in their design as well as City staff in their evaluation.

***Culture|Shift: Blanketing the City in Arts and Culture (2019)***

Embedded within Vancouver's new culture plan, *Culture|Shift: Blanketing the City in Arts and Culture, Making Space for Arts and Culture* identifies a target of 800,000 square feet of new, repurposed or expanded, affordable cultural space over the next ten years, while the *Music Strategy* prioritizes the provision of affordable, safe, and accessible places to create, produce, experience, and share music.

• **Response to Applicable By-laws and Guidelines:**

**Preliminary Development Permit**

The project, if approved, will be built in multiple phases generally from the west to the east and along the water's edge lastly. The project is acknowledged to be likely to take 10 years or more to complete with at least 8 Development Permits during that time. The Preliminary Development Permit will inform this process but not be issued such as a Development Permit but rather provide detailed conditions for all the subsequent DPs in addition to the conditions approved by Council at rezoning.

This section describes the conditions arising from this current Preliminary Development Permit review. The conditions revolve around three main areas: form of development and architectural expression, the embedded sustainability strategies and the public realm.

The Plaza of Nations stepped and terraced building forms are shaped to frame and preserve valued views to the iconic spires and lights of the stadium from False Creek. Since the renovation of the roof of BC Place Stadium and the introduction of the spires and light ring, the stadium has become a valued icon of the Vancouver skyline. As such, one of the key urban design principles of the NEFC Plan is to shape, locate and design future development to retain views to the stadium where possible. This has been a primary generator of the design concept for the Plaza of Nations site.

With the general massing and density set by the objectives of the NEFC Plan and rezoning, the conditions of the Preliminary Development Permit look to help add clarity and refinement to the individual building blocks. While the overall form of development, the innovative departure from the tower and podium model, and the evolution of the mountain concept, is supported, further design development is required to address the overall expression and horizontality.

Recommended Condition 1.3 i) generally seeks design development to the architectural expression of the blocks with a focus on visual interest and the creation of more distinction between the blocks. Recommended Condition 1.3 ii) requests a reduction in project's overall appearance of bulk and horizontality. More specific focal areas for design development of the expression include Recommended

Condition 1.3 iii) which is looking for further articulation of building tops (noting limitations due to the View Cones that pass over the site), and Recommended Condition 1.3 iv) which suggests the specific refinement of building planting. Recommended Condition 1.3 iv), aims to introduce greater variation in scale and visual expression of trees and vegetation on the buildings to further advance the overall ecological story of the project while helping to address the above visual interest concerns.

Pacific Boulevard is envisioned as a complete and 'Great Street' with legacy-scale street trees defining safe, comfortable, and generous pedestrian and cycling areas. The ground and lower level uses will be designed to contribute to Pacific Boulevard with active uses and additional setbacks proposed for outdoor areas for restaurants, cafes and displays and other elements for pedestrian comfort and enjoyment. Recommended Condition 1.3 v) highlights the Pacific Boulevard building facades and frontages as warranting further design development, and in particular using the 'flex zone' outlined in the Design Guidelines as a means to push and pull building elements to create more visual interest along this important and future 'Great Street' as envisioned in the NEFC Plan. The revised Design Guidelines highlight a variety of strategies to achieve this in the next phase of design.

One of the fundamental urban design principles for NEFC is to create 'A Unique Place and a New Building Typology for Vancouver' that goes beyond the tower and podium. The creation of living spaces that offer a sense of ground plane with canopy cover and vertical green on upper building levels is among the directions for the new typology and has been an important part of conceptual plans for the development of the Plaza of Nations site. In addition to framing and celebrating the stadium, the 'habitable topography' of the building terrace forms provides a framework for enhanced biodiversity, extending natural environments up from the water's edge. This concept has been taken further in the Preliminary Development Permit with the introduction of a mountain reference as inspiration. Further to this, several major curved moves have been introduced to create a more dynamic form and to advantage sunlight access in key public places such as the upper level public roof-top associated with the Civic Centre and childcare.

The next series of conditions relate to advancing the successful integration of landscape and architecture in this unique typology. Emphasizing the integral nature of the landscape and the architecture is Recommended Condition 1.4, which seeks to 'tell the ecological story' and push the sustainability strategies, building on the mountain concept with the further development of an ecosystem approach enhancing biodiversity. It should also be noted that the Rezoning Conditions require Maintenance Strategy for Trees, Vegetation, and Plantings on upper level terraces and roof decks at time of Complete Development Permit application.

Achieving a welcoming, active and inviting waterfront experience, the best and last piece of waterfront on the Creek, is a central aspiration of the NEFC Plan. The waterfront plaza and the waterfront promenade/seawall will be a focal point of restaurants and other publicly accessible uses and amenities within a fully pedestrian environment along the waterfront. The seawall edge will be designed with a variety of decks, seating and dining terraces; and will offer a variety of ways to enjoy the water's edge including at on-water restaurants. The decked edge will be designed to allow daylight penetration to the intertidal zone that enhances habitat and biodiversity while providing a place above for people to enjoy. The Seaside Greenway will carry along the water's edge from the west edge of the site and stay on a direct linear path alignment behind the promontory of the waterfront building, plaza and promenade, and connecting through the waterfront building to the proposed Georgia Inlet and Wharf. This configuration enables the waterfront promontory area to be fully pedestrian, and will meet several NEFC urban design principles particularly 'A Unique Place and a New Building Typology for Vancouver', 'An Urban Waterfront for Pedestrians', and 'Public Life and Public Places'.

The central plaza will connect across the new local street to a waterfront plaza. In keeping with the NEFC urban design principles, the waterfront plaza is at the juncture of a transition from a more urban waterfront promenade extending westward from the future Georgia Plaza at the foot of West Georgia Street on the adjacent site at Sub-area 6C, to a more naturalized waterfront environment in the proposed retained and enhanced Legacy Forest from Expo 86. The waterfront plaza will also be designed to host events, with

potential for setting a floating stage in the water, and viewing from the seating steps that extend down from the seawall to the water. The west end of the waterfront building will terrace up from the waterfront plaza with public access to rooftop terraces on the waterfront and bridging over the local street to the public rooftop terrace on the eastern block (sub-area B) that serves the Community Centre and childcare facility. To improve the public experience along the waterfront and to address Rezoning Conditions, the Preliminary Development Permit design has introduced a Grand Stair that will provide public seating and access to an upper level public roof deck. The Grand Stairs and waterfront plaza together with the steps into the water will provide a sunny south-facing place to host events or enjoy on a casual everyday basis.

Recommended Condition 1.5 i), aims to improve the public experience and view of the water by considering reducing the extent of marina immediately by the waterfront steps, and the potential for large view obstructive boats that it brings. It should be noted that the marina is part of a waterfront lease lot. Recommended Condition 1.5 ii), seeks to improve public access and physical interconnection of all public paths and spaces on grade and above grade.

Northeast False Creek is the last piece of undeveloped waterfront in False Creek. Throughout consultation, people shared a desire to make this the best piece of the Creek - a place that would connect the city with the water and give people reason to return and enjoy again and again. As such, most of the ground level, and moving up through the first few levels, is publicly accessible and active uses – commercial, retail, offices, community facilities.

Recommended Condition 1.6 i) and ii), describe improvements required to the ground level relationship of buildings to the public realm. Recommended Condition 1.6 i), requests consideration of a finer grain of retail frontage along the Central Plaza and waterfront, noting that the Retail Curation Strategy required at the Complete Development Permit stage will provide more insight and clarity regarding the nature and scale of proposed tenants. Recommended Condition 1.6 ii), aims to bring greater clarity and legibility to the complex mixed use program on the site through building entrances enhanced through architectural expression, hierarchy, lighting, signage, etc.

Recommended Condition 1.10 looks for improvements to the angle of view retained at the upper levels of the Cooper's building by adjusting the angle and configuration of units along the leading western edge at the uppermost levels of Building A, as well as confirmation of the spatial separation between the proposed buildings and the existing Cooper's Landing development to the west.

Recommended Condition 1.8 highlights the need to resolve the proposed overhang of the waterfront building 'C' over the required statutory public dedication along the waterfront.

Also central to this Preliminary Development Permit or PDP are the revised draft Design Guidelines, and ensuring that they provide clear guidance and direction for the future more detailed architectural designs to come. The guidelines have been revised since the Rezoning to reflect the evolving design. A focus of the revisions is guiding the design of this significant development as it read from the City, the Block, and Building scale. The Mountain inspiration is woven into the guideline content; a section is introduced on Special Moments (Portals, Bridges, Lookouts, Grand Stairs, Building Tops). Expanded sections include Building Façade Strategies, Podium Facades, Building Edges and Materiality, all of which provide additional direction regarding diversity in architectural expression and visual interest.

## **Responses to Rezoning Form of Development Conditions**

The following highlights key form of development Rezoning Conditions that are addressed in this Preliminary Development Permit application.

**Rezoning Condition 1: Design development to the massing of the west building of the west block to create a more dynamic form and terracing pattern, to reduce the massing at upper levels, and to improve the relationship to the neighbouring building at Coopers Landing.**

Note to Applicant: The 'habitable topography' concept of the terraced forms in most areas of the proposed development achieves a dynamic and organic composition through varied patterns of stepping heights and projecting forms. The western edge as currently proposed however, is rigidly patterned with uniform steps and extensive massing at upper levels. Various strategies including creating major breaks in building form, reducing massing at upper levels, and introducing varied setbacks and stepping patterns should be employed, as well as shifting eastward at upper levels aligning with portions of the Parq Vancouver building that obscure this portion of the view to the stadium spires. Achieving the intent of this condition will involve redistributing approximately 3,700 m<sup>2</sup> (40,000 sq. ft.) of residential density. Noting that the form of development is tightly tailored to achieve the principles of the Northeast False Creek (NEFC) Plan, reduction in overall density may be required.

**Applicant Response:**

*The west building of the west block (Block A) has been further refined in the following ways with the goal to improve the relationship to the neighboring building.*

- *Form: Curved lines are introduced in both west and south faces to soften the overall building form.*
- *Massing: The reduced upper massing opens up views towards False Creek and Science World for both mid and upper level suites in Coopers Landing building, in comparison to the original rezoning massing.*
- *Façade Articulation: Varied balcony projections are introduced on both west and east sides of the west wing, which contribute to less monolithic façade expression. In addition, the carved out 'valley' or 'gorge' expression has been applied to the south side of the north wing and the east side of the east wing that creates major vertical breaks in the building form.*

**Staff Commentary:**

The evolution of the design at preliminary development permit has successfully responded to much of this condition by introducing a major curved move that steps the building away from Coopers Landing creating a dynamic form, reducing the apparent massing, articulating the surface of the building, and orienting unit designs and outlooks that enhance privacy between the proposed development and existing. Through most of the Coopers Building, retained views to False Creek are expanded from the Rezoning form of development. However, the revised massing limits views from uppermost levels of Coopers Landing more than the Rezoning form of development. Recommended Condition 1.7 seeks to address this through adjusting the angle and configuration of units along the leading western edge at the uppermost levels.

**Rezoning Condition 2: Design development to shape and pull back the upper levels of the northeast corner of the east block to improve sunlight access to Georgia Wharf at 4:00 pm at the Equinox.**

Note to Applicant: Pulling back and shaping the leading edge of the end of this building would open up further sunlight access to Georgia Wharf at this time.

**Applicant Response:**

*The proposed lower 'shoulder' at the east corner of the east block resulted in improved sunlight access to Georgia Wharf at 4:00 pm at the Equinox, in comparison to the original rezoning massing. (Refer to Arch. Drawing A.401 Sun Study by KPMB)*

**Staff Commentary:**

The forward 'shoulder' has been pulled back, narrowed, and lowered to improve solar access to the future Georgia Wharf. Solar access to the public spaces and waterfront of NEFC are an important aspect of the NEFC Plan and performance will continue to be monitored as the designs proceed into complete development permit.

**Rezoning Condition 3: Design development to reflect in-process changes subsequent to the application dated December 1, 2017, that includes a reduction in the gross residential floor area to 149,109 sq. m (1,605,000 sq. ft.) and the accommodation of the civic centre on a maximum of three levels with full public access to the rooftop open space,.**

**Applicant Response:**

*The gross residential floor area is reduced to 149,109 m<sup>2</sup> (1,605,000 sq.ft.). The Civic Centre programs are proposed at the east end corner of the east block (Block B) from Level 1 to Level 6: which results in high-visibility for all civic programs from Georgia Plaza and Pacific Blvd. The Music Presentation Center is located at Level 1 with shared entrance and lobby space for the Ice Rink and Community Centre. The Ice Rink is located at Level 3 with the capacity to share function space with the Community Centre at the same level. The Community Centre is located at Level 3 - Level 6 with full access to the public rooftop open space at Level 6. Also the Childcare facility is located at level 6 with direct access to the rooftop outdoor play area.*

**Staff Commentary:**

Detailed floor space analysis is not prepared by staff at preliminary development permit. Analysis prepared by the applicant must illustrate compliance which will be verified at complete development permit.

A shared entrance between the Music Presentation Centre and the Civic Centre has not been shown on the current plans and furthermore this would not meet the intent of the space requirements per the *Plaza of Nations NEFC Civic Centre Detailed Functional Program*. Note that distinct entrances and lobbies for the Music Presentation Centre and the Community Centre are required at ground level, refer to the *Plaza of Nations NEFC Civic Centre Detailed Functional Program* for complete requirements .

Area requirements, adjacencies and clear height requirements are required to be met per the Detailed Functional Program and the entire Civic Centre (the Music Presentation Centre, Community Centre, Ice Rink and Childcare) should be located on a maximum of three levels.

The childcare outdoor space must meet sunlight requirements to ensure the childcare can be licensable.

**Rezoning Condition 4: Design development to bring each Rezoning Site sub-area forward as a preliminary development permit application to ensure coordination and optimized relationships between the varied buildings that will comprise each block.**

Note to Applicant: Composing blocks and frontages in a way that facilitates participation of multiple architects to contribute to the uniqueness of Northeast False Creek is part of the NEFC Urban Design Principles. The draft Design Guidelines for the site begin to articulate how this might be accomplished. The waterfront building (Rezoning Site subarea C) is a particular opportunity for this given its visibility on the waterfront and the scale and form of the elements that comprise the preliminary form of development.

**Applicant Response:**

*Each block (sub-area) is further developed to accommodate the varied building expressions at lower levels. The public realm is organized as a series of different character zones all of which are unique in terms of scale and character, integrating the architecture and the landscape, to create a remarkable and diverse series of connected places and experiences. (Refer to Landscape Drawing Set, Open Space Framework L0.2-L0.31).*

*Establishing a public realm framework with 8 distinct character zones provides an opportunity for multiple architects to participate in and contribute to the uniqueness of the development's public realm.*

Staff Commentary:

The Preliminary Development Permit has addressed the entirety of the Plaza Nations site development. This has enabled comprehensive advancement of the overall concept and relationships within and between the complex mixed use components, building blocks and the contiguous underground parking strategy. With the evolution of the concept to express a Mountain reference, and with specific strategies in the Design Guidelines to achieve variety and articulation at the city, block, and building scale staff considers that this evolution of the project sets to achieve the desired contribution to the city-scape, to the near-view of each block, and to the up-close pedestrian experience.

**Rezoning Condition 5: Design development to further reflect the concept of bringing greenery, gardens and other vegetation up the buildings in the overall form of development, the landscape design, and the sustainability strategies for the site.**

Note to Applicant: The building designs must continue to evolve with plans, sections, details, and strategies that support the extent and diversity of trees and layered plantings, habitat, natural corridors, and rainwater management elements integral to the concept. See also Landscape Conditions (b)20 through (b)23 and (b)25 and Engineering Conditions (b)96 and (b)97 and (c)21.

***Applicant Response:***

*Various tree and bush planters are provided at the ground level public realm, mid-level and roof top gardens in all three blocks to achieve the symbolic images that reference mountains and a vertical forest. To achieve the continuous greenery in the overall form of development, 3 different types of planters are proposed at every residential terrace:*

- 1.45m wide continuous Edge Planter for Bushes*
- 0.9m wide Free Standing Planter for Trees*
- 3.63m wide Divider Planter for Tree and Bushes*

*(Refer to Landscape Drawing Set, Planting Plans L4.01-L4.12 for proposed plantings and rainwater management elements [see also IRMP Appendix B])*

*The details will be more fully developed to the satisfaction to the City at the DP stage, in consultation with City staff.*

Staff Commentary:

The evolution of the design at preliminary development permit has continued to reflect the massing principles and overall approach to support this concept, but further work is sought to ensure that the integral architecture and landscape are successful in the long term, and that the 'ecological story' is deeply embedding in sustainability strategies for the site. See Recommended Condition 1.10

**Rezoning Condition 6: Design development to ensure that the underground structure is designed to support significant, regularly spaced trees of scale and type appropriate to the quality public realm and streetscape envisioned.**

Note to Applicant: Support for the underground parking extending under the streets and many areas of the public realm is dependent on the ability to deliver a quality streetscape with trees of appropriate type and scale, planted "in-ground" conditions where they may thrive and are not compromised by virtue of placement over parking structure. See also Landscape Condition (b)21 and (b)25.

**Applicant Response:**

*The underground parking levels are designed to accommodate sufficient soil depths (2.1 m) for mature trees in public realm above. (Refer to Arch. Drawing A.309 Section)*

Staff Commentary:

Condition is generally satisfied. Staff will continue to monitor and review through the various complete development permit stages to ensure that conditions are optimized for trees and other plantings to thrive. Provide detailed dimensions on large-scale sections to further confirm soil depth and volume. See Recommended Condition 1.10

**Rezoning Condition 7: Retain the unique architectural design and resulting floor layout for the proposed development.**

Note to Applicant: The unique architectural design was a key factor in the pro forma analysis and resolution of the community benefits offering. Should there be alterations to the elements of the building design affect the premium cost items or increases the sellable area, then the City may require the Applicant to pay an additional cash Community Amenity Contribution (CAC), based on the revised pro forma, prior to building permit issuance. See also Condition (c)57.

**Applicant Response:**

*The proposed design maintains the unique architectural design and floor layout. (Refer to Arch. Drawing A.130 Typ Unit Layout by KPMB)*

Staff Commentary:

The evolution of the design at preliminary development permit has continued to hold true to the unique architectural design, and has advanced with the introduction of the Mountain concept, and the provision of more detailed plans that support this unique typology.

**Rezoning Condition 8: Design development to the waterfront plaza area to enhance the flexibility to host performances engaging the water, steps, plaza, and adjacent lower levels of the waterfront building.**

Note to Applicant: The Retail Curation Strategy required at development permit application should aim to provide supportive ground-floor uses in the waterfront building and align with the Public Space Stewardship Strategy to support the overall goals of the NEFC Plan for the Events and Entertainment District. The waterfront building should be designed with the ability to open out and connect interior spaces to the adjacent waterfront area. The lower level terraces of the building should also be designed with potential for enjoying events in the waterfront plaza area.

**Applicant Response:**

*Major enhancements were made to the waterfront building (Block C).*

- *Elevated Public Roof Terrace at Level 3.*
- *Ramp access from south seawall naturally brings up pedestrians from waterfront promenade. And the south west corner lookout offers panoramic views of False Creek.*
- *The Public Pedestrian Bridge connects the Elevated Roof Terrace of Block C to the Civic Centre and to the Public Roof Garden of Block B.*
- *Newly Proposed Public Grand Staircase is proposed at N/W corner for high visibility from Central Plaza.*
- *Seating steps provide iconic views towards False Creek from different vantage points.*

- *The grand staircase provides Amphitheatre seating during special waterfront events. These elements create a seamless interconnected pedestrian network in the complex – connecting the waterfront, public plaza and the Civic Centre. Refer to Note #16 for the Retail Curation Strategy.*

Staff Commentary:

Conditions 8, 9, and 10 have been substantially addressed by the design changes introducing the Grand Stairs and the upper level public deck on the Waterfront Building. This combined with the steps to the water and Waterfront Plaza area creates a sunny south facing amphitheatre experience that people can enjoy as a performance and event space, or simply as place to sit and enjoy the Creek. Recommended Condition 1.5 seeks further design development to ensure that accessibility is addressed in a fulsome way so that all can readily enjoy. Recommended Condition 1.6 relates to the commercial retail components. The Retail Curation Strategy and the Public Space Stewardship Strategy required at complete DP will ensure activation and programming of the public spaces and appropriate supporting uses adjacent to these public areas.

**Rezoning Condition 9: Design development to open out the lower level of the waterfront building to enable pedestrian level views and connections to the waterfront from the central plaza.**

Note to Applicant: Consider pulling back the ground level of the building while retaining cantilevered or supported levels above to enable the waterfront building to achieve this while continuing to relate to the waterfront steps and carrying the extension of terracing up from the water level.

***Applicant Response:***

*Refer to the Rezoning Condition response #8.*

Staff Commentary:

Refer to the staff comment for Rezoning Condition #8.

**Rezoning Condition 10: Design development to provide inviting and public connections to upper level public spaces and rooftop terraces from the waterfront.**

Note to Applicant: Highly visible and inviting access should be provided from grade at the waterfront and at the Community Centre, with bridging across the local street between the rooftop terraces of the waterfront building and the Community Centre. A combination of sculptural stairs/stepping terraces integrated into the building design and clear and accessible elevator access should be provided. See also Planning Condition (c)32.

***Applicant Response:***

*Refer to the Rezoning Condition response #8.*

Staff Commentary:

Refer to the staff comment for Rezoning Condition #8.

**Rezoning Condition 11: Design development to ensure that on-water structures are located, scaled and designed to enhance the experience of the waterfront.**

Note to Applicant: The desire for a unique, more active and engaging waterfront as part of the Events and Entertainment District is a guiding principle of the NEFC Plan. While restaurants and other uses are encouraged on the water and at the water's edge, it is important that these elements are appropriately scaled, located, and designed to ensure that on balance the public visual connection and enjoyment of

the water from the seawall is maintained and enhanced. It is important that the water at the foot of west Georgia Street in the newly created inlet is not filled up and obscured with structures. In particular, consideration should be given to relocating the on-water building on the alignment of the east/west seawall connection through the waterfront building to open up views to the water along this important pedestrian and cycling connection.

***Applicant Response:***

*The on-water structures will be designed to enhance the waterfront experience and to the satisfaction of the City at the DP stage, in consultation with City staff.*

Staff Commentary:

Achieving a balance between various uses that activate the waterfront and ensuring that the public experience, connection, and views to the water are maintained is an important aspiration in NEFC. Staff will continue to work with the applicant through the coming stages of design development to achieve this balance. Recommended Condition 1.5 seeks to achieve greater access to public views and connection to the water in key areas by limiting or relocating marina uses.

**Rezoning Condition 12: Design development to provide two publicly accessible waterfront docks or piers that extend into the waterfront at the turning points of the proposed seawall. Secure public access to these waterfront docks or piers with a statutory right-of-way (See also Engineering Condition (c)15 and (c)17).**

***Applicant Response:***

*Two publicly accessible waterfront docks or piers are proposed.*

Staff Commentary:

Achieving a balance between various uses that activate the waterfront and ensuring that the public experience, connection, and views to the water are maintained is an important aspiration in NEFC. Staff will continue to work with the applicant through the coming stages of design development to achieve this balance. Recommended Condition 1.5 seeks to achieve greater access to public views and connection to the water in key areas by limiting or relocating marina uses.

**Rezoning Condition 13: Design development in consultation and coordination with City staff to locate and design the Seaside Greenway to be a dedicated, safe and intuitive cycling facility off of the seawall along the Georgia Wharf where possible.**

Note to Applicant: In approving the NEFC Plan, Council directed that the wharf area be designed to prioritize pedestrians, accommodating a dedicated, safe and intuitive cycling facility off of the seawall where possible. The current proposal succeeds in this objective along the southern portion of the waterfront building, but further work is required with City staff to determine the most suitable route and design for the connection to the northeast, and in relation to the future Georgia Plaza. Strategies and Studies required prior to issuance of the first development permit

***Applicant Response:***

*Seawall design remains as per Rezoning submission. Prioritizing pedestrians in the wharf area has been maintained and will be further developed at DP stage, in consultation with City staff.*

Staff Commentary:

Further resolution of the Seaside Greenway route and design will occur in concert with further advancement of the adjacent 6C development site in NEFC. Staff will continue to work with the applicants on the route and design of the Seaside Greenway in the NEFC area to ensure both a wharf area prioritized for pedestrians, and a safe, intuitive cycling facility.

To help fulfil the vision of NEFC as a place to visit, celebrate, live, work and enjoy, there are several supporting strategies that will be required prior to issuance of complete development permits including: Retail Curation Strategy, Plaza Stewardship Strategy, a Signage and Way-finding Strategy, Lighting Strategy, Maintenance Strategy for Trees and Plantings, and an Acoustical Design Strategy. These strategies will be required as part of complete Development Permit submissions.

The following rezoning conditions (see appendix C for full conditions) all address various strategies;

**Rezoning Condition 14: Signage and Wayfinding Strategy**

**Rezoning Condition 15: Lighting Strategy**

**Rezoning Condition 16. Retail Curation Strategy**

**Rezoning Condition 17. Maintenance Strategy for Trees, Vegetation, and Plantings on upper level terraces and roof decks.**

**Rezoning Condition 18. Acoustical Design Strategy**

**Rezoning Condition 19. Provision of a Public Space Stewardship Plan**

### **Social Housing**

**Rezoning Conditions 51 and 52 are required to be addressed**

Staff Commentary:

Wheelchair accessible suites also require that the balcony is wheelchair accessible.

### **Civic Facilities and Public Spaces**

**Note: Rezoning Conditions 55-73 are required to be addressed before the approval of the first DP. In support of that workshops between the Consultants and the City team are required before the first DP submission. Contact Juliana Wong, Project Manager at Real Estate and Facilities Management Branch at 604-873-7885**

**Rezoning Condition 62 related to Mechanical and Electrical concepts and Rezoning Condition 65e) related to Ice Rink refrigerant strategy are required before first DP submission.**

**Rezoning Condition 55: Design development to the civic centre which will include a community centre, ice rink and childcare facility to the satisfaction of the Director of Facilities Planning and Development in consultation with the General Manager of Parks and Recreation and the Managing Director of Social Development.**

Note to Applicant: The design of the community centre and ice rink should meet the intent of the Recreational Facility Technical Guidelines.

### **Applicant Response:**

*The current plans show a preliminary layout of the Civic Centre (Refer to Arch. Drawings A.101-A.106, A.301-A.305 'Sections & Area and Program Distribution Summary by KPMB).*

*The detailed layout will be designed to the satisfaction to the City at the DP stage, in consultation with City staff and based on the functional design program produced by Cornerstone Planning Group.*

Staff Commentary:

Requirements for the PON Civic Centre to be met per the *Plaza of Nations NEFC Civic Centre Detailed Functional Program*, this includes (but is not limited to): area requirements, adjacencies, minimum clear height and minimum floor-to-floor height requirements, to the satisfaction of the Director of Facilities Planning and Development in consultation with the General Manager of the Vancouver Board of Parks and Recreation and the General Manager of Arts, Culture and Community Services.

Estate and Facilities Management. A minimum gross indoor area of 765 m<sup>2</sup> (8235 sq. ft.) and not less than (745 m<sup>2</sup>) 8,020 sq.ft. of contiguous outdoor area, with adequate space for each program is required.

- (a) The childcare facility is to be co-located with and integrated into the Community Centre;
- (b) An additional 15% for mechanical requirements, or approximately 115 sq. m (1,240 sq.ft.), should be factored into the design;
- (c) The childcare will require access to a dedicated garbage room, storage and end-of-trip facilities;
- (d) Ensure dedicated elevator and access is sized to accommodate four-position strollers;
- (e) Parking needs are outlined in the Childcare Design Guidelines. 11 parking stalls (2 staff; 9 parent pick-up/ drop-off) will be required, preferably on Level P1. The parking stalls should be situated in close proximity to the dedicated childcare elevator, and safe passage from the parked vehicles to the elevator lobby should be provided;
- (f) Provide a minimum floor-to-floor height of 12 ft. in childcare spaces;
- (g) Mitigation measures to ensure optimal safety and supervision for the proposed childcare outdoor area;
- (h) Childcare facilities are to be located and oriented such that the outdoor play area is able to receive a minimum of 3 hours of direct sunlight per day, at the winter solstice. The proposed location is well located for sunlight exposure; and
- (i) Applicant to provide a detailed indoor and outdoor area allotment for each of the 4 childcare programs.

**Applicant Response:**

*Minimum childcare outdoor area of 745 m<sup>2</sup> (8,020 sq.ft.) to be provided (including 133 m<sup>2</sup> of covered outdoor area) (see Arch. Drawing A.106 'Level 6' and refer to Arch. Drawing A.001 'Project Statistics' for area summaries by use and level). Final design to be provided for Development Permit Application in conjunction with the City and after consultation with Cornerstone Planning.*

- (a) *The childcare facility is co-located with and integrated into the civic centre at Level 6 of Block B (Refer to Arch. Drawing A.106 'Level 6');*
- (b) *The required mechanical rooms will be provided at Level 6.*
- (c) *The childcare dedicated garbage room is provided in the parkade (Refer to Arch. Drawing A.097 'Parking P2 Floor Plan'). Storage and end-of-trip facilities will be provided at Level 6;*
- (d) *The childcare dedicated elevator will be designed to accommodate four-position strollers (Refer to Arch. Drawing A.099 'Parking P1 Floor Plan');*
- (e) *11 Dedicated Parking Stalls for the childcare facility are provided at P1 Level, along with the dedicated childcare elevator and lobby (Refer to Arch. Drawing A.099 'Parking*
- (f) *P1 Floor Plan');*
- (g) *The childcare spaces are designed with a minimum floor-to-floor of 12ft (Refer to Arch. Drawing A.305 'Sections');*

- (h) *The outdoor play area is provided near the childcare facility to ensure optimal safety and supervision (Refer to Arch. Drawing A.106 'Level 6');*
- (i) *The proposed outdoor play area can receive a minimum of 3 hours of direct sunlight per day, at the winter solstice. (Refer to Arch. Drawing A.402 'Sun Study');* and
- (j) *Design according to CoV Childcare Design Guidelines. Detailed layout to be provided at the DP Stage and based on functional design program produced by Cornerstone Planning Group.*

Staff Commentary:

Requirements for the Childcare to be met per the Plaza of Nations NEFC Civic Centre Detailed Functional Program, this includes (but is not limited to): area requirements, adjacencies, minimum clear height and minimum floor to floor height requirements, to the satisfaction of the Director of Facilities Planning and Development in consultation with the General Manager of the Vancouver Board of Parks and Recreation and the General Manager of Arts, Culture and Community Services.

As proposed, the indoor area does not meet the Childcare Design Guideline's space requirements or the minimum floor-to-floor height requirements. Please review the Childcare Design Guidelines for further detail at: <https://guidelines.vancouver.ca/guidelines-childcare-design.pdf> and provide a test fit to demonstrate that the requirements of the Childcare Design Guidelines for a 69-space facility can be met in the space proposed. Mechanical rooms, storage rooms and end-of-trip facilities should be identified and labelled.

Provide a shadow study to demonstrate that the outdoor play areas will receive 3 hours of direct sunlight per day at the winter solstice, or on February 1<sup>st</sup>, two hours of which should occur during the typical playtimes of 9:30-11:30 am or 1:30 – 4:00 pm

**Rezoning Condition 58: Design development to the civic centre to ensure a clear presence in the public realm with visibility, prominence, and clear connections to the future Georgia Plaza and if feasible on the central plaza; and to ensure highly visible, inviting and accessible public access to the civic centre rooftop terrace from grade at the waterfront.**

**Note to Applicant: The eastern corner of the civic centre will be an opportunity for a corner element and entry expression that is designed to welcome and draw people in from the future Georgia Plaza area and waterfront. See also Conditions (b)10 and (c)32.**

**Applicant Response:**

*Unified expression/materiality for civic centre, Grand Stairs, Pedestrian Bridge, Waterfront Steps etc. is being explored as design element that will highlight and unify the development's public amenities (Refer to Arch. Drawing A.601 'Perspectives' and Design Guidelines 'Special Moments')*

*Furthermore, the civic centre has been positioned to ensure a clear presence in the public realm, strategically positioned by the Georgia Plaza to ensure it is highly visible and inviting for the public. The civic centre design will be further developed to the satisfaction to the City at the DP stage, in consultation with City staff.*

Staff Commentary:

Requirements for the entrances to the Civic Centre should be as outlined in the Plaza of Nations NEFC Civic Centre, Detailed Functional Program.

Demonstrate that access to and the Pedestrian Bridge and access to the civic centre rooftop terrace is wheelchair accessible.

**Rezoning Condition 60: Provision of civic centre within a single air space parcel. Design development to provide for single atrium entrance for community centre and ice rink with the capacity to share function space and washrooms, and also secure and operate community centre and ice rink independently.**

**Applicant Response:**

*The civic centre is provided within a single air space parcel.*

*A single shared double-height entrance is provided with ability to secure and operate community centre and ice rink independently (Refer to Arch. Drawings A.101-A.106)*

Staff Commentary:

A shared entrance between the Music Presentation Centre and the Civic Centre has not been shown on the current plans and furthermore this would not meet the intent of the space requirements per the *Plaza of Nations NEFC Civic Centre Detailed Functional Program*. Note that distinct entrances and lobbies for the Music Presentation Centre and the Community Centre are required at ground level, refer to the *Plaza of Nations NEFC Civic Centre Detailed Functional Program* for complete requirements .

**Rezoning Condition 62: Provide separate dedicated mechanical and electrical rooms with separate metering for community centre, childcare facility, and ice rink.**

**Applicant Response:**

*Mechanical services for the community centre, childcare facility, and ice rink will be separately metered. The separate dedicated mechanical and electrical rooms for these different programs are provided at P1 and P2 levels (Refer to Arch. Drawings A.097-A.099). Metering for all major energy end uses has been adopted through the Green Buildings Policy for rezoning. (Please refer to the Sustainable Design Strategy Report, Green Building Policy for Rezoning section)*

Staff Commentary:

Mechanical and Electrical concepts for the Civic Centre to be provided and approved before the first DP is submitted.

**Rezoning Condition 63: Design development of the community centre to meet structural requirements of the high-importance category classification as defined by the Vancouver Building By-law. Design development to provide capacity to connect to portable emergency power supply to support post-disaster shelter functions including commercial kitchen, washrooms, lighting and heating.**

**Applicant Response:**

*Community centre will be designed to meet the high-importance category classification under wind and earthquake provisions as outlined in the BCBC 2018. Detailed design to be provided at the DP Stage.*

Staff Commentary:

The emergency generator must be located to the satisfaction of the General Manager of REFM and the General Manager of the Vancouver Board of Parks and Recreation.

**Rezoning Condition 65:** To achieve a goal of near zero GHG emissions in new buildings the following strategies are required to be incorporated into new city-owned buildings:

**Rezoning Condition 65d)** Mechanical and control systems should be designed to be as simple as possible to reduce maintenance costs and the need for specialized maintenance expertise; and  
**Note to Applicant:** A preliminary energy modelling exercise must be undertaken during the preliminary design stage to evaluate options for design of the building envelope, mechanical and electrical systems, and energy conservation measures (ECMs) which meet or exceed the City's energy performance target and make the most sense for the project based on energy and GHG savings, financial impact and ease of maintenance.

**Applicant Response:**

*Mechanical systems will be designed to simplify maintenance requirements and provide a robust yet simple controls system. Energy modelling has been adopted through the Green Buildings Policy for rezoning and would be provided at the Development Permit stage for each building.  
(Refer to the Sustainable Design Strategy Report, Green Building Policy for Rezoning section)*

Staff Commentary:

Mechanical and Electrical concepts for the Civic Centre to be provided and approved before the first DP is submitted.

**Rezoning Condition 65e)** The ice rink must be designed using CO2-based refrigerant systems and incorporate heat recovery which will be use to heat the ice rink and other city-owned facilities.

**Applicant Response:**

*The Ice Rink cooling system will be designed using a CO2 based refrigerant system. As per discussions with CoV Engineering waste heat from the Ice Rink cooling system shall be either recovered for use within the Ice Rink or exported to the NEU.*

Staff Commentary:

Please reference the latest document for City of Vancouver latest strategy related to Ice Rink Refrigerant.

• **Conclusion:**

The proposal is generally well resolved. Staff recommends approval of this preliminary development application subject to the conditions noted in this report.

## **URBAN DESIGN PANEL**

The Urban Design Panel reviewed this application on October 8, 2016, and provided the following comments:

### **EVALUATION: Support with Recommendations (8/0)**

- **Introduction:**

#### **Rezoning Planner + Project Facilitator Summary**

John Freeman, Project Facilitator and Cynthia Lau, Rezoning Planner, gave an overview of the Preliminary Development Permit (PDP) Process. The Preliminary Development Permit or PDP is a stage between the Rezoning and the Development Permit or DP processes. The level of detail is still at a master planning stage in order to more effectively deal with the large scale of the proposed development. The conditions of approval being considered by the Development Permit Board will be applicable to each subsequent Development Permit Application. Additionally the conditions approved by Council at the public hearing on July 10, 2018 will also continue to apply throughout the development process at [750 Pacific Boulevard](#) (Plaza of Nations), Northeast False Creek Sub-area B.

The PDP will serve as an important reference tool where key aspects are identified and ultimately approved for further detailed design development. These would include, but are not limited to: density distribution, form of development and massing, anticipated uses as per the CD-1 By-law, provision and distribution of non-market and market housing units, and the delivery of a Civic Centre to the satisfaction of the Director of Planning, General Manager of Engineering Services, General Manager of the Vancouver Board of Parks and Recreation, General Manager of Real Estate and Facilities Management, General Manager of Arts, Culture and Community Services, and the Director of Legal Services.

#### **Senior Urban Designer's Summary**

Patricia St. Michel, Senior Urban Designer for the Northeast False Creek gave overviews of the Northeast False Creek Plan to set the context for the Plaza of Nations' development.

St. Michel noted that the replacement of the Georgia Viaducts with a more resilient at-grade street network was crucial in reconnecting this part of the NEFC to the wider downtown context, as well as to Chinatown as well as the Viaducts land which once housed the city's Black Community. It will also be an opportunity for reconciliation with First Nations, particularly through the design of a future park and shoreline. From a public realm improvement perspective, the future Georgia Street will slope down gradually 50 ft. in elevation height and terminate at the water edge in a new Georgia Plaza. This is a conscious effort to connect the urban with the natural.

St. Michel then noted there is also a change from how pedestrian and cycling movements are planned in the subject site. In a departure from the rest of the creek – the seawall cycle path moves away from the water's edge through the park, and in the Plaza of Nations site, along an active waterfront pedestrian only promenade.

Concluding her section, St. Michel noted this project also pushes for exploration of different typologies that go beyond the typical tower-podium form. The stepped and terraced building forms are intended to bring green and access up the levels and are shaped to frame and preserve valued views to the iconic spire lights of the stadium from False Creek.

#### **Development Planner's Summary**

Following from St. Michel's overview of the Northeast False Creek Plan, Development Planner Patrick Chan introduced the project's overarching design directions:

### **Bow and Terrace:**

Two parabolic bows float over the site – a larger bow located along Pacific Boulevard, and a smaller one over the central-plaza. The bows help to ensure views to the stadium are less impactful, but more importantly act as envelopes that produce the terrace form, which defines all three buildings on site.

The terrace form help achieve a number of urban design objectives:

- New Typology: It inserts itself as a new typology against Vancouver's typical tower-podium backdrop, thus adding to the overall visual-spatial distinctions in the skyline.
- New Relation to the Water Edge: Tapering down to the water-edge, the terraces present a new interface between the buildings and the water-edge – a smoother transition from the vertical building to the horizontal ground or water plane.
- Substantial Above-Grade Planting: The terraces lend an opportunity more substantial plantings to occur. This helps reinforce one of the key design concept of the greenery being extensive from the ground-plane to the buildings.
- Improve Natural Lighting: Shifting the massing away from the water-edge helps reduce the amount of shading onto the Central Plaza and other at-grade publicly accessible spaces, compared to using the typical tower-podium form.

### **Diversity in Architecture:**

While the Bow-and-Terrace shapes the overall massing, Chan pointed out the three buildings are still much larger than the typical buildings in Vancouver. As such, care should be taken to ensure the buildings do not appear as undifferentiated monoliths. To this end, the concept of "Diversity in Architecture" was introduced in the Rezoning Design Guidelines. The intention is to break up excessive bulk and expansive horizontality by segmenting the blocks and their wings into more discrete vertical volumes.

The following are some strategies that may help achieve this:

- Flex Zone: This is a 6 ft. zone to accommodate the push and pull of wall-planes, cantilevering volumes and balconies to break up bulk.
- Special Elements: These are projecting volumes to add variety to the wall-planes.
- Varied Façade Treatment: Primary façades can be treated differently – variations in texture, balconies, slab-edge expressions, wall-plane undulations, etc.
- Varied Ground-Floor Façade: The first few floors where the pedestrians interact most with should feature enough variety to bring distinction to different building identity and program. This will also enrich the public realm.
- Vertical Green: Different planting / planter sizes with varied tree types can be used to break the regularity of the terraces, especially at the terrace-edges.
- Portals and Bridges: Portals and bridges can be used to punctuate the building faces at the ground-level, thus adding visual interests to the pedestrian realm.

### **Legibility of Diversity at Different Scales:**

It is important that what ultimately is expressed as Diversity in Architecture will be legible not just at a close-up distance to the buildings, but also at bigger scales. To this point, Chan introduced three scales to attend to in subsequent iterations of the buildings:

- City Scale: This pertains to how the buildings are perceived from across the Creek. This asks how the undulations, fold, creases and varied slab-edge and balcony treatments remain perceptible and not fade into the overall terrace-mountain mass.
- Block Scale: This pertains to how this diversity is presented when viewed from two or three blocks away, along Pacific Boulevard, the Boardwalk and Cambie Bridge.

- Building Scale: This pertains to how diversity and variation work when viewed at the ground-plane level. For instance, how can the larger planar shifts continue or transition to a finer pedestrian scale.

Chan summarised this project as one that can achieve diversity within the parameter of the bow-and-terrace form – unity in diversity.

### **Landscape Planner's Summary**

While Chan focused more on the buildings, Landscape Planner Ding Yu addressed the public realm, landscape design and sustainability measures.

#### **Key Public Places:**

The large site provides many opportunities for new kinds of public and semi-public spaces to be created.

For example:

- Central Plaza: This is the central axis that provides not just an event space but is the connector linking the Stadium's future Pacific Boulevard entry to the new Waterfront.
- Waterfront Plaza: The boardwalks coming in from both the east and west widens into the new Waterfront Plaza which is also the terminus of the central plaza axis. This Waterfront Plaza provides the space for additional programming and steps down to the water where non-motorised watercrafts can dock.
- Grand Stairs: The most apparent public space feature is the Grand Stairs that lead from the Waterfront Plaza up to a second-level semi-public deck, as well as to a bridge to cross to the Civic Centre. The Stairs form a clear line of movement connecting the ground-plane to the upper-levels.

#### **Sustainability Measures:**

Ding also pointed out that many of the architectural and public realm treatment are hinged on the Northeast False Creek Plan's high standards for sustainability, resiliency and biodiversity. For example:

- Planting on Upper Levels: Adequate growing medium is important for substantial planting to proceed. A diversity of trees and layering can help break the massing and horizontality. However, the maintenance of these planters and decks needs to be thoroughly planned in order for their intended effect to occur.
- Shoreline Treatment: A mix of soft and hard landscapes that interweaved is provided – the boardwalk and plaza that transitions into the legacy Forest. The landscape treatment at the water edge also takes into account Sea Level Rises and the sustaining of marine life.

### **Questions for Urban Design Panel**

Development Planner Patrick Chan brought the City Staff presentation to a conclusion with a series of questions. The questions, Chan pointed out, were aimed at:

1. Evaluating how the project's current stage has responded to the directions in the Design Guidelines and Rezoning Conditions; and,
2. Evolving the Design Guidelines through the subsequent individual Development Permits.

The questions themselves are divided into three groups: First, relating to massing and character, particularly how "Diversity in Architecture" is expressed. Second, relating to the public realm, particularly how the above-grade publicly accessible spaces are programmed and connected. Lastly, about livability, usability and maintenance. The panelists were then asked to comment on:

Massing + Character

- Expression of distinct volumes to reduce appearance of bulk and expansive horizontality.
- Vertical green elements in punctuating the regularity of the terrace-edge.
- Opportunities for upper-floor articulations to improve building identity and city skyline.
- Buildings' interface with and transitions to its surroundings as well as with each other.
- Perceptibility of architectural diversity at a City, Block and Building scales.

Public Realm

- Connection between at-grade and above-grade gathering spaces.
- Framing of public space between buildings, at the podium level.
- Legibility from Boardwalk and/or Pacific Boulevard to Central Plaza.
- Clarity of key entrances.

Livability + Usability

- Design of the terraces to help maintain the vertical green elements.
- Unit layouts with regards to livability, adjacency to above-grade open spaces, and privacy.

The planning team then took questions from the panel.

**Applicant's Introductory Comments:**

The applicant noted the inspiration is rooted in Vancouver's relationship with the mountains. The central idea is to look at how the mountain form can be evolved into a series of terraced gardens on different levels for everyone. As such, to have access to nature all around. This terrace form leads to a departure from the typical tower and podium form commonly seen in Vancouver. The terraced form also allow most units to have outdoor spaces that are south-facing and open to a view of the creek.

The applicant reminded the audience the previous Urban Design Panel's comments were to focus on the design guidelines, improve development on the western edge of the westernmost building, and improve access to the water edge. The applicant then demonstrated how they have addressed these concerns.

The applicant noted they have broken the site into character precincts. The intent is to have special moments unique to the character of each precinct. The aim is to develop a guiding framework for future architects to work from. Connections throughout the site is also important, and to this, the applicant highlighted how the Central Plaza will be a major destination as well as the key connector bringing pedestrian movement from Pacific Boulevard to the Waterfront Plaza. And from the Waterfront Plaza, one can move onto the Legacy Forest and the wider spans of boardwalks. The plazas could be activated with activities such as food vendors. Noting the connected multi-level public spaces, the applicant also spoke of the Grand-Stairs which connect the Waterfront Plaza to the upper-level public deck at Block C. From there, one can cross over to the community centre.

This idea of multi-level connection is also addressed in the terraced form which are lined with planters that link the ground-plane vegetation all the way up the buildings. The idea is to express a connected ecology, and a rainwater management system that is partly used to irrigate the plantings demonstrates one aspect of this connected ecology.

The applicant team then took questions from the panel.

**Panel's Consensus on Key Aspects Needing Improvement:**

Having reviewed the project it was moved by Ms. Schwartz and seconded by Ms. Davies and was the decision of the Urban Design Panel:

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

- Design development to provide further articulation of the buildings such as they read distinctly but exhibit a familial relationship. This is tied to demonstrating unique architectural expression. Further articulation would apply to not just the Pacific Boulevard elevation but other portions of the development;
- Design Development to the ecological story and the sustainability strategies;
- Consider ease of maintenance to those green spaces so they contribute to the legacy of the project (i.e. green parameter planters and terraces).
- Consider removal of a small portion of the marina for better access/views for non-motorized boats.

**Related Commentary:**

The panel supported the project with recommendations.

The panel commended both city staff and the applicant for all the work/thought that went into the project.

The design is exceptional, so different. It is a unique typology for Vancouver.

The project is much improved in terms of moves to the massing since the rezoning. Like the movement and the curvature and the articulation. It adds more dimension to the project – continue to take it further.

There were no concerns with the adjacent context; the panel noted it was a good response to the existing context especially on the end of Georgia but also to BC place.

There was support for the terrace concept.

The panel noted the following concerns.

Massing + Character:

The roof top is not very clear what the functions are amongst the broader goals. Will there be access up there. The tops of the building feel like a ‘buzz cut’ at the view cone, consider how the mechanical pieces will be dealt with given the visual prominence from the street/water level.

The planters add to the bulk of the building especially on the courtyard side, consider whether or not they are to be shaved down.

The façade along Pacific Boulevard reads as flat boxes and do not break up, the street wall is unrelenting. The box elements on Pacific Blvd. do not go far enough to break the mass/flatness.

The consisting quality of the terracing and greenery at the inner courtyards on the east and west building are a bit relentless.

Consider distinct identities of each building, this goes between the buildings and down to the commercial level and civic functions so they are more legible.

Like bold form and framing of BC Place.

Like departure from tower + podium.

The vertical boxes and greenery break up the mass.

Cinematic in how the forms change as one moves through the site.

Buildings will feel large because of the terracing.

Green makes it feel bigger, more massive – break up greenery especially the north buildings (west and east).

Terrace concept works well for building 1 but maybe not for all – it doesn't make each building unique enough.

Façade treatments are just texture – there is not a big articulation.

Can't pursue passive house with this language and massing.

There are some distinct identities for each building – retail and music space.

Pacific Blvd building boxes – consider more types or differentiation.

Where are the entries to the buildings – they need to be distinguished – civic, residential, and parkade.

The top floor of each of the building feels like the massing got a buzz cut. The need more meaning and habitat or some use.

The long horizontal runs of planting on all of the buildings, especially on the interior west/east sides of the “U” shaped buildings, feel institutional or office like.

The tops of the building are cut off, consider can one get access to the very top of each building, how much of it will be mechanical equipment.

Regarding articulation, consider a more familial in approach.

Mass is pushed up on Pacific Blvd. – consider undulation terracing.

The presented material proposes a blanket approach to green terraces on the buildings.

**Public Realm:**

The public realm is very well handled. There is a great variety of active and passive outdoor spaces. Great active/well programmed public realm.

Connects well to context, both immediate and beyond.

Other comments included consider breaking up the commercial space at the central plaza to a finer grain. There is a missing connection between the ecological and sustainability factors of the building.

Considering the scale of what is envisioned consider providing more breathing space to the bikeway and sidewalk adjacency along Pacific.

In regards to the marina consider moving the small sections that is adjacent to the grand stairs.

Consider the extraordinary canopy over the central plaza.

Consider a double row of street trees on Pacific Avenue; it supports this as a great street.

It is not clear how the accessible routes work. Consider incorporating ramps and make elevators on the outside of buildings so the vertical connections are more legible.

Previously the legacy forest was planted with too little soil volume resulting in it not thriving, consider providing more than 10 cubic metres of soil volume per tree especially in the central plaza. The panel noted the effort to engage the water front and provide nodes for relaxation and socialization was successful.

The panel liked the portals and noted they need public art.

Consider making the central plaza more organic and less rigid. Canopy over central plaza should be removable. Great to open up to the water's edge.

Push the lighting and paving pattern.

Like grand stair and floating stage but the stage may be too close to the bird habitat/forest.

Marina – remove small section closest to the floating stage so there is a stronger connection to the water and better visual access for non-motorized boats on the water to navigate a way to shore.

The panel supported how the boardwalk is wider than the street.

Like the rewilding of the legacy forest.

The proposal is missing a connection between the ecological factor and sustainability – for example the green roofs – what is their function. Water movement and soil depth. Biodiversity from the private roof decks down to the water.

The amenity strip between the bikeway and the sidewalk on Pacific Blvd. is 0.6m side – there's no furniture. Consider widening this strip so it feels like the great street it is supposed to be.

**Livability + Usability:**

The outdoor spaces for the social housing feels tight, consider acoustic units along Pacific.

Overall livability of project is successful.

Minimal overlook between units is good.

Outdoor space for social housing feels tight.

Acoustics of social housing on Pacific is not great.

**Applicant's Response:** The applicant team thanked the panel for their comments and provided further clarifications.

## **ENGINEERING SERVICES**

As a condition of rezoning and amendment to the CD-1 by-law, arrangements are being made to deliver infrastructure improvements and public statutory right of ways. These improvements include but are not limited to a re-constructed Seaside Greenway, electric vehicle charging stations, servicing improvements, public docks, and improved public realm. These improvements will be delivered as the site proceeds through phased development

The development relies on the infrastructure works delivered through the NEFC Plan to service the site. The NEFC Infrastructure Project is anticipated to be delivered in two phases, and Phase 1 delivery is required to support full build-out of this development. Phase 2, which includes the removal of the viaduct structures, is able to occur independently of this development's construction phasing and is not a pre-requisite to this development's build-out.

The form of development proposed within this application requires further refinement prior to issuance of the first phased development permit. Standard Condition A.2.4 requires that the internal road meet universal accessibility standards and that pedestrians are prioritized in a future lively public realm. Bicycle circulation through the site also requires further refinement to provide connections between Pacific Boulevard, Seaside Greenway, and the Civic Centre (See Standard Condition A.2.6).

Further to concerns regarding safety to the existing Cooper's Lookout parking entrance, vehicular traffic will be prohibited from accessing Cooperage Way through the site's internal road as required by Standard Condition A.2.5. Design development will be required to allow safe pedestrian access to the proposed site amenities. Public access is secured through the registered agreement on title - Smithe Street Mews Statutory Right of Way Replacement Agreement (BB0908143-8).

In keeping with the NEFC Plan (12.14.11) the residential parking proposed for the site will be unbundled from residential units and available to rent in order to meet the changing needs of residents over time (Standard Condition A.2.20). The application currently proposes a parking supply in excess of City requirements, and staff encourages the applicant to reduce parking requirements and supply with provision of their Transportation Demand Management Plan (A.2.11).

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 Planning for CPTED are contained in the prior-to conditions noted in Appendix A attached to this report.

## **LANDSCAPE**

Overall, staff supports the significant contribution to public realm, sustainability, resiliency and biodiversity offered by a series of public and semi-public open spaces on grade and above grade, terraced landscape that extends the natural environment from the water's edge through the architecture to the rooftop, as well as a renewed legacy forest and enhanced shoreline.

Upper level plantings are integral to the project, contributing to architectural expression, urban ecology and biodiversity. A number of the rezoning conditions as well as recommended condition 1.2 and 1.10 seek further development of this concept from an ecological and green infrastructure standpoint, as well as the provision sufficient growing medium, irrigation and maintenance to ensure the establishment, growth and long term health of these upper level plantings.

For the ground level landscape treatment, the PDP and subsequent development permit phase landscape plans should also be exemplary in specifying best practices, construction methods and maintenance requirements that support healthy landscapes and ecosystems. The use of soil cells for

street trees and the provision of extra soil depth for trees in the central plaza are highly supported. The ground level and upper level landscape treatments should be considered holistically to provide maximized ecological and green infrastructure benefits.

Visual and physical connectivity is another key consideration. While a network of pathways, stairs, ramps, elevators and a bridge have been proposed to connect key public spaces, further design development is needed to ensure the provision of a welcoming, universally accessible and enjoyable route to the water's edge. This is further elaborated in Recommended Condition 1.3, and strengthened by Standard Condition 1.31 to ensure that enhanced flood protection methods can still allow for access and views to the water.

Besides providing spaces for public life, the waterfront and shoreline treatment also contribute to restoring urban ecology. The legacy forest is lined with riparian edges and rocky intertidal zone, and the hard-edge portion of the seawall features habitat shelves. Recommended Condition 1.4 and Standard Conditions A.1.16 and A.1.17 seek for further development of these habitat areas, as well as a habitat plan and maintenance specifications to ensure successful implementation and long term health.

The recommendations of Landscape Review are contained in Appendix A attached to this report. See also the *Marine Rocky Intertidal Guidelines for NEFC* in Appendix H and the Rezoning Condition 38.

## **HOUSING POLICY & PROJECTS / SOCIAL POLICY & PROJECTS / CULTURAL SERVICES**

Childcare spaces are in short supply across the City, with 42% of needs being met citywide for 0-4 year olds. The Central Network Area, which includes Northeast False Creek, has 54% of needs met for 0-4 year olds. The need for infant and toddler care for 0-2 year olds is particularly acute, with only 30% of need met in the Central Network Area. The creation of 1.6 million square feet of new residential space as proposed for the Plaza of Nations site will require significant community amenities including a new childcare is needed to meet the associated growing demand.

The project is expected to deliver a fit, furnished and equipped turnkey 69-space childcare facility to be owned by the City of Vancouver. The childcare must meet the requirements of the City of Vancouver's Childcare Design Guidelines and Childcare Technical Guidelines, as well as Provincial licensing requirements.

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

## **REAL ESTATE AND FACILITIES MANAGEMENT**

The Northeast False Creek Civic Centre is comprised of four major components: Community Centre, Ice Rink with related Community Use Spaces, a 69 Space Child Daycare Facility, and Music Presentation Centre.

The new ~100,000 ft<sup>2</sup> Civic Centre will be provided to the City as an in-kind contribution in "turn-key" condition including construction, fitting, furnishing, and equipping, designed and built to the satisfaction of the Director of Facilities Planning and Development, the General Manager of the Vancouver Board of Parks and Recreation, the General Manager of Arts, Culture and Community Services, and Community Care Facilities Licensing (CCFL). Staff will largely refer to the "Plaza of Nations Northeast False Creek Civic Centre Detailed Functional Program" and prepared by Cornerstone Planning when reviewing the area and functional requirements of the Civic Centre.

Staff expect to continue working with the applicant to further design development of the Civic Centre. Test fits will be required to demonstrate how major components will be laid out and how minimum floor areas, and minimum floor-to-floor heights and clear ceiling heights will be achieved. One of the key challenges given that functions will be distributed over several levels, is locating each component of the program

appropriately within the facility to meet varying requirements for access, adjacency, and acoustical separation where appropriate.

As design development of the facility continues consideration will need to be given to avoid stacking of dissimilar programs or to providing acoustical treatments to limit sound travel from louder spaces such as the Ice Rink, Gym and Fitness Centre to Performance Spaces in the Music Performance Centre. See Standard Condition A.1.38 and A.1.45.

Design development will be required to ensure optimal room configurations in order to maximize functionality of spaces for their proposed programming. Design development of circulation and access within the facility will be needed and should allow for ease of user orientation and way-finding. In some cases, elements of the program will require access beyond the regular operating hours of the Civic Centre. Also, consideration should be given to providing controlled access to spaces such as the Community Centre, Performance Spaces, and Child Daycare from outside the controlled access zones during extended hours.

The Civic Centre will require dedicated parking, loading, and pick-up/drop-off spaces, as well as mechanical and other service spaces. Further design development to the parking level is being sought through Standard Conditions A.1.31, A.1.38, A.1.39, A.1.40, and A.1.41.

Provision of mechanical and electrical design concepts should be submitted for review and approval, and the locations for the mechanical equipment (including the emergency generator) should be identified to ensure there is no potential for air and noise pollution, vibration, access, maintenance and servicing requirements. See also Recommended Condition A.1.41.

## **CULTURAL SERVICES**

### **Music Presentation Centre**

In September 2019, Vancouver's new culture plan, *Culture|Shift: Blanketing the City in Arts and Culture*, was approved by Council along with the embedded cultural infrastructure plan, *Making Space for Arts and Culture* and the *Vancouver Music Strategy*. *Making Space for Arts and Culture* identifies a target of 800,000 square feet of new, repurposed or expanded, affordable cultural space over the next ten years. Dedicated music space, is a particular priority, given the vulnerability to displacement for live music spaces, music studios, rehearsal and production spaces. The *Vancouver Music Strategy* stresses the need for creating more music spaces and for increasing access, availability and use of venues. Specific recommendations include exploring the option of (all-ages) music performances in community centres and exploring the development of rehearsal/production/work spaces in mixed-use developments. Securing this unique all ages purpose-built Music Presentation Centre as part of a civic centre within a mixed-use development is an opportunity to create an acoustically excellent hub dedicated to music presentation, rehearsal, and education. This amenity will be secured long-term and operated by an arts and culture non-profit organization, ensuring long-term affordable access for Vancouver's music community. The Northeast False Creek Plan additionally includes policy to partner on the creation of operationally sustainable arts and cultural spaces that are affordable and accessible to the public, including indoor music presentation spaces. Ensure that loading access (e.g. double doors, wide corridors, ramps, freight elevator if on different floor, etc.) are adequate and efficient; The venue and all support and ancillary spaces must be adequate and fully accessible for audience, technicians, performers and staff; and ensure that there is appropriate seating near the stage for people with mobility/standing issues, as per forthcoming Accessibility and Inclusivity Study provided by Vancouver Independent Music Society.

## Outdoor Space

*Making Space for Arts and Culture* includes priority within its target of 800,000 square feet of new, repurposed or expanded, affordable cultural space, to secure large outdoor spaces with functional infrastructure for performances including both amplified and non-amplified music, particularly capacities from 8,000 to 50,000. The *Vancouver Music Strategy* also prioritizes exploring, designating and activating outdoor spaces to encourage (non-amplified and amplified) music performances, and exploring the development of outdoor event space than can accommodate 50,000 people. The NEFC Plan includes policy to partner on the creation of operationally sustainable arts and cultural spaces that are affordable and accessible to the public, including flexible, inclusive, accessible space with requisite infrastructure in parks and plaza spaces that can be used for small-to-large scale (up to 15,000 people), day-and-night, amplified outdoor uses including but not limited to: performances, festivals, events, market vending opportunities for artists and artisans, screenings and projections.

## BOARD OF PARKS AND RECREATION

The project offers a strong contribution to the waterfront public realm through generous public space provision, access through the site for pedestrians and cyclists, as well as significant provision of recreation facilities. The Detailed Functional Program will be an essential factor in this project's success.

Given the extensive marine structures proposed on and near the waterfront, opportunities to create, protect, and enhance habitat and biodiversity should be explored to the maximum extent possible. Tree and plant species selected should not only enhance biodiversity, but should reflect the Pacific Northwest, and provide year-round regionally-specific character to this waterfront site. In general, opportunities should be explored to increase the provision of planted area relative to paved / hard surface through continued design development (see also Landscape Standard conditions).

To ensure the longevity, usability and health safety of the site and adjacent parks, it is important to ensure adequate dog relief areas are provided throughout the site at key locations such as building entrances. See the *People Parks and Dogs (2017)* strategy for more detailed information: <https://vancouver.ca/files/cov/people-parks-dogs-strategy-report.pdf>.

The new dock proposed represents a significant opportunity for non-motorized watercraft such as kayaks, canoes etc. Through design development, public access to these facilities for such uses should be encouraged and limited storage of non-motorized craft explored. To support this public use in a manner that does not jeopardize ecosystem health and water quality, adequate pump-out and wash stations must be provided for public use. See *On Water: Vancouver's Non-motorized Watercraft Strategy (2019)* for further information: <https://vancouver.ca/files/cov/2019-06-05-on-water-strategy-web-version-rev-1.pdf>. Further, it is imperative that through design development the dock is designed to provide universal access in accordance with City Guidelines (see also Engineering Standard conditions).

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

## ENVIRONMENTAL PROTECTION BRANCH

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

## SUSTAINABILITY

In addition to a single-phase site-wide project energy model demonstrating compliance with the site TEUI and GHGI performance limits (as specified in Green Buildings Policy for Rezoning amended February 7, 2017, the May 2, 2018 Building By-law report to Council, and the Zero Emissions Building Plan for planned 2025 and 2030 requirements), the design team shall demonstrate

compliance with the TEDI limits for the development contained within each building permit, and report the TEDI of each structure. One of staff's primary concerns for a single-phase site-wide project model incorporating all structures is the potential it creates to allow for higher performing buildings to trade-off with lower performing or even non code-compliant buildings.

As the project design progresses, the City will require regular updates to the site-wide project model, including the TEUI, TEDI, and GHGI values for each structure. These updates will occur at each DP and BP stage, as well as any time a potential barrier to achieving the performance limits is identified for individual building permits or the project as a whole. These updates must show how changes to Building By-law performance limits over time have been incorporated into the site-wide project model, and how the site-wide energy approach achieves the GHGI limits. Performance changes to building designs already approved will also require updated models and shall demonstrate compliance with applicable performance limits are maintained.

Please see the requirements of the *Rezoning Policy for Sustainable Large Developments* <https://bylaws.vancouver.ca/bulletin/R019.pdf>

### **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, firefighting access and energy utilization requirements.

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

### **NOTIFICATION**

On December 11 2019, 3564 postcards were sent to neighbouring property owners advising them of the application and offering additional information on the city's website. Site signs were confirmed installed on December 10, 2019.

An Open House scheduled on January 15, 2020 but had to be cancelled on the morning of the 15<sup>th</sup> due to snow and poor mobility conditions. However, approximately 40 people turned up for the cancelled open house and were greeted by the applicant team.

A date was re-scheduled for February 3, 2020 from 4-8 pm. An additional 3,034 postcards were delivered to re-notify neighbours of the new open house date. Notice was posted on the City webpage, events page and City social media streams. Stickers were added to the site signs alerting the public of a revised open house date.

A total of 13 emails were received in response to the postcard notifications prior to a decision by the Development Permit Board: 6 in support 3 opposition and the remainders looking for more information.

On February 3, 2020, the open house was attended by CoV staff from Engineering, Planning, Development Services and the applicant team. 101 members of the public attended the open house. The applicant team stayed at the venue to welcome the public, engage in conversation and answer

questions that came up regarding the proposed development. Approximately 101 attendees were counted by City staff. 82 people signed in. 19 written comments were received: 3 undecided, 13 in support and 3 against.

The comments generally focused on the following issues or concerns:

**Protection of views of BC Place, False Creek and from Coopers Landing to False Creek.**

Staff Response: One of the guiding principles of the NEFC Plan is to preserve views of the stadium from across the creek. Planning has been working with the applicant team to ensure views of the stadium spires, lights and from the stadium to the water are retained. Views from the seawall will be improved with the waterfront treatment. Please see Recommended Conditions 1.3, 1.4 and 1.5.

Views to False Creek from Pacific Blvd and within the development have been addressed by staff in order to retain and improve views of the water. The upper decks and publicly accessible balconies offer new views as well as the important visual connection along the new public plaza from Pacific Blvd to the water's edge. Views from Coopers Landing will be impacted by the development but staff have worked with the applicant team to mitigate the loss of views and have further made requirements in Recommended Condition 1.7.

**Form, scale and massing of the buildings and design development since rezoning**

Staff Response: The approved rezoning has numerous conditions relating to the refinements to reduce the massing and horizontality. Please see rezoning form of development conditions # 1, 2 and 3 and respective staff commentary. Staff have focused on articulating the tops of the individual buildings, facade variation and breaking the apparent monotony of the horizontal lines with vegetation, planar shifts and more specifically through the following Recommended Conditions: 1.3, 1.5 and 1.8.

**Concerns about affordability and lack of rental units**

Staff Response: There are a minimum of 380 units of publicly owned social housing units required under the approved rezoning. Purpose built rental is an allowable use under the pending amendment to the zoning but no units are currently proposed. No conditions have been added to require market residential rental units. Staff have clarified further with the Standard Condition A.1.31. This development is subject to the local buyers first policy as per Rezoning Condition 34.

**Integration of market and Social housing**

Staff Response: The *Housing Design and Technical Guidelines* determine the details of how the social housing units can be integrated with the market residential units as well as requirements of unit design. Staff have clarified further with the Standard Condition A.1.22.

### **Potential for hotel spaces**

Staff Response: Hotel is an allowable use within the pending amendment to the CD-1. Please see Section 3.2(g) for details. Staff would be supportive of hotel spaces within the commercial floor area of the development but there is no requirement for hotel spaces.

### **Sustainability and embodied carbon concerns**

Staff Response: The NEFC Plan outlines some robust principles and goals for sustainability including reduction of GHGs emissions of the buildings to near zero with high performance envelopes, minimal thermal bridging and connecting to a low carbon source for heating and domestic hot water. The Public facilities will be built to Passive House standards or approved alternative as per the rezoning condition 65(a). Please see Standard Conditions A.1.28 and A.2.32 as well as Sustainability commentary.

### **Phasing of construction and timely delivery requirements of the rezoning**

Staff Response: The requirements of the Enactment Conditions, approved by Council in the rezoning, ensure that the developer will need to deliver, in the earliest phases, the Civic Centre, Plaza, childcare and Social Housing. 325 million dollars will be secured through this rezoning as a public benefit to the City. Please refer to rezoning conditions 41, 43, 46 and 49. Staff are working with the design team to ensure in the subsequent Development Permits these public benefits are appropriately delivered. Please see Recommended Conditions 1.1 and Standard Conditions A.1.22, A.1.23, A.1.28, A.1.37, A.1.38 and A1.43.

### **Green mobility strategies within the development and connections to other parts of the city**

Staff Response: The NEFC Plan has ambitious goals to reduce car trips in private cars and encourage mode shifting to walking and rolling in the neighbourhood. An improved seawall and bi-directional bike routes on Pacific Blvd in the NEFC Plan are reflected in the development proposals. The portal under Building C had divided the flow of faster moving bikes from slower modes along the seawall in front of Building C. Staff have provided feedback to the applicant team with the following conditions: Please see Recommended Conditions 1.5 and Standard Conditions A.2.13 and Engineering commentary

Limits on the use of private cars within the public realm have been carefully placed to balance the needs for access and loading with those of more vulnerable users of the space like pedestrian, people in wheelchairs, on bikes or children. The guiding principles of the NEFC Plan and the approved rezoning push the goals of Transportation 2040 to attain the 2/3 of trips to be made by walking biking and rolling. Staff are working with the applicant to provide infrastructure to support a shift in modes to support these goals. Please see the requirement to reduce the parking on site to a minimum as per rezoning Condition 87. See also Recommended Conditions 1.5 and Standard Conditions A.11 and A.2.20.

Bike route connections will be made to the Dunsmuir Connector (more information can be found here: <https://vancouver.ca/home-property-development/streetscape-design.aspx>), to West Georgia St, along Pacific Blvd to the east and to the west. The final design will be continuous and interconnected. Design details are being discussed with City staff and the applicant team to ensure optimization wherever possible. The subsequent Development Permits will need to propose measures through a Green Mobility Plan as detailed in the rezoning condition 19 and the Standard Conditions A.2.6 – A.2.19

### Quality of new public spaces

Staff Response: Robust policies are laid out in the NEFC Plan as well as the requirements of the rezoning. The applicant team, working closely with City staff, have progressed with the Design Guidelines in public realm planning. The Plaza, seawall renewal, Civic Centre and connection through the site are all new contributions of the development as required by the rezoning and PDP. Staff have clarified with the following: Recommended Condition 1.4, 1.5 and Standard Conditions A.1.17 and A.2.24.

### Lack of School capacity in the neighbourhood

Staff Response: The Ministry of Education in conjunction with the Vancouver School Board determine where schools should be located and what capacity should be provided. The City has set aside land in the Olympic Village for the provision of a new elementary school but no funding has been set by the Ministry. A new school will be built in the Westend to replace Lord Roberts Annex at 1150 Comox in the next few years but timelines, budgets and approvals are still pending. The City is working closely with the Ministry and Vancouver School Board to coordinate school projects including the planning of new schools and seismic upgrading of existing schools. See the *Southeast False Creek Official Development Plan*: <https://bylaws.vancouver.ca/odp/odp-southeast-false-creek.pdf>

### Diverse commercial uses and retail curation

Staff Response: One of the guiding principles of the NEFC Plan is to create to a vibrant entertainment district with a strong retail presence. A diversity of commercial spaces and adjacent public realm along with a resilient retail curation strategy will be needed to achieve the goals laid out by the approved rezoning. Anchor tenants like a neighbourhood grocery would be supported by staff as well as smaller, fine grained commercial enterprises. Please see Recommended Condition 1.6

### Restrictions of the view cones

Staff Response: One of the guiding principles of the NEFC Plan is to preserve views of the stadium from across the creek. Planning has been working with the applicant team to ensure views, of the stadium spires, lights and from the stadium to the water, are retained. Council approved an amendment to the *General Policy Higher Buildings* to include the consideration for piercing the view cones at the corners of Pacific Blvd and West Georgia St. Please see details here: [https://guidelines.vancouver.ca/H005\\_2018Feb13.pdf](https://guidelines.vancouver.ca/H005_2018Feb13.pdf) Views from the seawall will be improved with the waterfront treatment. Please see Recommended Conditions 1.3, 1.4, 1.5 and Standard Conditions A.1.24

### Sustainability, access to the seawall and vegetation cover

Staff Response: New habitat will be created as laid out in the NEFC Plan from below the tideline to the rooftops. The rezoning requires a plan to detail how the habitat will be created, maintained and what flora/fauna species will be targeted for benefit. Staff will be looking for an increase in biodiversity, canopy cover and pollination as well as potential water quality improvement with the proposed development. The rainwater management plan will also play a role in how and where vegetation is proposed. Please see Recommended Conditions 1.3, 1.4, 1.5 and Standard Conditions A.1.16  
The seawall and access across the site will remain open during the phases of construction. Temporary diversions may be needed to maintain public access to the seawall at time.

**Non-vehicular access from Plaza of Nations to Coopers Landing**

Staff Response: City staff are aware of safety concerns brought forward by the residents of 33 Smithe St regarding traffic from Smithe St to the proposed internal road adjacent to Building A. There is no vehicular access across the property line from Plaza of Nations to Coopers Way but Staff support non-vehicular access to the public amenities at Plaza of Nations. See Standard Condition A.2.5. Also Public access is secured through the registered agreement on title - Smithe Street Mews Statutory Right of Way Replacement Agreement (BB0908143-8).

**Public benefits, Community and Music Presentation Centres**

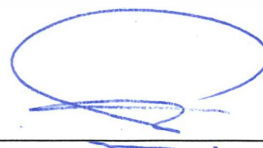
Staff Response: The delivery of 325 million dollars of public benefit is laid out in the approved rezoning form of development and Enactment Conditions. A minimum of 380 units will be social housing, a Civic Center with Community Centre, music presentation centre; ice rink, a 69 space childcare as well as the renewed seawall are all delivered through the conditions of the rezoning. The Plaza, public realm treatment, legacy forest will also be developed through subsequent Development Permits. Please Standard Conditions A.1.16, A.1.28 and A.1.43.

**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 [and Official Development Plan *(if applicable)*] 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.

The Staff Committee supports this proposal subject to the conditions contained in this report.



M. So  
Acting Chair, Development Permit Staff Committee

  
(for Paul M.)

Paul McDonnell  
Development Planner



Katrina Hsieh  
Project Coordinator

Project Facilitator: J. Freeman

## DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the first Development Permit:

### A.1 Urban Design Standard Conditions

- A.1.1 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm;
- A.1.2 an acoustical consultant's report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;
- A.1.3 written confirmation shall be submitted by the applicant that:
  - i. the acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
  - ii. adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
  - iii. mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555;
- A.1.4 identification on the architectural drawings of any built features intended to create a bird friendly design;

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

### Development Review Standard Conditions

- A.1.5 provision that the Design Guidelines for this CD-1 are adopted as part of the CD-1 By-law enactment to the satisfaction of the GM of PDS;
- A.1.6 a text amendment will be required, prior to the issuance of the first development permit for Blocks 'B' or 'C', to reflect the distribution of commercial floor area as illustrated in this preliminary development permit and subsequent development permits;
- A.1.7 clarification of any anticipated uses not mentioned or provided in the PDP, but allowed for in the CD-1 By-law;

**Note to Applicant:** Uses such as dwelling uses, commercial uses, community centre, ice rink, child day care facility cultural and recreational uses have a minimum and/or maximum floor area provision. Confirmation that all future uses will meet the CD-1 By-law limit(s) is required. See also to Recommended Condition 1.2.

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- A.1.8 confirmation that the floor area and density meet the minimum/ maximum permitted in the CD-1 By-law, the *False Creek North Official Development Plan*, *Child Care Facility Guidelines* and *High-Density Housing for Families with Children Guidelines* and *Recreational Facility Technical Guidelines*;

**Note to Applicant:** There are no exclusions for floor area unless noted under the CD-1 By-law. All floor areas to be accounted for. This includes all below ground circulation areas, mechanical rooms and storage areas. See also to Recommended Condition 1.2.

- A.1.9 confirmation of the number of proposed residential dwelling units meet the minimum number of bedroom requirements, dwelling unit type and size meets the minimum requirements in the CD-1 By-law, Section 11.10 of the Zoning and Development By-Law, *Child Care Facility Guidelines* and *High-Density Housing for Families with Children Guidelines*, and the *Social Housing Guidelines*;

**Note to Applicant:** See also to Recommended Condition 1.2.

- A.1.10 confirmation that the all building heights do not exceed the maximums in the CD-1 By-law and the *Vancouver Protected View Cones Guidelines*;

**Note to Applicant:** Calculation of height is to the top of the highest structure and calculated from a base surface as indicated in the CD-1 By-law. See also to Recommended Condition 1.2.

- A.1.11 confirmation that the Parking, Loading, Bicycle and Passenger spaces meet the minimum/maximum permitted in the Parking By-law and the *Childcare Design Guidelines*;

**Note to Applicant:** Future proposed uses may significantly impact the number of spaces required and permitted. See also to Recommended Condition 1.2.

### Standard Landscape Conditions

- A.1.12 design development to the tree planting strategy to provide a quality public realm, enhance biodiversity, and to ensure that appropriate species and sizes have been selected to suit varied conditions such as streets, plazas, waterfront, upper level terraces and roof decks.

**Note to Applicant:** particular considerations should be given to the plaza and the waterfront, selected species should be robust, regionally appropriate, and suitable to local growing conditions. Seasonality should also be taken into consideration to ensure that these trees provide year-round visual interest.

- A.1.13 design development to the shoreline treatment to maximize opportunities for habitat creation and biodiversity. Provide the following information prior to issuance of the first development permit:

- i. a rationale explaining how and what design elements will support marine intertidal and subtidal habitat functionality. This includes but is not limited to carefully grading the slope of the intertidal zone, selecting specific substrate type, size and geometry, strategically selecting riparian plant species, seeding for marine species (both flora and fauna);
- ii. a rationale explaining how the habitat shelf will be integrated with the seawall;
- iii. large-scale sections, conceptual drawings and details for the various zones along the shoreline including the habitat shelves along the seawall;

- iv. a habitat plan that includes riparian vegetation, indicator animal species, maintenance requirements and precedents where these features have been successfully used in the Pacific Northwest. Indicate the current state of the shoreline habitat and how you will satisfy other Provincial and Federal environmental permitting processes. This submission should be completed by a QEP in good standing with BC College of Applied Biology.

**Note to Applicant:** Refer to Rezoning Condition (b)45 in Appendix C and to the Marine Rocky Intertidal Guidelines for NEFC in Appendix H for more details.

- A.1.14 design development to the seawall and flood protection zone to ensure that enhanced flood protection methods can still allow for access and views to the water. Refer to Recommended Condition 1.5.

**Note to Applicant:** provide sections through the waterfront plaza, steps and promenade with the seawall at its full height.

- A.1.15 provision of a detailed written response and related supporting documents at the time of the first Development Permit application to confirm the project is on track to meeting the requirements of Sustainable Site Design for large developments;

**Note to Applicant:** refer to Sustainable Large Developments Policy Bulletin, Appendix D, Section A. The requirements will apply to the overall site and individual sites within that are subject to development permit. Subsequent development permit application will be required to update and/or revise documents, as necessary.

- A.1.16 provision of the following materials to confirm sufficient soil depth and volume have been provided for all planted areas in particular tree plantings:

- i. soil volume overlays for the overall site and the site within that that is subject to a development permit;

**Note to Applicant:** this should be provided prior to issuance of the first development permit. Subsequent development permit application will be required to update and/or revise documents, as necessary.

- ii. large-scale sections with detailed dimensions for soil depths;

**Note to Applicant:** Also refer to Rezoning Condition 6 and 21.

- A.1.17 provision of landscape features intended to create bird friendly design;

**Note to Applicant:** Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the *Bird Friendly Design Guidelines* for examples of landscape features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at: <https://guidelines.vancouver.ca/B021.pdf>)

### Crime Prevention Through Environmental Design (CPTED)

A.1.18 design development to respond to CPTED principles, having particular regard for:

- i. theft in the underground parking;
- ii. residential break and enter;
- iii. mail theft; and
- iv. mischief in alcoves and vandalism, such as graffiti.

### Housing Policy & Projects / Social Policy & Projects

#### Social Housing

A.1.19 design development of the City-owned social housing units to meet the intent of the *Housing Design and Technical Guidelines* and the *High-Density Housing for Families with Children Guidelines*, to the satisfaction of the Director of Affordable Housing, by providing the following:

- i. improved livability by meeting requirements for minimum floor space, outdoor and indoor amenity space, and unit mix;
  - ii. 5% of all units need to be fully wheelchair accessible (including accessible balconies) and should include studio, one bedroom, two bedroom and three bedroom unit. Clarify the following:
    - a. Which units are accessible; and
    - b. Provide enlarged plans of each type of accessible unit
  - iii. layouts need to be revised so that all bedrooms have access to natural light (Layout #4 and #7);
  - iv. Layout #6 - Minimum clear width for all units (from inside face of walls) is 12' clear;
  - v. improved design and layouts of 2-bedroom and 3-bedroom units with consideration of the suitability for family housing;
  - vi. clarify – label which elevator/stair cores belong to the Social Housing;
  - vii. identify and label dedicated vehicle and bike parking for the Social Housing;
  - viii. secured (fenced and gated with electronic fob access) parking immediately adjacent to the elevator cores including:
    - a. 0.30 parking stalls/unit,
    - b. including HC accessible parking spaces to suit HC accessible count;
  - ix. identify and label dedicated garbage rooms for social housing;
  - x. identify and label dedicated storage, mechanical, electrical and other service rooms for the Social Housing;
  - xi. provide summary table with number of units and unit types;
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- xii. L6 – Social Housing Indoor Amenity – check exiting strategy;
- xiii. outdoor amenity space seems mislabeled; and
- xiv. Amenity space that ensures the following:
  - c. indoor and outdoor space is adjacent and contiguous;
  - d. common laundry rooms should be provided as per the guidelines and should be located adjacent to indoor amenity space
- xv. confirm W/D rough-ins are provided (at minimum) for all the two and three bedroom units;
- xvi. administration and support spaces, including an office for the Housing Operator, adjacent to the lobby on the ground floor, with accessible washroom in close proximity; and
- xvii. provide heat treatment room located in the parkade, so that items can be brought directly to the heat treatment room without going through the lobby first. The heat treatment room should be located close to the elevators with a staging area, and designed to allow for ease of maneuvering of large furniture items.

### Childcare

- A.1.20 provision of a 69-space childcare facility to meet the intent of the Provincial Childcare Licensing Regulation, the City of Vancouver's Childcare Design Guidelines and Childcare Technical Guidelines, to the satisfaction of 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, and the Regional Manager of Community Care Facilities Licensing.

**Note to Applicant:** In advance of the first development permit application please contact Caitlin Dorward at 604.873.7764. Consider the following items, for your information:

- i. provide a shadow study to demonstrate that the outdoor play areas will receive 3 hours of direct sunlight per day at the winter solstice, or on February 1st, two hours of which should occur during the typical playtimes of 9:30 am -11:30 am or 1:30 pm - 4:00 pm;
- ii. clarify how balconies overlooking the outdoor playground will be designed to minimize hazards (i.e. the possibility of falling debris);
- iii. As proposed, the indoor area does not meet the Childcare Design Guideline's space requirements. Please review the Childcare Design Guidelines for further detail at: <https://guidelines.vancouver.ca/guidelines-childcare-design.pdf> and provide a test fit to demonstrate that the requirements of the Childcare Design Guidelines for a 69-space facility can be met in the space proposed. A test fit should:
  - a. Indicate the location and dimensions of required program spaces for each of the four programs, including: activity room, gross motor/nap room, quiet room, washrooms and diapering area, cubbies, entry(ies) and exit(s);
  - b. Indicate the location and dimensions of required support spaces shared between programs, including: kitchen, accessible staff washroom, parents room, staff offices, laundry/janitorial area, and stroller storage;
  - c. Indicate the boundaries of the outdoor play space for each of the programs, with large play structure zones noted;

- d. Indicate size and general layout of the outdoor areas, ensuring that each program has direct access from indoor to outdoor space;
  - e. Include a table of areas for all of the above mentioned spaces;
  - f. Consider optimal layout to minimize circulation space and maximize programmable area;
  - g. Demonstrate floor to floor heights meet the minimum height of 12'; and
  - h. Indicate location of dedicated parking stalls.
- iv. design development to ensure elevator core and parent pick-up and drop-off parking stalls are in an appropriate location ensuring direct access to childcare facility. Current pick-up and drop-off parking stalls are not conducive to an easy pick-up and drop-off. It appears their location could lead to congestion and may be hazardous for movement of vehicles and pedestrians;
- v. consider any security implications arising from public access to the civic centre outdoor space adjacent the childcare's outdoor area. The Drawing Index & General Information Plans (Page L0.1) denote the childcare outdoor area as being part of the "8.Rooftop Public Gardens". The childcare outdoor area must not be publicly accessible.
- A.1.21 design development to ensure elevator core and parent pick-up and drop-off parking stalls are in an appropriate location ensuring direct access to childcare facility;
- Note to Applicant:** Current pick-up and drop-off parking stalls are not conducive to an easy pick-up and drop-off. It appears their location could lead to congestion and may be hazardous for movement of vehicles and pedestrians.
- A.1.22 clarification of the civic centre outdoor space outside the childcare outdoor area is publicly accessible. Any security implications of access to the civic centre outdoor space should be reflected in the childcare design;
- A.1.23 indication of dedicated outdoor areas in a table in the first Development Permit application;

**Note to Applicant:** The Drawing Index & General Information Plans (Page L0.1) denote the childcare outdoor area as being part of the "8.Rooftop Public Gardens". These drawings should be amended to denote the childcare outdoor area as a separate area that is not accessible to the public.

### Food Assets

- A.1.24 provision of a minimum of three of the following food assets as required by Conditions of Rezoning:
- i. a Community Kitchen;

**Note to Applicant:** the proposed "community kitchen" amenity spaces, though valuable private amenities, do not count towards the delivery of food assets as they can only be accessed by building residents. However, this requirement can be satisfied via delivery of the publicly accessible "Commercial Teaching Kitchen" referred to in the NEFC Civic Centre Detailed Functional Program. Upon resubmission please:

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- a. provide a detailed kitchen layout indicating location and dimensions of all furniture, large/fixed appliances, storage spaces, work and teaching spaces, and waste management station required to accommodate the uses outlined in the Functional Program;

**Note to Applicant:** Consider a design to accommodate movable elements such as shelving, and island/tables to increase flexibility of the space.

- b. provide a door and pass-through between the kitchen and adjacent multi-purpose room;
  - c. provide soundproofing between multi-purpose room and kitchen to ensure kitchen can be used while distinct programming takes place in multi-purpose room;
  - d. provide a dedicated handwashing sink separate from and in addition to dishwashing or food preparation sinks;
  - e. provide a plan and infrastructure for food safe transport of supplies and waste in/out of the kitchen, minimizing use of the reception area for this purpose;
  - f. provide documentation that the kitchen's design (including appropriate venting) will satisfy fire and VCH requirements for its intended uses. Refer to Vancouver's *City-Affiliated Kitchen Design Guidelines* for further information on VCH kitchen permits and how to get in touch with a Senior Environmental Health Officer.
- ii. A farmers market: further planning and partnership development must be demonstrated at the DP stage. To strengthen this element of the proposal, contact the Vancouver Farmers Market Society (VFMS) to explore their interest in programming a market at the Site (<https://eatlocal.org/contact-us/>). Upon resubmission please:
    - a. provide a letter of support/partnership from the VFMS or an alternate organization experienced with farmers market management; and
    - b. demonstrate alignment of the farmers market plans with the Farmers Market Guidelines available at <https://vancouver.ca/people-programs/farmers-markets.aspx>;
    - c. provide a copy of the Appendix D – Open Spaces and Places Plan referred to in the Sustainable Design Strategy (page was blank in version dated July 2019).
  - iii. On-site organics management demonstrating zero-waste leadership including the following:
    - a. provide detailed plans indicating the type and location of proposed on-site composters, with design development ensuring sufficient space and accessibility;
    - b. provide waste diversion estimates, with a goal of diverting a significant portion of organic waste generated on-site; and
    - c. demonstrate integration of the on-site composting proposal into Zero Waste Plan provided toward satisfaction of the Sustainable Large Sites Rezoning Policy.
  - iv. Edible landscaping: the proposal requires significantly more detail regarding the extent, species selection, and management/harvesting plan. Upon resubmission please:
    - a. provide a copy of the Appendix A – Landscape Plan referred to in the Sustainable Design Strategy (page was blank in version dated July 2019);
    - b. provide a table of areas summarizing the Landscape Plans, including, for each edible plant species, the number planted and overall the area of edible planting compared to total landscape area.
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- v. community gardens: the proposed community garden plots meet the Policy's minimum quantity and size requirements to be counted towards delivery of food assets. The applicants are encouraged to integrate additional facilities such as a greenhouse to improve the food production capacity of the shared garden plots. Upon resubmission please:
  - a. provide an updated plot count based on final count of residential units with less than 100 sq.ft. of private outdoor space;
  - b. indicate the number of garden plots with enhanced accessibility features to accommodate residents who have mobility restrictions;
  - c. provide garden plot dimensions per the requirements outlined in the Rezoning Policy for Sustainable Large Developments;
  - d. provide layouts of all areas featuring garden plots, indicating for each separate area the provision of hose bibs within 20 feet of any plot, a storage room, a composting system, and a potting fence;
  - e. provide a copy of the Appendix A – Landscape Plan referred to in the Sustainable Design Strategy (page was blank in version dated July 2019).

### Civic Centre

- A.1.25 provision of a Civic Centre as outlined in the *Plaza of Nations NEFC Civic Centre Detailed Functional Program*, to the satisfaction of the Director of Facilities Planning and Development in consultation with the General Manager of the Vancouver Board of Parks and Recreation and the General Manager or Arts, Culture and Community Services;
- A.1.26 design development of the Civic Centre to ensure it will be certified by the Rick Hansen Foundation Accessibility Certification (RHFAC) as Gold;
- A.1.27 acoustic provisions will be required for the Ice Rink, Fitness Centre, Gymnasium and Music Presentation Centre to ensure sound from each space will not negatively impact adjacent uses and functions, as per the Acoustic Report in the Plaza of Nations NEFC Civic Centre Detailed Functional Program to the satisfaction of the GM of the Vancouver Board of Parks and Recreation, the Managing Director of Cultural Services and the Director of Facilities Planning and Development;
- A.1.28 design development to ensure all pick-up and drop-off spaces dedicated to the Civic Centre are provided/located to the satisfaction of the Director of Planning, GM of Engineering Services, GM of Real Estate and Facilities Management, and GM of Arts, Culture and Community Services, GM of the Vancouver Board of Parks and Recreation including but not limited to the following:
  - i. parking spaces will be located within the City's Air Space Parcel; and
  - ii. any other access in the parkade that will be required by Civic Centre patrons for access to the Civic Centre parking/elevator cores will be secured through an easement for the life of the facility.

**Note to Applicant:** Vehicle parking and loading to serve the city-owned components of the Civic Centre (Community Centre and Ice Rink - but not including the Childcare) should be supported by a Transportation Assessment. City approval will be required should there be any modification to the parkade or implementation of pay parking within the defined area. Indicate and label dedicated drop-off spaces. Drop-off spaces shall be in close proximity to the Civic Centre lobby and elevator and located such that there is no need to cross a drive aisle with a dedicated walkway for pedestrian access to the lobby.

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- A.1.29 provision of a dedicated mechanical room for the Civic Centre with a minimum 11'-0" clear height access route in close proximity to the loading bays dedicated to the Civic Centre;
- A.1.30 design development of the following spaces dedicated to the Civic Centre, to the satisfaction of the Director of Planning, GM of Engineering Services, GM of Real Estate and Facilities Management, and GM of Arts, Culture and Community Services:
- i. bike rooms located with convenient access to the Civic Centre parkade lobby;
  - ii. storage rooms with convenient and stair-free access to loading bays and loading elevators; and
  - iii. garbage, recycling and mechanical rooms with convenient and stair-free access to the loading bays.
- A.1.31 provision of mechanical and electrical design concepts should be submitted for the Civic Centre, to be reviewed and approved, to the satisfaction of the General Manager of Real Estate and Facilities Management before the first Development Permit is submitted;

**Note to Applicant:** Emergency generator to be located to the satisfaction of the GM of Real Estate and Facilities Management and the GM of the Vancouver Board of Parks and Recreation.

### **Community Centre**

- A.1.32 provision of a Community Centre within the Civic Centre which will include, but not be limited to a Fitness Centre, Gymnasium, and Multipurpose Rooms (including a commercial teaching kitchen) as outlined in the Plaza of Nations NEFC Civic Centre Detailed Functional Program, to the satisfaction of the Director of Facilities Planning and Development and the GM of the Vancouver Board of Parks and Recreation demonstrating consideration of the following:
- i. ground floor entry point to the Community Centre that will be clearly marked, welcoming and easily accessible for patrons;
  - ii. minimum floor-to-floor heights and clear ceiling height requirements must be met;
  - iii. Community Centre to be accommodated on a maximum of 3 levels (per Conditions of Approval of the Form of Development);
  - iv. provide a test fit to demonstrate how the major components will be laid out (and that all minimum floor areas can be met);
  - v. design development to ensure optimal room configurations and functional relationships are achieved, maximizing functionality of spaces for their proposed programming; and
  - vi. clearly label and clarify location of elevator cores (especially related to the entrance and exiting strategy for each of the components); and
  - vii. clearly label and clarify location of the commercial teaching kitchen;
- A.1.33 provision of a licensable multi-purpose room to accommodate 30 School Age Care spaces and associated outdoor play area within the Civic Centre;
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**Note to Applicant:** The Plaza of Nations NEFC Civic Centre Detailed Functional Program to the satisfaction of the GM of Arts, Culture and Community Services ensuring optimal room configuration to maximize functionality of the program.

### Ice Rink

- A.1.34 provision of an Ice Rink within the Civic Centre as outlined in the Plaza of Nations NEFC Civic Centre Detailed Functional Program, to the satisfaction of the Director of Facilities Planning and Development and the General Manager of the Vancouver Board of Parks and Recreation including but not limited to the following:
- i. minimum floor-to-floor Heights and clear ceiling height requirements must to be met;
  - ii. provide a test fit to demonstrate how the major components will be laid out (and that all minimum floor areas can be met);
  - iii. design development to ensure optimal room configurations and functional relationships are achieved, maximizing functionality of spaces for their proposed programming; and
  - iv. clearly label and clarify location of elevator cores (especially related to the entrance and exiting strategy for each of the components).

### Music Presentation Centre

- A.1.35 provision of a Music Presentation Centre as outlined in the Plaza of Nations NEFC Civic Centre Detailed Functional Program, to the satisfaction of the Director of Facilities Planning and Development and Managing Director of Cultural Services including but not limited to the following:
- i. ground floor entrance and distinct presence that will be clearly marked, welcoming and easily accessible for patrons, including large identification signage in high-traffic, high-visibility location;
  - ii. indicate the entry and exiting strategy (including for patrons accessing from the parkade);
  - iii. Minimum floor-to-floor heights and clear ceiling height requirements must to be met;
  - iv. provide a test fit to demonstrate how the major components will be laid out (and that all minimum floor areas can be met), with spaces located on no more than two contiguous floors (no higher than the second floor);
  - v. design development to ensure optimal room configurations and functional relationships are achieved, maximizing functionality of spaces for their proposed programming;
  - vi. clearly label and clarify location of elevator cores (especially related to the entrance and exiting strategy for each of the components); and
  - vii. minimum 969 sq.ft. of Music Presentation Centre outdoor patio seating associated with restaurant lounge area.
- A.1.36 compliance with the technical requirements for the Music Presentation Centre as outlined in the Plaza of Nations NEFC Civic Centre Detailed Functional Program, the Vancouver Independent Music Centre Society Acoustic Design Book (ARUP, March 29, 2017), and the forthcoming Accessibility and Inclusivity Study provided by Vancouver Independent Music Society;
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- A.1.37 compliance with the targets outlined in the Acoustics Report (an appendix to the Plaza of Nations NEFC Civic Centre Detailed Functional Program), provided by an approved acoustic consultant experienced in designing purpose-built, acoustically excellent music presentation spaces, to the satisfaction of the Managing Director of Cultural Services and the Director of Facilities Planning and Development, including but not limited to:
- i. ensuring that performance spaces in Music Presentation Centre are acoustically isolated and that acoustic quality is not impacted from noise transference, vibrations, etc. from interior spaces within the building, including plumbing, and mechanical equipment (HVAC) and mechanical systems; or any exterior spaces; and
  - ii. ensuring acoustic excellence of performance spaces in Music Presentation Centre;
- A.1.38 design development of the Music Presentation Centre with design input and review from a qualified and approved performance space architect and an acoustic consultant, and music community consultation to ensure acoustically-superior quality for the two theatre/performance venues;
- A.1.39 provision of the following notations on the submitted drawings:
- i. *“The acoustical measures to support excellent music performance acoustics will be incorporated into the final design, based on an approved Acoustic Consultant’s recommendations as concurred with, or amended by, the Director of Planning and Managing Director of Cultural Services”; and*
  - ii. *“Adequate and effective acoustic separation will be provided between the Music Presentation Centre and all other portions of the building”;*

### Plazas

- A.1.40 provision of a Public Space Stewardship Plan that identifies how the Applicant will implement, or partner to implement, the following of each new public space for the life of the space, to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, the General Manager of Arts, Culture and Community Services, the General Manager of Real Estate and Facilities Management and the General Manager of Engineering Services including but not limited to the following:
- i. ongoing management;
  - ii. maintenance;
  - iii. operations;
  - iv. safety/enforcement; and
  - v. access/loading;

**Note to Applicant:** Infrastructure should be provided to facilitate event programming, including electricity, water, storage, access to public washrooms, including arrangements to secure public access.

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- A.1.41 provision of drawings and submissions clearly identifying Central Plaza and Waterfront Plazas, illustrating functional uses for hosting farmer's markets, events and arts and cultural programming including:
- i. covering for Central Plaza;
  - ii. Farmer's Market requirements (as per rezoning: Appendix B, page 11 ): adequate space for 30-60 vendors, access to hot and cold running water, sufficient power, loading, storage and cover from weather;
  - iii. demonstration of structural load capacity of Central and Waterfront Plazas to allow for access/loading including loaded forklifts for events and programming;
  - iv. provision of suitable infrastructure to facilitate event programming, including sufficient electricity for lighting and power, running water (water fountains included), grey water disposal, storage, access to public washrooms, including arrangements to secure public access; and
  - v. ensure portion of the central plaza or waterfront plaza to accommodate spillover functions of the MPC, and informal and formal plaza use;
- A.1.42 provision of an acoustic report for plazas. The study and report for any and all plazas where outdoor event and presentations are identified, including central plaza and waterfront plaza, considering acoustic impact of plaza events and entertainment, for local area and South False Creek residential and office units is required. Consideration to be required to ensure that covering on Central Plaza allows for good acoustic performances during events and arts and cultural programming that utilizes amplification, including music;
- A.1.43 provision of functional program for Central and Waterfront plazas to ensure farmers market, event and arts and cultural programming intended uses can be met and do not conflict with landscaping, engineering and transportation needs, and regular passive use of plazas;
- A.1.44 provision of a new public docks to allow universally accessible 'walk-in' access for non-motorized watercraft such as kayaks, canoes and paddle boards.

**Note to applicant:** The design development should encourage public access to the water for non-motorized watercraft use in False Creek by all users. Consider limited non-motorized watercraft storage in the marina or adjacent development. Consider conversion for future non-motorized watercraft share programs. Please refer to Park Board report for more details: <https://vancouver.ca/parks-recreation-culture/on-water-waterway-recreation-strategy.aspx>

- A.1.45 exploration of walkways down to the wharf that comply with accessibility requirements;

**Note to Applicant:** Further discussions are required with the City and Park Board staff and the advisory committee for peoples with disabilities.

- A.1.46 provision of a dog relief area in each residential building at the entrance, or on building podium or other appropriate private spaces, to the satisfaction of the General Manager of the Vancouver Board of Parks and Recreation and the Director of Planning;

**Note to Applicant:** Designated dog relief areas in private space help to improve the overall durability and usability of adjacent public parks, reducing pathogens to wildlife, other dogs and people, and reducing impacts to vegetation and water quality. The dog relief areas are well-draining areas in close proximity to the entrances of residential buildings that are easily cleaned.

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Elements should include deep pea gravel surfacing (minimum 500 mm), a hose bib for cleaning and dog washing, trash receptacle and bag dispenser, pee post and decorative elements, and other attractive landscaping elements. Dog relief areas are small in size with a minimum area of approximately 9m<sup>2</sup>.

## A.2 Standard Engineering Conditions

- A.2.1 provision of a subdivision plan clearly showing the boundaries of all Statutory Rights of Way and all areas to be dedicated as road;

**Note to Applicant:** The road dedication shown adjacent to Pacific Boulevard does not agree with that shown on Plan EPP79799 (prepared by WSP Surveys), which is the definitive plan referred to in the enactment conditions.

Dedicated areas should include the steps to the water (currently the steps are partially contained) and the area covered by water east of the legacy forest.

Dedication for seawall should align with that on the adjoining site at 33 Smithe Street (BCS3127). The current subdivision plan does not match the curve of the adjacent dedicated area.

- A.2.2 deletion of those portions of Phase 2 and 3 buildings shown encroaching into the 10m and 20m wide areas to be dedicated as road, and delete the portion of the parkade shown encroaching into Pacific Boulevard Please refer to Recommended Condition 1.8;

**Note to Applicant:** If the applicant wishes to recommend names for the new streets within the site an application for new street names on public and private property must be submitted to the Civic Asset Naming Committee ( <https://vancouver.ca/your-government/civic-asset-naming-committee.aspx>). Prior to Building Permits being issued, new street names (public and private) must be approved by council for streets adjacent to Building Permit sites.

- A.2.3 provision of minimum 3.0m depth from top of parkade structure to grade;

**Note to Applicant:** This is required in order to accommodate underground utilities, soil depth for planting, and pole bases for lighting and traffic signals.

- A.2.4 submission of a new geometric design for the internal roadway including, but not limited to, the following:

- i. enhanced pedestrian crossing on the internal road between the Central Plaza and the Seawall;
- ii. surface materials and treatment that support universal access for people of all ages and abilities, and that are low maintenance; and
- iii. provision of standard curb and gutter on all internal streets between any sidewalk and vehicle parking/travel lane and removal of all proposed bollards on these streets;

- A.2.5 design development to ensure vehicular traffic is prohibited from accessing Cooperage Way from the site;

- A.2.6 design and construction of “All Ages and Abilities” (AAA) protected bike lanes between Pacific Boulevard and the Seawall and connecting to the community centre, childcare facility, and ice rink;
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**Note to Applicant:** Walking your bike on the sidewalk between Pacific Boulevard and the Seawall as proposed in the Green Mobility Plan is not an acceptable solution. Refer to Green Mobility Diagram (pg. 196) and Cyclist Connectivity (pg. 195) of Design Guidelines.

- A.2.7 provision of a 5.5 m wide sidewalk adjacent to all commercial frontages measured from the back of curb to building face, of which a minimum of 3.05m (10') width is to be clear of all encumbrances, including parked bicycles, tables and chairs, etc. measured from the edge of the front boulevard or any tree grates;
- A.2.8 provision of City standard driveway crossings at all parkade entrances;
- A.2.9 relocation of the bollards proposed in the sidewalk on Pacific Boulevard (refer to DP drawing L3.01) onto private property on the Plaza. Bollards are to be removable and vehicle rated;
- A.2.10 design development of new dock, including but not limited to:

- i. public connections to be provided from the new dock to bicycle and pedestrian pathways surrounding the site;

**Note to Applicant:** Waterfront walk and bikeways on the waterside of the site should be connected to the new facility.

- ii. new dock to have space for up to three water taxi ferry vessels to moor at a given time;

**Note to Applicant:** Each vessel requires 8.65m of berthing space for a total area of up to 25.95 m.

- iii. new dock to have a separate area designated for public short-term dingy and small recreational vessel moorage, including kayaks, cultural and emergency uses;

**Note to Applicant:** The design concept should encourage small boat launching and pick-up/drop off. To avoid operational conflicts with ferry vessels, spatial separation should be provided between these marine uses.

- iv. all dock areas shall be illuminated to minimum level of 50 lux at all walkway levels, including: bends in the pathway, intersections, and grade changes where stairs or ramps are required;

- v. benches and all-weather ferry shelter to be installed at new dock;

- vi. dock design and access to conform to the City's Guidelines for Universal Access to New public Docks in False Creek including section 2.0;

**Note to Applicant:** These guidelines take into account False Creek tidal variation. The new facility should incorporate barrier free access system conforming to these access guidelines into the dock design (ex. ramping system).

- vii. marina pump-out and wash station facilities to be provided for public use;

- A.2.11 provision of a finalized Transportation Demand Management (TDM) Plan, to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** A Large Site TDM Plan will be required for each development permit within the originally rezoned area, meeting the large site point requirements for each use.

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The community center will need to be considered under the 'other' category targeting 30 points. Unbundled parking may be considered under OTH-01 – Innovative Strategies.

A single TDM measure may count towards multiple land uses if it is usable by each land use. Refer to Schedule B of the TDM policy for detailed requirements for each measure. Provide TDM Plan as a separate package.

The following additional information and clarifications are required to accept the TDM measures proposed:

**ACT-05 – Bicycle Maintenance Facilities**

- Note and dimension location of facilities on plans;
- Bicycle maintenance facilities to be located with convenient access to from Class A bicycle spaces;
- Provision of an operational plan detailing:
  - i. a description of the amenities to be provided;
  - ii. a means of providing access to all residents, commercial tenants, and the public (if applicable), and
  - iii. Plan for maintaining these amenities.
- If available, provision of any additional information regarding this measure (e.g. tool receipts, instructions for using an online sign-up portal, or marketing/ instructional materials) that demonstrates how the property owner will operate, administer, and maintain this common facility;

**Note to applicant:** Full points appear achievable for all land uses if made available to them.

**ACT-07 – Public Bike Share Space**

- Illustrate the size and location of the PBS space being provided, and how the development project is meeting the requirements as specified by City staff on plans;

**Note to applicant:** Full points appear achievable for all land uses.

**ACT-09 – Walking Improvements**

- Provision of streetscape plan and sections that show the location, design, and dimensions of existing and proposed pedestrian-oriented streetscape elements along the project frontage(s);

**Note to Applicant:** This measure is not eligible for full points but will be credited partial points for the off-site improvements that were required as a condition of the rezoning approval.

**COM-01 – Car Share Spaces**

- Identify/note/dimension car share spaces on plans;
- Spaces to be located with convenient, public access at-grade, or on P1;

**Note to applicant:** A proportional number of points will be awarded for the percentage of spaces provide below the minimum required for full points. Points achieved for this measure may count toward multiple land uses if it is usable by each

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land use. All car share spaces to be provided above minimum required vehicle parking with a minimum width of 2.9 m (9'6"). Show and note all spaces on plans. Minimum 2.9 m (9'6") widths required for shared vehicle spaces.

**COM-02 – Car Share Vehicles and Spaces**

- Identify/note/dimension car share spaces on plans;
- Spaces to be located with convenient, public access at-grade, or on P1;
- Provide detailed information as to how and a design to enable members of the car sharing organization access into the building's underground parking 24 hours a day, 7 days a week;

**Note to applicant:** A proportional number of points will be awarded for the percentage of spaces provide below the minimum required for full points. Points achieved for this measure may count toward multiple land uses if it is usable by each land use. All car share spaces to be provided above minimum required vehicle parking with a minimum width of 2.9m (9'6"). Show and note all spaces on plans. Minimum 2.9m (9'6") widths required for shared vehicle spaces.

**SUP-01 – Transportation Marketing Services**

- Provision of a description of the services to be provided;
- If available, provision of any additional information regarding this measure (e.g., online signup portals or additional marketing materials) that demonstrates how the property owner will offer this service;

**Note to applicant:** Full points appear achievable for all commercial land uses if made available to them.

**SUP-02 – Real-Time Information**

- Identify the general locations for proposed displays on plans;
- Provide description of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed, and service provider;

**Note to applicant:** Full points appear achievable for all commercial land uses if made available to them.

**SUP-03 – Multimodal Wayfinding Signage**

- Identify the general locations for proposed displays on plans;
- Provide conceptual design of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed;

**Note to applicant:** Full points appear achievable for all land uses. Refer to Schedule B for additional information regarding this measure.

A.2.12 indication of "Vehicle parking layout approved, subject to compliance with approved Transportation Demand Management (TDM) Plan" on all ground level and parking level plans;

A.2.13 provision of improved access and design of bicycle parking and compliance with the Bicycle Parking Design Supplement;

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- i. provision of dedicated bicycle elevator(s) for Class A bicycle spaces located below the first level of underground parking and without convenient access to the main parking ramp, independent of residential and commercial elevators;

**Note to Applicant:** The elevator is to have doors on both ends to allow bicycles to easily roll in from one end and roll out the other. The elevator to be a freight style elevator with durable finishes to comfortably accommodate two people with two bicycles and provide minimum interior dimensions of 5'-6" x 6'-8" ", and 3'6" wide doors. Consider providing access to dedicated bicycle elevators at grade with convenient access to surrounding cycling network to achieve this. Accommodation of oversized bicycles within this elevator may increase requirements.

- ii. provision of bicycle storage rooms to be designed to accommodate a maximum of 40 bicycles;

**Note to Applicant:** This number can be increased to 120 if the room is compartmentalized. Reference Section 6.3.5 of Parking By-law for additional information. Consider providing bicycle access corridors within storage rooms to achieve this.

- iii. provision of automatic door openers for all doors providing access to Class A bicycle storage;

A.2.14 provision of improved access and design access and design of loading spaces and compliance with the Parking and Loading Design Supplement including but not limited to:

- i. Parking and loading ramps accessed directly from the street shall have a max slope of 5% for the first 6.1 m (20') of the ramp;

**Note to Applicant:** This is an approved condition of the form of development from rezoning.

- ii. Provision of loading corridors with convenient, internal, stair-free access to/from all site uses; and

**Note to Applicant:** Clearly show and note the route of how stair-free loading will be provided to all uses located within Blocks A, B and C and to the Central Plaza from loading central load court located on the P2 parking level, independent of vehicle parking.

- iii. Provide a clear unloading area or raised rear dock, minimum 1.8m wide, with suitable access to facilitate goods loading /unloading for all Class B and C loading spaces;

**Note to Applicant:** Plans currently show a loading dock for 4 Class B spaces only.

A.2.15 notation of "Loading layout approved, subject to compliance with approved Loading Management Plan." on all ground level and parking level plans;

A.2.16 provision of improved access and design access and design of the parkade layout and compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:

- i. provision of commercial, visitor, passenger loading and loading to be located in front of a residential security gate; and
  - ii. wheel stops for all vehicle spaces facing each other or a pedestrian circulation route;
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A.2.17 provision of the following information is required for drawing submission to facilitate a complete Transportation review:

- i. a complete tech table is required showing the calculations for the minimum required parking, loading, passenger loading and bicycle spaces for each type of residential and commercial use and the number of spaces being provided. Include required versus proposed end of trip facilities;
- ii. all types of parking and loading spaces individually numbered, and labelled on the drawings;
- iii. dimension of columns and all column encroachments into parking stalls. Dimensions for typical parking spaces;
- iv. dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates;
- v. section drawings showing elevations and minimum vertical clearances for parking levels;
- vi. loading bays, ramps, and to the underside of security gates. These clearances must consider mechanical projections and built obstructions;
- vii. additional partial section plan to be provided through proposed loading bays to show minimum vertical clearance;
- viii. Additional partial section plan to show the entire length of both main parking ramps provide access to underground spaces;
- ix. updated plans to show and note all required overhead security gates; and
- X. areas of minimum vertical clearances labelled on parking levels;
- xi. design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings;
- xii. note all dedicated bicycle elevators on plans;
- xiii. show and note the stair-free access route from the Class A bicycle storage to reach the outside. Note the use of ramp or dedicated bicycle elevator if required;
- xiv. existing street furniture including bus stops, benches etc. to be shown on plans; and
- xv. the location of all poles and guy wires to be shown on the site plan.

A.2.18 provision of a Public Bike Share (PBS) Station to the satisfaction of the General Manager of Engineering Services. Refer to Engineering Services Condition of By-Law Enactment 10;

**Note to applicant:** The PBS space as shown on Drawing A101 and L2.02 split into two separate smaller 13m x 4m sections (one station at Pacific Blvd near the Central Plaza and one station at the interface with the Georgia Plaza) is not acceptable as it does not meet the requirement for the provision of space for PBS that is continuous at 25m x 4m (linear) or 13m x 8m (back-to-back). A larger single 13m x 8m (back-to-back) station located at the interface with the Georgia Plaza near the Community Centre is acceptable provided it meets all other PBS requirements. Provide confirmation that the proposed PBS space meets grade requirements. Provide spot

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elevations at four corners of the PBS space, and show the location of the power source connection for the PBS station on the landscape plans.

- A.2.19 provision of parking, loading, bicycle and end-of-trip facilities, passenger loading spaces provided and maintained in accordance with the requirements of the Vancouver Parking By-law;

**Note to Applicant:** Applicant is encouraged to reduce parking requirements with provision of their Transportation Demand Management Plan.

- A.2.20 provision of parking spaces to serve residents shall be unbundled from the residential units and available for rent to meet the changing needs of residents over time. To the satisfaction of the General Manager of Engineering Services and Director of Planning;

**Note to Applicant:** Reference 12.14.11 of the Northeast False Creek Plan. (<https://vancouver.ca/files/cov/northeast-false-creek-plan.pdf>).

- A.2.21 arrangements to be made to enter into a legal agreement for provision of unbundled parking to the satisfaction of the General Manager of Engineering Services, Director of Legal Services and the Director of Planning.

- A.2.22 provision of a finalized Transportation Assessment and Management Study (TAMS), including the following updates:

- i. commentary on changes to the development plan as part of the development permit application, as well as any required analysis;
- ii. updated parking, loading, bicycle and end-of-trip facilities, and passenger loading requirements per the updated Parking By-law;
- iii. updated TAMS to be provided at each development permit reflecting all updated transportation conditions;
- iv. construction phasing plan, with turning analysis, to understand how construction vehicles will be required to access the site from the surrounding street network during construction. Including recommendations for all off-site improvements that may be required to accommodate truck turning movements; and
- v. a loading demand analysis to support the proposed loading reductions.
  - a. arrangements to be made for a Shared Loading Agreement, if required;
  - b. provision of a Loading Management Plan (LMP) may be required, including:
    - management of the facility, including on-site loading manager;
    - size of the largest delivery vehicle delivering to the site;
    - specify routing of the trucks from the arterial streets to and from the spaces;
    - clarify the largest truck that the loading space(s) are designed to accommodate and provide all vehicle dimensions; and

ILoading Management and Communications Protocol for all tenants.

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- vi. provision of details regarding wayfinding and signage used for loading proposed in the underground parking. Specifically, signage directing loading vehicles from both main parking ramps and to any Class C and Class B loading located on the P2 parking level, outside of the main load court (Block C loading);
- vii. review of the loading design considering truck turning movements and to show vehicle turning swaths considering:
  - a. Most recent geometric designs available; and
  - b. Maneuvering of Class C loading vehicles onto the internal road from both intersections at Pacific St.

**Note to Applicant:** For more information, please refer to the current TAMS Consultant Design Guidelines.

A.2.23 arrangements to be made to enter into such agreements as required by the General Manager of Engineering Services and the Director of Legal Services to require the owner to deliver Transportation Demand Management (TDM) measures for the approval prior to Development Permit Issuance, including but not limited to:

- i. a Transportation Demand Management Plan for each development permit for the rezoned site, meeting the requirements for large sites as described in the Transportation Demand Management for Developments in Vancouver Administrative Bulletin;
- ii. subject to the acceptance of the finalized TDM Plan, entry into a TDM agreement(s) for each development permit which:
  - a. secures provision of funding towards long-term TDM monitoring funding the amount of amount of \$2 per square metre of gross floor area;
  - b. secures the provision of TDM measures on the site;
  - c. permits the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed;
  - d. agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results;
  - e. entry into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of Shared Vehicle(s) and the provision and maintenance of the Shared Vehicle Parking Space(s) for use exclusively by such Shared Vehicle(s) for each development permit;

**Note to applicant:** TDM measures listed as part of this agreement may change depending on measures proposed by applicant at subsequent DP stages.

A.2.24 design development of a Seawall/Structure Monitoring Plan is required to the satisfaction of the General Manager of Engineering Services;

**Notes to Applicant:** The purpose of the monitoring plan is to protect public safety, and to protect the long term health of the structure adjacent to excavation works ("works"). The monitoring plan shall achieve the following objectives:

- i. be owned and executed by the proponent and accepted by the City;
  - ii. be developed and managed by a professional engineer registered in good standing in the province of BC;
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- iii. develop ground movement/displacement predictions resulting from the shoring and excavation operations and related works. Predictions are to be developed by the geotechnical engineer;
- iv. establish acceptable structural movement (displacements and rotations) thresholds and stop work movement thresholds as determined through analysis by a structural engineer. The engineer is to assess the movement induced stresses, or to be submitted summarizing the analysis and the recommended movement thresholds;
- v. provide baseline measurements prior to the commencement of excavation to comfortably rule out any background noise or false positives.

**Note to Applicant:** It is suggested that a minimum of 2 weeks of data be collected prior to the commencement of site preparation activities.

- vi. record any movement the structure experiences during excavation and backfilling operations;
- vii. include a plan showing the locations of the monitoring stations. Each monitoring station shall be individually labelled. Survey control points shall also be labeled. The survey control points and methodology will need to be reviewed and accepted by the City Surveyor;
- viii. include action plans or mitigation measures for each movement threshold limit with clearly defined roles and responsibilities for the designated parties.

**Note to Applicant:** A minimum of three threshold limits are required, for example Green – “all is fine”, Amber – “increased monitoring and/or mitigation required” and Red – “stop work”. It is expected that a stop work procedure, a seawall closure plan, a communications plan, and a start work procedure are included as part of the plan.

- ix. provide the City with timely and ongoing reporting throughout the duration of the excavation and backfilling operations;

**Note to Applicant:** The reporting shall be completed by the professional of record for the monitoring strategy/plan. The reporting frequency shall be as determined by the plan. Reports shall include an executive summary front page that summarizes recorded movements (current and in aggregate), assesses the movements and their impacts to the structure, describes any remedial actions performed, makes recommendations for remedial actions. The body of the report shall include survey data, survey data interpretation, basis and rationale for any mitigation remedial actions and/or recommendations.

- x. provide excavation and shoring plan(s) along with design details, and background geotechnical reports;
  - xi. include written consent from the owner that designates and empowers the professional of record to execute the plan;
  - xii. review and provide for appropriate levels of insurance;
  - xiii. be compiled in one document prior to commencing work and amended and resubmitted upon completion of the works to include all monitoring reports, record drawings, and records of remedial actions taken;
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- xiv. submitted engineering documents are to be signed and sealed;
- xv. should mitigation measures be required that result in any repairs or alterations to City infrastructure, a servicing agreement or legal instrument will be required to the satisfaction of Legal Services in consultation with the GMES. Deposits or other forms of security may be required;
- xvi. a refundable deposit of \$10,000 is required to facilitate an independent peer review of the plan.

A.2.25 submission of an updated water schematic plan is required for approval by a City Engineer prior to issuance of the first Development Permit;

**Note to Applicant:** in addition a revised technical analysis which addresses pertinent project information is required. Submissions to consider the following:

- i. servicing schemes presented in AE15-C-001 and AE15-C-001A, place a portion of the proposed City owned water main for servicing Lots 3 and 4 on the adjacent 811 Carrall St site. The proposed water main shall be placed in the proposed dedication within 750 Pacific Boulevard, unless legal agreements are in place to allow the City to build in infrastructure in 811 Carrall as shown (either in City dedication or a SRW);
- ii. the servicing scheme shown in AE15-C-001 will require modification in order to meet City requirements;

**Note to Applicant:** As City water infrastructure would be limited to Pacific Boulevard and the eastern edge of the property, fire hydrant coverage will be required internally for Lots 1, 2 and 3. Further discussion is required with the applicant's code consultant and the CBO regarding the Lot 4 fire requirements, placement of standpipes, and fire access requirements.

- a. a loop will be required from the Pacific Boulevard tie-ins to the location of the Lot 3 proposed interconnected services to ensure that the Lot 3 water service is interconnected;
  - b. based on historical water consumption information of other marinas in the City, it is anticipated that the water consumption of the Lot 4 marina will be sufficient to maintain water quality despite the extended length of the dead ended service. However, water demand information for the Marina is required to ensure water quality should an extended water service to the marina be provided; and
  - c. further review of the alignment will be required through detailed design to confirm its location relative to curbs, trees, other surface features, or underground infrastructure;
- iii. should the water schematic change through design development and City water infrastructure is required within the lots above the parkade structure, entry into volumetric SRWs will be required and design requirements for placing a main above structure, such as adequate depth of cover and clearance from the parkade structure, must be met;
- iv. as the development plan does not contemplate any City owned mains on the site, the developer's engineer shall work with the City's waterworks engineer to ensure that there is adequate private fire hydrants on site, and provide the City with an understanding of the required fire flow demands and required pressures and flows at the tie-in locations of the City water main.

A.2.26 submission of an updated hydrogeological study report is required for approval by a City Engineer prior to DP issuance. The report shall achieve the following objectives:

- i. per the Hydrogeological Study dated January 16, 2019, include the results of the proposed investigation:
    - a. remote groundwater monitoring of the site utilizing wells installed by Golder as a part of the Pacific Place Remediation Project;
    - b. Hydraulic conductivity testing to determine the soil properties;
    - c. seepage analysis to estimate the groundwater inflow during and post construction; and
    - d. Groundwater Management Plan depicting how groundwater will be managed onsite during and post construction.
  - ii. confirm the total parcel size in hectares;
    - a. confirm the number of existing wells on site, as well as the number that may be planned;
    - b. confirm the number of levels of below-grade parking;
    - c. confirm and provide excavation depth, foundation depth, and static water level(s) depth/elevation in both metres below ground surface as well as geodetic elevations;
  - iii. include one clear map of the site showing the property boundary, surrounding sites, proposed building footprint(s), existing and proposed wells/test pits/boreholes, locations of groundwater extraction/diversion, and any other relevant information;
  - iv. provide one cross-section schematic(s) showing: location(s) and depth(s) of any test pits, boreholes, or wells including screen intervals; interpreted site stratigraphy; topography;
  - v. static water level(s) (perched aquifers or otherwise); base of excavation(s); foundation(s); and any proposed groundwater management solutions;
  - vi. discuss any expected seasonal variation of the water level depth(s), including perched groundwater, and whether the high water level could impact the development;
  - vii. further discuss the implications for sea level rise to impact this development, as well as the flood mitigation measures mentioned in the hydrogeological study;
  - viii. include a plan for managing any encountered groundwater (e.g. perched or other aquifers) that is acceptable to the General Manager of Engineering Services, and that demonstrates that the two conditions in the Groundwater Management Bulletin will be met. Include details about short- and long-term groundwater management methods, as well as a statement to confirm that there will be no permanent (>2 years) groundwater discharge to the City's sewer system;
  - ix. provide a quantitative estimate (in litres per minute) of the permanent (post-construction) dewatering/drainage rate. Note that the Groundwater Management Bulletin defines groundwater as all water occurring below the surface of the ground within voids within a soil or rock matrix, and includes perched aquifers. Note also that terms such as "negligible" are not acceptable;
  - x. discuss any potential impacts from the development to nearby property or infrastructure;
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- xi. further evaluate the environmental impacts related to groundwater extraction, including commenting on the potential for any contaminants to migrate as a result of the excavation, dewatering, or other construction activities;
  - xii. provide a monitoring and reporting plan for any discharges of water to the City's collection system. This plan should cover the entire dewatering/drainage period;
  - xiii. include a plan for monitoring and reporting of discharges of water to the City collection system in the hydrogeological study, and acknowledge that the daily average water flow rate measurements (or as requested by the City) will be submitted monthly to [utilities.servicing@vancouver.ca](mailto:utilities.servicing@vancouver.ca);
  - xiv. a hold will be placed on above-grade Building Permit, to be lifted once the City confirms the applicant has submitted flow monitoring data to the City;
  - xv. if after submitting a final hydrogeological study, the applicant or their consultant becomes aware of any changes that may be material to the City's review of the study (e.g. the excavation will be deeper, or a higher-than-anticipated dewatering/drainage rate is observed), then the applicant should immediately notify the City of these changes by emailing: [utilities.servicing@vancouver.ca](mailto:utilities.servicing@vancouver.ca);
  - xvi. construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Use Approval and Licence. Applications for provincial Use Approvals and Licences can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The Use Approval holder must be able to produce their approval on site so that it may be shown to a Provincial government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter to the City confirming acknowledgement of the condition. For more information: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals>.
- A.2.27 provision of an updated, site-wide, Rainwater Management Plan (RWMP) to the satisfaction of the General Manager of Engineering prior to DP issuance for each subsequent Development Permit application which includes the following:
- Note to Applicant:** While calculations for meeting the rainwater management requirements will be accepted on a site-wide basis they need to be confirmed on a parcel by parcel basis as DPs are submitted.
- i. clarification on the proposed rainwater re-use for runoff directed to the detention tank and not captured in landscaping. Consider re-use within the Ice Rink as this will contribute to minimizing potable water use in this facility;
- Note to Applicant:** An operating permit is required for any Rainwater Harvest & Reuse systems. Refer to The City of Vancouver Plumbing By-law 2019 as it specifies a number of requirements for Alternate Water Source Systems, which includes rainwater harvesting and re-use.
- ii. a catchment summary table detailing how the 24 mm retention requirement is being met on this site. Include catchment areas, rainfall volumes and available storage capacity if applicable;
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- iii. a preliminary Site Servicing and Grading Plan which shows the locations of all proposed rainwater management practices or devices with service connections to the municipal network and surface grading and drainage patterns to demonstrate that rainwater capture within the Silva Cells is feasible;

**Note to Applicant:** If the final capacity of the Silva Cells is insufficient to capture and filter the required volume of water, connection to the Rainwater Harvest & Re-use system will be required.

- iv. coordination with landscaping on the design of the rainfall capture from the private balconies where hardscape runoff from higher balconies is directed to landscaping at lower levels. Ensure that any overflow from this system would tie into the site-wide harvest & re-use system of non-potable water;

**Note to Applicant:** This capture method is referred to as Tier 1 'Harvesting & Re-use' in the application but is considered Tier 2 Landscape capture as it is more comparable to a method of grading than a Harvest & Re-use system.

- v. a soil volume site plan to support the use of absorbent landscaping for rainfall capture;
- vi. preliminary drawings (if available) for any proposed system or device being employed which could include tank & orifice specifications and inflow locations, flow dissipation, safe overflows, and sub-drains if needed;
- vii. a Construction Staging Plan (if applicable) which will ensure areas of proposed rainwater management practices are protected as necessary before, during, and after construction;
- viii. clarification on how the Pre-development Peak flow release rate will be controlled;
- ix. proprietary information for any proposed water quality treatment device, demonstrating that it meets either the Washington State Department of Ecology's Technology Assessment Protocol (TAPE) or ISO 14034 ETV certification. If the device is being used as a primary treatment tool for high pollutant surfaces, then it must have the 'basic treatment' certification for 80% TSS removal, otherwise lower performing devices can be used for pre-treatment or as part of a treatment train. The applicant may propose other technologies but must provide supporting information that shows the technology meets the standard; and
- x. Confirmation that the applicant will be responsible for all maintenance and on-going operations of all Rainwater Management practices proposed within the Rainwater Management Plan.

A.2.28 provision of a finalized RWMP will be required prior to issuance of the Stage 2 Building Permit for each parcel, including the following:

- i. provide a servicing plan which includes all routing of rainwater into the proposed systems and out to the municipal system;
  - ii. provide final detailed drawings of all proposed rainwater management systems including but not limited to, dimensions, inverts, stage-storage-discharge characteristics, design criteria and all assumptions;
  - iii. provide an updated site map detailing the different surface types and how rainwater will be directed or retained in each area. Include the following:
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- a. all routing of rainwater throughout the site;
  - b. buildings, patios and walkway locations;
  - c. underground parking extents;
  - d. location of any proposed BMPS, detention tank, water quality treatment and flow control system with connections to the sewer system;
  - e. area and depth of landscaping to support the claim of absorbent landscaping as a rainwater capture method; and
  - f. summary table of the catchment areas.
- iv. provide an Operation & Maintenance (O&M) Manual for all rainwater systems (i.e. green infrastructure), submitted to the satisfaction of the Integrated Water Management Branch and will be included as a schedule in the covenant detailed below. The O&M Manual shall be tailored specifically for the GI practices proposed on-site and submitted as a standalone document. The applicant is welcome to contact IWM Branch to discuss specific details. The O&M Manual shall include, but not be limited to the following components:
  - a. Phasing Considerations (i.e. early stage requirements immediately following construction, and on-going requirements once the site is established);
  - b. a table or schedule that describes the level of effort and frequency of tasks required to maintain optimal performance for each individual component of the system;
  - c. fact sheets (or similar reference material), for proposed plantings;
  - d. contact information for any proprietary systems to be located on-site (for example oil/grit separators); and
  - e. checklists to assist non-technical persons in assessing operation and maintenance performance and requirements.

**Note to Applicant:** Integrated Water Management recognizes that the following conditions could not be met prior to the DP stage and are therefore required prior to BP Stage 2 issuance. When this information becomes available, provide a final submission of the RWMP, ensuring that the following are included. Email the final submission directly to [rainwater@vancouver.ca](mailto:rainwater@vancouver.ca).

- A.2.29 provision of all utility services to be underground from the closest existing suitable service point for this “conditional” development;

**Note to Applicant:** All required BC Hydro infrastructure (e.g., pad mounted transformer, vista switch and control kiosks) shall be located on the development property. City requires written confirmation from BC Hydro that all required electrical plant is provided for on the development property.

- A.2.30 submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan. All third party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant shall acquire written acceptance from the third party utilities prior to submitting to the city. The review of third party utility service drawings will not be initiated until the Key Plan is completed;

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

- A.2.31 The proposed approach to site heating and cooling, developed in collaboration with the City, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.
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- A.2.32 provision for an adequate and appropriate dedicated Neighbourhood Energy Room to be utilized by the NEU for peaking/backup heat production and waste heat recovery (estimated at 9,000 sq. ft at 16 ft height) shall be provided prior to the issuance of development permit, to the satisfaction of the General Manager of Engineering Services. The dedicated room is to be made available at the earliest phase of the Development, and is to include necessary accommodations for NEU heat producing equipment (e.g. boilers and/or heat pumps) including accommodating necessary ventilation and flues.

Note to Applicant: The applicant is encouraged to work closely with City staff in the early design stages on these requirements.

- A.2.33 provision that all buildings in the development shall connect to a City-owned low carbon NEU, should one be available for connection as determined by the General Manager of Engineering Services prior to development permit issuance, and shall adhere to the following requirements:

- i. the heating and hot water system of all buildings in the development shall be designed to be easily connectable and compatible with Neighbourhood Energy to supply all heating and domestic hot water requirements; design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** The applicant shall refer to the Energy Utility System By-law (9552) and Neighbourhood Energy Utility Building Connection Guideline (2016) for specific design requirements, which includes provisions related to the location of the mechanical room(s), centralization of mechanical equipment, pumping and control strategy, and other hydronic heating and domestic hot water system minimum requirements. The applicant is encouraged to work closely with Staff to ensure adequate provisions for NEU compatibility are provided for in the mechanical design. As a pre-condition to building permit, the City will conduct a peer design review of the building's connection to the NEU to ensure that the Neighbourhood Energy connectivity requirements have been satisfied.

- ii. building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment (including but not limited to gas fired make-up air heaters, heat producing fireplaces, distributed heat pumps, etc.) unless otherwise approved by the General Manager of Engineering Services; and
- iii. provide for 21m<sup>2</sup> of dedicated space on the P1 level of each building within the development to be utilized for an energy transfer station connecting the building(s) to the City-owned low-carbon NEU, as outlined in the Neighbourhood Energy Connectivity Standards – Design Guidelines, to the satisfaction of the General Manager of Engineering Services.

- A.2.34 detailed design of the building HVAC and mechanical heating system at the building permit stage must be to the satisfaction of the General Manager of Engineering Services

### **A.3 Standard Licenses & Inspections (Environmental Protection Branch) Conditions:**

- A.3.1 **In the event soil disturbance or subsurface work occurs for the project, a qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any subsurface work.**
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- A.3.2 **Submit an erosion sediment control plan to Environmental Protection for review and comment at building permit stage.**
  - A.3.3 **In the event, contamination of any environmental media are encountered, a Notice of Commencement of Independent Remediation must be submitted to the Ministry of Environment and a copy to the City of Vancouver.**
  - A.3.4 **Upon completion of remediation, a Notification of Completion of Independent Remediation must be submitted to the Ministry of Environment and a copy to the City of Vancouver.**
  - A.3.5 **Dewatering activities during remediation may require a Waste Discharge Permit.**
  - A.3.6 **Submit a copy of the completion of remediation report signed by an Approved Professional stating the lands have been remediated to the applicable land use prior to building permit issuance.**
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**B.1 Standard Notes to Applicant**

- B.1.1 The applicant is advised to note the comments of the Building Review Branch, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated **March 16, 2020**. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the “prior-to” response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **September 16 2020**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the By-law or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.1.6 Details of swimming pools/hot tubs to be submitted to the Environmental Health Division and Provincial Health Engineer prior to construction;
- B.1.7 Detailed drawings of the Child Care Facility to be submitted to and reviewed by CCFL for compliance with the CCF Act and Child Care Regulation.

Note to Applicant: The application must meet the requirements of the CCF Act and Adult Care Regulations prior to approval at Building Permit stage.

**B.2 Conditions of Development Permit:**

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
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- B.2.4 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12<sup>th</sup> floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.5 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that substantial lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- B.2.6 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.**
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