
**3398 North Arm Avenue (PDP APPLICATION)
DP-2023-00729**

HG/PF/KH/LB/JW/YH/KA/EF

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

PRESENT:

M. Au (Chair), Development Services
J. Olinek, Urban Design & Development Planning
M. So, Development Review Branch
E. Lau, Engineering Services

ALSO PRESENT:

H. Ghasemi, Urban Design & Development Planning
K. Spaans, Urban Design & Development Planning
K. Amon, Planning and Park Development
E. Finn, Planning and Park Development
L. Beaulieu, PDS Landscape
J. Wong, Facilities Planning and Development
K. Hsieh, Development Services
Y. Hii, PDS Social Planning
P. Fouladianpour, Development Services

APPLICANT:

Wesgroup Properties
Suite 2000, 595 Burrard Street,
Vancouver, BC V6C 0E4

PROPERTY OWNER:

Wesgroup Properties
Suite 2000, 595 Burrard Street,
Vancouver, BC V6C 0E4

EXECUTIVE SUMMARY

● **PROPOSAL:**

To develop the site with a 3-storey community centre that includes a 74-space childcare facility all over one level of underground parking along with two 1-storey retail buildings. The proposal includes a public plaza, and riverfront park including a shoreline walkway with bike path and is subject to Council enactment of the CD-1 By-law and approval of the form of development.

This application is being processed as a Preliminary Development Permit (PDP) outlining the overall site plan, building massing, density, placement of uses, plaza, riverfront park, and shoreline. Detailed design will follow through separate development permits for individual phases as required with the plaza and park concept design subject to Park Board approval.

See Appendix A Standard Conditions
Appendix B Standard Notes and Conditions of Development Permit
Appendix C Urban Design Panel Minutes
Appendix D Urban Design Conditions – Rezoning Application (2022) Referral Report
Appendix E Plans and Elevations
Appendix F Applicant’s Design Rationale

● **ISSUES:**

1. Parcel Reconfiguration and Park Area
2. Public Realm Improvements

● **URBAN DESIGN PANEL: SUPPORT WITH RECOMMENDATIONS (8-0)**

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Preliminary Development Permit Application No. DP-2023-00729 submitted, the plans and information forming a part thereof, thereby permitting the development of a 3-storey community centre that includes a 74-space childcare facility all over one level of underground parking along with two 1-storey retail buildings. The proposal includes a public plaza, and riverfront park including a shoreline walkway with bike path and is subject to Council enactment of the CD-1 By-law, approval of the form of development and the following conditions:

1.0 Prior to the submission of the development permit application(s), revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:

Park Board Conditions:

- 1.1. provision of updated draft subdivision plan and park area count confirming a minimum 1.88 hectares of park parcels within the Waterfront District of Area 1 to the satisfaction of the Approving Officer and the General Manager of Parks and Recreation, including the following:
 - i. resolution of the foot of Road B to ensure provision of 20 m ROW to meet provincial requirements for shoreline access;
 - ii. increase to park parcel through modification of the foot of River District Crossing to adjust for updates to road alignment and the shift of provincial shoreline access right of way to Road B;
 - iii. regularize the shape of parcel 32.2 to adjust for the removal of the roundabout; and
 - iv. update the boundaries of the park parcel east of Road C and south of Mill Bay Road to meet the revised road alignment of Mill Bay Road and remove any proposed portions of Lookout Park located on provincial lease areas requiring changes to provincial lease areas that are unlikely to be approved by the province.

Note to Applicant: Updated park count is to be calculated in accordance with condition 1.17 of the Area 1 Rezoning Application (2022) and Official Development Plan section 3.5.7. If the park space requirement within the Waterfront District of Area 1 is not met, the commensurate amount of deficient park space is required to be delivered in other EFL areas, such as Area 3. Refer to Park Board condition 1.2.

- 1.2. enter into a legal agreement for a Statutory Right of Way to the satisfaction of the General Manager of Park Board and Director of Legal Services;

Note to Applicant: SRW construction, and ongoing operations, maintenance and repair costs of the parcel 32.1 plaza (of rough size of 0.18 acres) will be the responsibility of the applicant and not count towards the required park area. Refer to Park Board condition 1.1.

Urban Design Conditions:

- 1.3. design development to strengthen pedestrian-oriented building frontages and public realm interfaces;

Note to Applicant: This can be achieved by the following:

- i. improve the proposed pedestrian connections between the community centre plaza,

riverfront park and retail pavilion passing through the bike path by providing special paving to slow down the bikes at the crossings. Refer to Park Board condition A.1.28 and Engineering condition A.2.1;

- ii. provide weather protection for the proposed buildings; and
 - iii. mitigate the visual impacts of the service uses along Road B on the public realm by providing more greenery in the west street frontage and considering how this area will interface with the future development of the parcel 28.
- 1.4. design development, as per Urban Design condition 1.1. (f)(i) of the Rezoning Application (2022), to continue advancing principles of Reconciliation and increase the visibility of the Nations on the land through the design of public spaces and the community centre building.

Note to Applicant: City and Park Board staff will provide updates to the applicant as conversations specific to these areas move forward with the Musqueam, Squamish and Tsleil-Waututh Nations, as well as higher level feedback shared during previous engagements, as appropriate and as permissions allow.

- 2.0 That the Conditions set out in Appendix A be met prior to the submission of Development Permit Application(s).**
- 3.0 That the Notes to Applicant and Conditions of the Preliminary Development Permit set out in Appendix B be approved by the Board.**

• TECHNICAL ANALYSIS:

3399 North Arm - PDP-2023-00729			CD-1 (567) - sub-area 2 and 4	
	Permitted/Required		Proposed	
Site Area¹	<u>m²</u>		<u>m²</u>	
			sub-area 2 and 4	19,440.7
Uses²	<i>Text Amendment Required for Community Centre Use</i> <i>Text Amendment Required for Plaza Use</i> sub-area B <i>Text Amendment Required for Restaurant Use</i> <i>Text Amendment Required Child Day Care Facility Use</i>		Cultural + Recreational Use: Community Centre and Plaza Cultural + Recreational Use: Playground Retail or Restaurant Use: TBV Institutional Use: Child Day Care Facility	
Height³	<u>storey</u>	<u>m</u>	<u>storey</u>	<u>m</u>
	Parcel 31	4	15.5	3 (-/+) 12.6
	Parcels 32.1 + 32.2	1	6.6	1 TBV
Floor Area⁴	-		This PDP only: <u>m²</u> Community Centre 3,700.0 Child Day Care Facility 1,034.7 common shared space 174.88 Retail or Restaurant 1,393.1 Plaza, Park or Playground <u>0.0</u> Sub areas 2 and 4 Total: 6,302.6	
	Sub-Area 2	<u>Max m²</u>		<u>m²</u>
	Cultural and recreational, and retail uses	1,443		1393.1
	All areas under CD-1 (567)			
	all uses	145,114.0		57,843.1
	Exclusions			<u>m²</u>
	Secured cultural recreational and Institutional use			Community Center, Child Day Care Facility, common areas 4,909.6

	2024 Parking By-Law Required / Permitted			Proposed			
Parking⁵		<u>By-Law</u>	<u>TDM (-30%)</u>				
	Community Centre	204	143			100	
	CCF	12				11	
	Retail, <i>if Restaurant</i>	<u>25 or 87</u>				67	
	Total:	239 or 302	178 or 241			178	
Loading⁶		<u>A</u>	<u>B</u>	<u>C</u>	<u>A</u>	<u>B</u>	<u>C</u>
	Community Centre	0	2	0	2	0	0
	CCF	0	0	0	0	0	0
	Retail, <i>if Restaurant</i>	<u>0</u>	<u>1, 2</u>	<u>0</u>	<u>2</u>	<u>0</u>	<u>0</u>
	Sub-total:	0	3, 4	0			
	Variance:	0	1 (shared)	0			
	total w/variance		2 or 3	4	0	0	
Bicycle⁷		<u>A</u>	<u>TDM (+ 40%)</u>	<u>B</u>	<u>A</u>	<u>B</u>	
	Community Centre	8		6	24		
	CCF	<u>0</u>		<u>0</u>	0		
	Retail or Restaurant	<u>4</u>		<u>6</u>	<u>4</u>		
	Total:	12	7	12	28	0	
Passenger⁸		<u>A</u>	<u>B</u>	<u>C</u>	<u>A</u>	<u>B</u>	<u>C</u>
	Community Centre	0	0	0	2	0	0
	CCF	0	0	0	0	0	0
	Retail or Restaurant	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	Total:	0	0	0	2	0	0

Notes: Staff do not carry out detailed technical checks on preliminary applications. The figures shown have been provided by the applicant. Resolution of any discrepancies in these figures will be required once a detailed review is undertaken during the complete development permit application stage.

1. Site Area: Site area is taken from applicant’s project site statistics on the area being developed under this PDP. Standard condition A.1.10 seeks provision of a legal survey with confirmed site area totals.

2. Use: This application is proposing community centre, childcare facility, plaza and restaurant uses that are currently not listed uses in sub-area 2 under the CD-1 (567) By-law. The proposed uses are supported by staff as they were intended to be included under this sub-area at rezoning, but were inadvertently allocated to sub-area 1 rather than sub-area 2. The application also refers to proposed retail and restaurant uses interchangeably, however, per Section 2 of the Zoning By-law, these are different types of use.

Any future special events and temporary uses such as, Farmer's Market on private spaces may require separate development and/or licensing permits. Should these events require a development permit, the use/s proposed must be listed in the CD-1. Standard condition A.1.6 seeks a text amendment to the CD-1 By-law to add these uses prior to the issuance of the first development permit and to provide clarification of proposed retail and/or restaurant use.

3. Height and Storey: Height is to be measured from Official Building Grades and to comply with the maximums noted under the pending CD-1 for each parcel (31, 32.1 and 32.2). Elevation and height figures were not provided for the retail use building on parcel 32.1 or 32.2. The proposed retained heritage artifact "crane" was also not illustrated on the architectural plans and would be subject to the height maximums noted in the CD-1. Additional detailed elevations, sections and roof plans, and supporting calculations are required to confirm height. Standard condition A.1.8 seeks confirmation of compliance with height and number of storeys under each parcel.

4. Floor Area: CD-1 (567) and EFL ODP require various minimums and maximums for different land uses, each sub-area, and overall site area total.

Floor area for cultural and recreational use (community centre) and institutional use (childcare facility) may be excluded per Section 5.11 (f) of the CD-1 By-law where secured to the City's satisfaction for public use and benefit.

Submission of detailed drawings, verification sheets, and project statistics for this application, and project statistics for developed areas within this CD-1 are required to complete the technical review. Standard condition A.1.7 seeks confirmation of compliance with floor area.

5. to 7. Parking, Loading and Bicycle Spaces: This site is subject to Sections 2 to 7 of the 2024 Parking By-law. The requirements noted on the chart are estimated numbers based on the figures provided by the applicant during this stage. These numbers are subject to change pending confirmation of final floor areas for each confirmed use and variances that may be supported pending acceptance of Transportation Demand Management Plan Agreement and in coordination with conditions 1.27 and 2.15 b of the Rezoning Application (2022). Refer to Social Policy conditions A.1.22 and Engineering conditions A.2.3 to A.2.8.

Further clarification of proposed use/s and total floor areas for each use are required to confirm By-law requirements. Standard condition A.1.9 seeks confirmation of compliance with Parking By-law requirements.

- **LEGAL DESCRIPTION**

Lots: 40, 41, 42, 59, 63, 64, 65
 District Lot: 330, 331, 4977, 5915
 Plan: EPP31354

- **HISTORY OF APPLICATION:**

2023-09-29 Complete PDP submitted
 2023-12-06 Urban Design Panel
 2024-01-31 Development Permit Staff Committee

- **SITE**

This site is located south of Area 1 in the central neighborhood of the East Fraser Lands also known as River District. The site consists of three parcels with a total site area of 19,440.7 m² (209,258 ft²) and is currently a vacant lot. The site is immediately adjacent to Fraser River to the south and connects to the Marine Drive in the north through River District Crossing. Other surrounding streets include Mill Bay Road, Oolichan Way, and North Arm Avenue. The site is irregularly shaped and is separated from Fraser River by a shoreline that falls under provincial government authority. The site falls under the East Fraser Lands Official Development Plan. Additional policies include CD-1 (567) East Fraser Lands Waterfront Precinct and East Fraser Lands Design Guidelines: CD-1 Guidelines for Area 1.

- **CONTEXT:**

Significant adjacent development includes (see Figure 1):

- Parcel 26/27 - A 22-storey residential tower-podium with apartment building and townhouses
- Parcel 24/25/28 – 11 and 15-storey residential tower-podium buildings with townhouses
- Parcel 29 - 28-storey mixed-use tower-podium buildings along River District Crossing
- Parcel 30 –the City of Vancouver has received a development permit application for parcel 30, immediately to the north of the Community Centre parcel, which includes a 20-storey mixed-use tower-podium building along River District Crossing with a 12-storey residential tower along Mews G.
- Parcels 33 to 39 - Mixed-use tower-podium and apartment buildings along River District Crossing and residential tower-podium and apartment buildings for the rest of the parcels.
- South Kinross Park
- Foreshore Park
- 3565 Sawmill Crescent – 2-storey Community Energy Centre Building
- Parcel 19 – 3575 Sawmill Crescent – 18-storey mixed tower-podium building with a 6-storey residential building.

Note: East Fraser Lands are currently under development and most of the parcels in Area 1 above the rail corridor are built. The parcels below the rail corridor in Area 1 are currently vacant and going through the permitting process. For more information about adjacent parcels, please refer to the updated East Fraser Lands Official Development Plan.

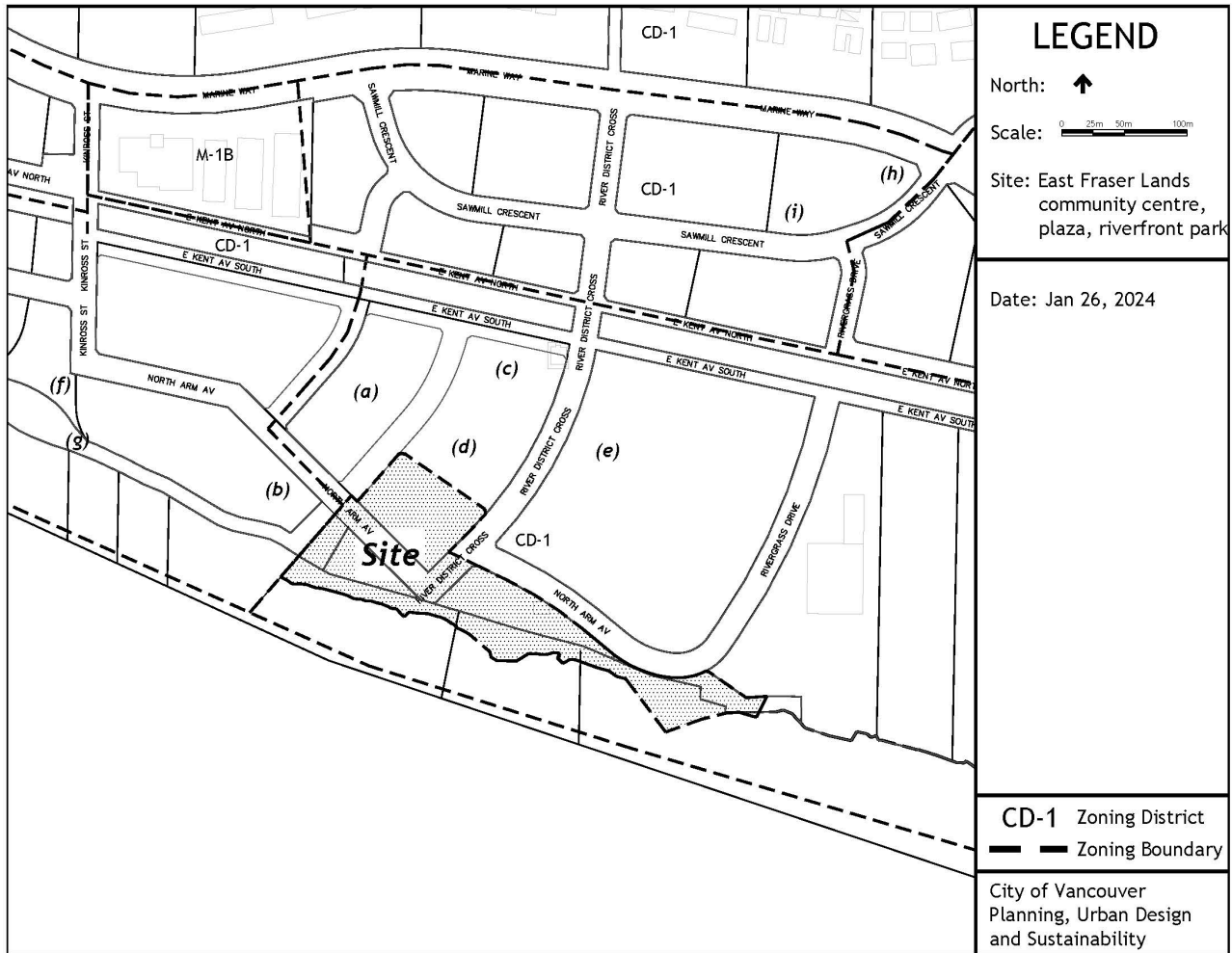


Figure 1. Context Map

● **BACKGROUND:**

In April 2021, Council approved the *East Fraser Lands Official Development Plan and Public Amenity Financial Plan and Strategy: 10-year Review and Update (the “EFL 10-year Review”)*. As part of the EFL 10-year Review, Council approved the removal of unbuilt sites within the EFL ODP from the Utilities Development Cost Levy (“UDCL”) boundary, in exchange for the delivery of in-kind amenities including the community centre and required drainage works.

In June 2022, Council approved amendments to the *East Fraser Lands Official Development Plan* and consequential CD-1 (567) By-law. The amendment increased the height of the community centre to a maximum of 4 storeys to accommodate the childcare and its associated outdoor spaces on the rooftop of the community centre building. The proposal is from Wesgroup Properties. HCMA architecture + design and space2place landscape architects form the design team.

A preliminary development permit application for this development site was submitted on September 29, 2023, to permit a three-storey community centre building containing 74 childcare spaces, two 1-storey retail buildings, a public plaza, and a riverfront park including a bike path (see Figure 2). This application is generally in alignment with the amended CD-1 By-law and Guidelines as approved by Council.



Figure 2. View of the proposed community centre, retail buildings, public plaza, and riverfront park

The proposal includes:

- 3-storey community centre building:
 - 74 childcare spaces
 - Cultural and multi-purpose rooms
 - Gym and fitness centre
 - Express Library
- 1-storey retail building:
 - Restaurant and Café
- 1-storey retail pavilion
- The floor areas are as follows:
 - The community centre building @ 4,909 m² (52,840 ft²) of which 1,034 m² (11,130 ft²) is childcare
 - Retail building at 1,300 m² (13,993 ft²) and retail pavilion is at 93 m² (1,001 ft²)
- The community centre building has a height of approximately 12.6m (41 ft)
- Park Area:
 - Approximately 1.871 hectares (4,623 acres) of park area including the community centre footprint, the community centre plaza, and riverfront park
 - 0.073 hectares (0.18 acre) publicly accessible retail parcel plaza

On December 6, 2023, the Urban Design Panel (UDP) unanimously supported the preliminary development permit application with recommendations to improve the architectural expression of the building specifically on the ground floor, providing an accessible roof to the retail building, providing weather-protected outdoor areas, improving the connection between plaza and riverfront park, providing public access to washrooms, and reconsidering the location of the crane. Staff have addressed the UDP's recommendations through the preliminary development permit conditions of approval. Staff have reviewed the conditions listed in this report with the applicant and are confident these conditions can be satisfied in the applicant's Development Permit Applications.

PARK BOARD

The development of the EFL waterfront precinct is required to include the East Fraser Lands community centre and the dedication of a minimum of 1.88 hectares (4.6 acres) of new parkland across two contiguous parks: the community centre plaza¹, located adjacent to the new community centre, and the riverfront park, located to the south and east of the plaza. The riverfront park will form a key link in the broader park system that will eventually stretch along the Fraser River for the full length of the EFL neighbourhood from Kerr Street to Boundary Road. It is anticipated that the community centre plaza and riverfront park will be developed separately. The plaza delivery will occur concurrently with or shortly after the occupancy of the community centre and the riverfront park will be delivered following the completion of foreshore works, which are being delivered by the applicant.

In addition to the City-owned, Park Board-operated parkland, the applicant will also provide long term public access to the parcel 32.1 plaza that is adjacent to the community centre plaza, thereby extending the public realm and functional plaza area.

At present, the PDP application shows slightly less than the required 1.88 hectares of park space as well as some small areas proposed as parkland that do not meet park requirements as defined in the EFL ODP, including the northeast extension of the area noted as Park/Road Area (A) in the application and the publicly accessible retail parcel plaza. This may be partly or fully addressed with the updates to the draft subdivision plan as described in Park Board condition 1.1. If the park space requirement within the Waterfront Precinct of Area 1 is not met, the commensurate amount of deficient park space is required to be delivered in other EFL areas, such as Area 3.

The community centre is located in the community centre plaza parcel. As such, coordination between the

¹ The official naming of the community centre and the parks will be undertaken through engagement with the Musqueam, Squamish and Tsleil Waututh Nations utilizing standard Park Board and City protocols.

community centre design and plaza design is critical. More information about the community centre can be found in the Real Estate, Environment and Facilities Management conditions A.1.23 to A.1.26.

Concept Development Process

In November 2023, in accordance with rezoning conditions and Park Board public engagement standards, Park Board staff undertook a round of public engagement on the preliminary park concepts through an integrated engagement process with the pre-development permit. The process included a survey hosted on Shape Your City which yielded 361 survey responses and a jointly held open house with the City as part of the City's PDP process, with over 140 attendees. Over 90% of respondents supported or strongly supported all five draft principles and liked or really liked the preliminary concepts for both the community centre plaza and the riverfront park. Feedback received in this round of engagement will be considered in the refinement of the concept plans.

Following the PDP process, the concept plans will be further developed, including consideration of UDP feedback related to the parklands but outside of the applicant's scope. After this, there will be a final report back to the public and then the concepts will be brought to the elected Park Board for decision. The approved concept designs will be integrated into any future development permit applications, as necessary.

Park Development Agreement

In response to condition 1.14 of the Rezoning Application (2022), the Park Board and the applicant intend to pursue a park development agreement to ensure optimal integration of the in-kind community centre and parkade structure with the community centre plaza, commercial retail parcels 32.1 and 32.2, and the parcel 32.1 plaza. Under a park development agreement, the Park Board anticipates funding the applicant to advance the preliminary concept designs for both the community centre plaza and riverfront park to final draft concepts for Park Board decision. The Park Board anticipates that the park development agreement would also include funding the applicant to undertake the detailed design and construction of the community centre plaza.

Design Development

Following a decision on the concept by the elected Park Board, further design development of the community centre plaza and riverfront park, will move forward through a Park Board-led and funded process. The park design process will consider the conditions outlined throughout this report and will meet the satisfaction of the General Manager of Park Board.

Some of the key elements to be resolved through further design development include integration of the design of the park with the flood protection approach, integration of the parcel 32.1 plaza with the community centre plaza and the consideration of pedestrian and bicycle access through and along the parkland without unduly restricting other park programming, as outlined in Park Board Condition A.1.28.

Further details on DP and construction phasing of the community centre and parcels 32.1 and 32.2 will be required for staff review and input prior to the issuance of the first Development Permit.

Urban Design:

• APPLICABLE POLICIES, BY-LAWS AND GUIDELINES:

- *East Fraser Lands Official Development Plan* (2006, last amended 2022)
- CD-1 (567), *East Fraser Lands Waterfront Precinct* (2014, last amended 2022)
- *East Fraser Lands Public Amenity Financial Plan and Strategy* (2010- last amended 2021)
- *East Fraser Lands Design Guidelines: CD-1 Guidelines for Area 1* (2008, last amended 2022)
- Conditions of the Rezoning Application (2022), Text Amendment CD-1 (567) *East Fraser Lands Waterfront Precinct: 3480 East Kent Avenue South and 3522 East Kent Avenue South*

- *Vancouver Plan (2022)*
- *Childcare Design Guidelines (1993, amended 2021)*
- *Equity Framework: Getting Our House in Order (2021)*
- *City of Reconciliation (2016, last updated 2021)*
- *City of Vancouver’s UNDRIP strategy (2022)*
- *Transforming Attitudes, Embedding Change: The City of Vancouver’s Accessibility Strategy (Phase 1) (2022)*
- *Park Board Reconciliation Mission, Vision, and Values (2018)*
- *VanPlay: Vancouver’s Parks and Recreation Services Master Plan (2020)*
- *Community Center Strategy 2022*
- *Biodiversity Strategy (2016)*

● **RESPONSE TO APPLICABLE BY-LAWS AND GUIDELINES:**

1. ***East Fraser Lands Official Development Plan (EFL ODP) (2006 – last amended 2022)***

As updated in 2022, the *EFL ODP* enables approximately 9.4 million sq. ft. of development, including housing, shops and services, local-serving office, and a robust package of public amenities including:

- 11.01 hectares (27.2 acres) of parks and public open space,
- A 2,790 m² (30,000 ft²) community centre,
- Four childcare facilities with spaces for 276 children,
- 140 after-school-care spaces,
- Two school sites, and
- Sites to accommodate 20% of the residential units for social housing.

The *EFL ODP* guides the preparation of the zoning By-laws, housing programs, community facilities and their agreements, servicing design and agreements, and all other instruments that implement it. The intent of the plan is to achieve a high standard of design and development within a number of residential neighborhoods, parks, public facilities, and commercial areas within East Fraser Lands. The *EFL ODP* requires a minimum of 3.5 Hectares of park and public open spaces within Area 1.

Applicant’s Response:

The proposal provides a community centre building including a childcare facility, a public plaza, and a riverfront park aligned with the milestones of the East Fraser Lands Official Development Plan. The proposal complies with urban design principles, land use, and development patterns and principles of the central neighborhood of the East Fraser Lands.

Staff Assessment:

Staff notes the land use and design principles of the proposal meet the intent of the *EFL ODP*. Staff seek further improvement of the proposal to ensure all the proposed park spaces qualify as designated parklands, as defined in Section 3.5.7 of the East Fraser Lands Official Development Plan.

2. **CD-1 (567), East Fraser Lands Waterfront Precinct (2014, last amended 2022)**

The updated *CD-1* regulates use, density, and height as follows:

	Parcel 31 – Community Centre	Parcels 32.1 & 32.2 – Retail buildings
Use	Cultural and Recreational uses and institutional uses*	Retail uses
Density	A combined density of 6,724 m ² (72,430 ft ²) for all cultural and recreational uses, institutional uses, office uses, retail uses, and service uses	
Height	4 storey, 15.5m (50.85 ft)	1 storey, 6.6m (21.6 ft)

*Cultural and Recreational Uses, limited to Park and Playground; Institutional Uses, not listed in sub-area 2 of the CD-1 By-law;

** Restaurant use is currently not listed in the sub-area 2 of the CD-1 By-law.

Applicant's Response:

The proposal complies with CD-1 By-law by providing a 3-storey community centre building that includes a childcare facility with a total area of 4,909 m² (52,840 ft²) and a height of 12.6m (41 ft), and two 1-storey retail buildings with a total area of 1,393 m² (14,994 ft²) and height of less than 6.6m (21.6 ft).

Staff Assessment:

Staff notes compliance with the CD-1 By-law except for the proposed uses. Staff acknowledges that minor text amendment to the uses of the By-law is required. Please refer to the Technical Analysis, Use section, and Development Review condition A.1.6.

3. East Fraser Lands Public Amenity Financial Plan and Strategy (2010 – last amended 2021)

EFL financial plan establishes a strategy to deliver the package of amenities envisioned in the EFL ODP. In order to deliver the amenities necessary to support the new community, the financial strategy committed the City to reinvesting the equivalent of all CACs and DCLs generated from the EFL ODP and the vacant sites in West Fraser Lands (WFL) to fund the delivery of the public benefit package (i.e. parks, childcare facilities, affordable housing and community centre). The financial strategy also establishes that the Developer is obligated to provide site servicing, soil remediation, shoreline works, land for roads, schools, parks and open space, childcare and the community centre, and secure rail crossings and rights. The City conversely, is obligated to deliver the public amenities – including the community centre.

In 2018, A key direction from the *EFL 10-year Review* was to pursue the removal of unbuilt sites within EFL from the UDCL boundary in exchange for in-kind delivery of the community centre and required drainage works.

Council directed staff to bring the rezoning application forward to a public hearing, with the following:

- amendments to UDCL By-law to remove EFL from the boundary area,
- confirmation of the CAC value for the additional density,
- confirmation of costs to construct the community centre and drainage utility works required to conclude negotiations with the developer,
- enactment conditions for delivery of the community centre, including developing a functional program and timing expectations, and
- development holds until the community centre is delivered.

In 2021, the EFL ODP area was removed from the Utilities Development Cost Levy (UDCL) boundary in exchange for in-kind delivery of a package of amenities including the community centre and required drainage works, with future consideration of the UDCL By-law amendments as part of the Area 1 Rezoning Application (2022).

Applicant's Response:

The proposal complies with the updated policy by providing the community centre at the applicant's cost. The daycare, public plaza, and riverfront park will be funded by the City of Vancouver.

Staff Assessment:

Staff notes compliance with the Public Amenity Financial Plan and Strategy.

4. East Fraser Lands Design Guidelines (2008, last amended 2022)

Design Guidelines provide direction for the form of development and are used in conjunction with the updated *CD-1 By-law* (567) to guide the development of this site. The Guidelines ensure that the public realm and individual developments are compatible with the urban design goals for this area and the overall vision of the *East Fraser Lands Official Development Plan (EFL ODP)*.

The guidelines include general directions for building massing, height, public realm plan, and character and expression. The waterfront precinct section of the guidelines provides extra directions for the development of the waterfront parcels including the community centre.

Building Massing:

The massing of the buildings should create a diverse and highly legible urban fabric clearly defining a public realm network of memorable public places. Comprised of streets, plazas, promenades, parks, and the riverfront, this network reinforces the unique identity of East Fraser lands, encourages walking, and contributes to a high level of liveability.

Height

The community centre building should be a maximum of 4 storeys and retail buildings should be a maximum of 1 storey but double height.

Public Realm Plan

The waterfront precinct has an enhanced public realm by connecting the town square to the waterfront through the high street. The provision of the community centre, the community centre plaza, riverfront park enhances the public realm in the waterfront precinct. The guidelines also provide direction for street design, street trees, site furnishings, materiality, plantings, lighting design, productive landscape, ecology, and universal design and accessibility.

Character and expression

The community centre is an important public building and should be designed to express its civic stature. The design of the building should reflect the ecological and social priorities of community programming and the dynamic nature of a recreational facility. The overall directions include an over-height volume on the ground floor, transparency, flexible design, weather protection, legibility of childcare, materiality, landscape, planting design, and lighting.

Waterfront precinct:

The community centre building should serve to lend vibrancy to the surrounding areas by providing views to as many of the interior activities as possible and creating outdoor spaces like the rooftop play areas where some of the activities can expand. Childcare should take advantage of the large roof area to create sunny spaces for outdoor play and the facility should be legible from the street. Gymnasium space should be expressed as a unique form.

Applicant's Response:

The proposal provides the community centre building at the end of the high street accessed through an entry plaza. The community centre building accommodates the childcare on the top floor with outdoor spaces facing the south and Fraser River. The plaza is framed by the community centre and retail buildings and connected to the riverfront park. The plaza provides a generous space for various activities and events.

Staff Assessment:

Staff notes that the proposal meets the intent of the design guidelines and detailed design will follow in separate development permit applications. The schematic design of the community center prioritizes the functionality of the proposed spaces for desired activities by the community. The building will be designed to meet Passive House requirements and staff seek further design development of the community center building as a civic stature in the area as outlined in Urban Design Condition A.1.4.

- 5. Conditions of the Rezoning Application (2022), Text Amendment CD-1 (567) East Fraser Lands Waterfront Precinct: 3480 East Kent Avenue South and 3522 East Kent Avenue South**
Urban Design condition 1.1 of the Rezoning Application (2022) requires a Preliminary Development Permit (PDP), or similar process, for the Area 1 central waterfront to advance conceptual work to ensure coordination and design integration for the following items: community centre and associated underground parking, community centre plaza and riverfront park, retail buildings, transportation

functions, flood protection alignment, shoreline works and required provincial permits, coordination of site servicing obligations, and engagement with local First Nations.

The following presents a summary of the urban design conditions of the Rezoning Application (2022), the applicant's response, and the staff's assessment of the applicant's response to urban design conditions, specifically condition 1.1. Full text of the urban design conditions is included as part of Appendix D to this report.

Urban Design Condition 1.1:

Waterfront Design Concept

The proposal should provide all the relevant property lines, define circulation and movement patterns, identify service vehicle access, develop parking and loading strategy, determine building footprints, determine the location of public bike share, and seek opportunities to incorporate public art.

Community Centre and Retail Buildings

The proposal should provide a schematic design for the community centre and childcare facility, confirm the extent of the parking in relation to the public plaza, provide a schematic design of the two retail buildings, and develop a parking and loading strategy for the community centre and retail buildings.

Community Centre Plaza

The proposal should provide a schematic design for the public plaza and carry over sufficient detail from concurrent concept development to inform the waterfront design process.

Shoreline Concept and Flood Protection Alignment

The proposal should provide proposed shoreline and flood protection works, and location-based setback from the provincial lease area for flood protection works and service access.

Provincial Approvals

The applicants should initiate discussions to secure a direct lease between the City and the Province for the foreshore park and secure Provincial approval of the shoreline design.

Engagement with local First Nations

The city and the applicant should engage the local First Nations in the design of public amenities and increase the visibility of the Nations on the land.

Other notable Urban Design Conditions

Community Centre Building:

- To achieve a high standard of architectural and urban design innovation and excellence.
- Provide multiple entries through High Street, Mews G, and the plaza.
- Align building frontage with buildings on adjacent parcels.
- Locate childcare and its outdoor spaces on level 2 or above.
- Optimize and rationalize the use of double-height spaces to create views between key public spaces.

Retail buildings:

- To achieve a high standard of architectural and urban design innovation and excellence.
- Align building frontage with buildings on adjacent parcels.
- Provide retail use at grade with a primary frontage on the plaza.
- Provide active, transparent building frontages on the plaza and street frontages.
- Sculpt the massing and building height to maximize the public views to the plaza and riverfront.

Applicant's Response to Urban Design Conditions of Rezoning Application (2022)

Applicant's Response to Waterfront Design Concept and Flood Protection Requirements:

Prior to the PDP submission, the applicants provided several studies of the building footprints and parkade design based on flood protection and its required setbacks. A minimum of 30 m (98.4 ft) setback is required for flood protection from the high-water line. Also, a minimum of 7.5 m (24.6 ft) setback is required from provincial lease areas by the city of Vancouver which will accommodate a flood protection wall. An 8 m (26.2 ft) dike will also be provided for flood protection which will serve as a multi-use pathway. The proposed dike considers the future sea level rise and provides the required expansion of 0.75 m (2.4f ft) in the design of the dike (see Figures 3 and 4).

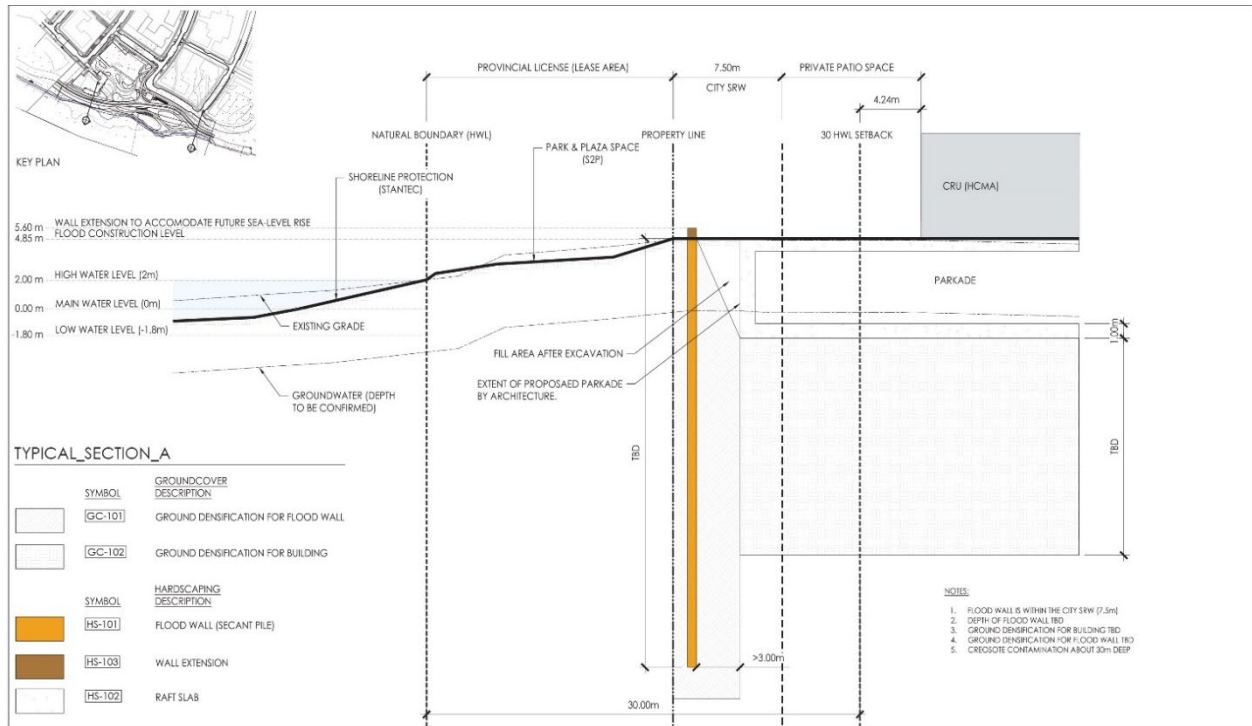


Figure 3. Setback Requirements and Flood Protection Wall

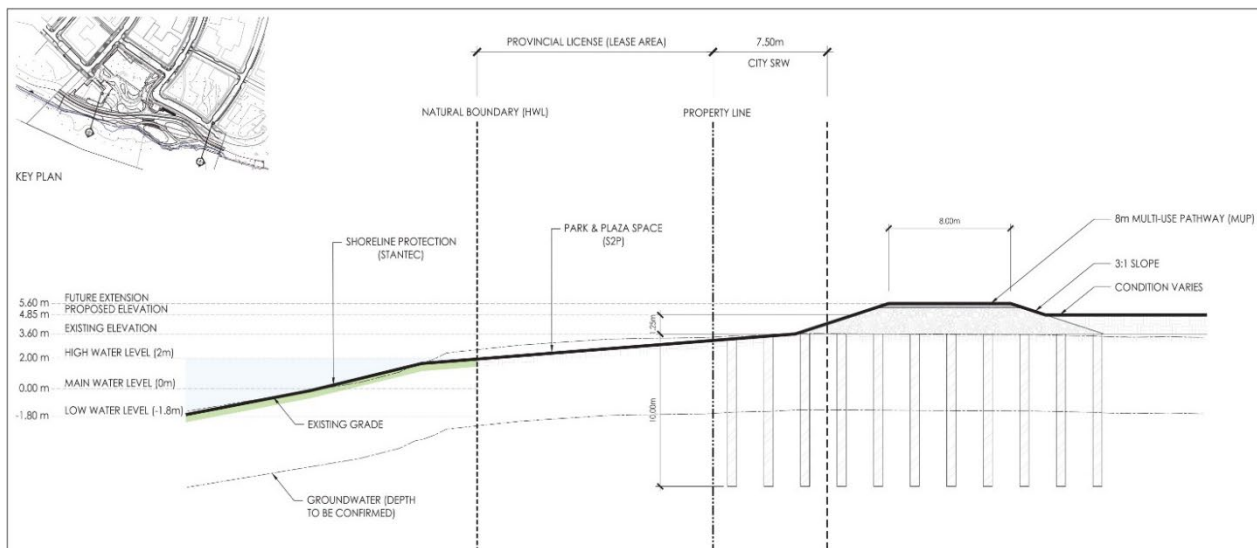


Figure 4. Dike and Setback Requirements

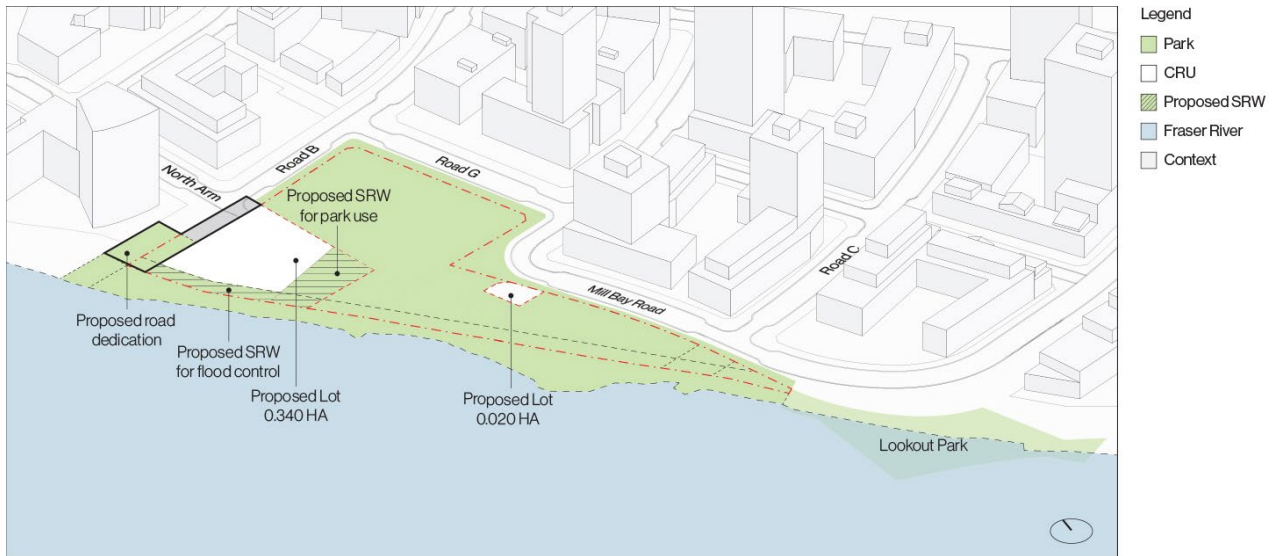


Figure 8. SRW Area

The proposed movement pattern provides the main vehicle access from Road B. The community centre plaza primarily provides pedestrian access with the opportunity for vehicle access for emergencies, events, and festivals. The dike provides a multi-use path shared between pedestrians and cyclists and is connected to River District Crossing through a bike path. The riverfront park and shoreline are primarily reserved for foot traffic. A public bike share station is provided near the retail pavilion. The movement pattern considers accessibility to the whole site area through pedestrian ramps and mild grade differences (see Figure 9).



Figure 9. Site Plan

Staff Assessment of Applicant’s Response to Waterfront Design Concept and Flood Protection Requirements:

Staff support the proposed parking and loading strategy, movement pattern, and flood protection, as well as the proposed parcel reconfiguration, provided that the required minimum park area can be met as outlined in Park Board condition 1.1.

Staff also seek further improvement of the SRW to the south for maintenance access to the flood protection as outlined in Engineering condition A.2.10.

Applicant’s Response to Community Centre and Retail Buildings:

Community Centre Building

The design concept of the community centre transfers the history of the land formation in the area into the building massing. This has been achieved by orienting the building to face the Fraser River and providing multiple major massing moves parallel to the river.

The community centre building provides an active lobby accessed from various directions. The main access is proposed off the end of River District Crossing through an entry plaza. A second access is provided from Mews G in the north, while the third access is through the plaza to the south of the community centre building.

Active uses are provided on the ground floor including multi-purpose rooms, a gym, an express library, and a cultural practice space. The service rooms are located to the west of the community centre facing Road B. The community centre building has a 16m (52 ft) space separation from the retail building to the south of it (see Figure 10).



Figure 10. Community Centre Building - Ground Floor

A fitness area, lounge, multi-purpose room, youth room, and some services are located on the second floor. Multiple voids are provided on the second floor to visually connect the ground and second-floor activities. The fitness centre, lounge, and multi-purpose room on the second floor have access to a balcony on the south overlooking the plaza and Fraser River. The third floor provides a childcare facility with 74 spaces for various age groups (see Figures 11 and 12).

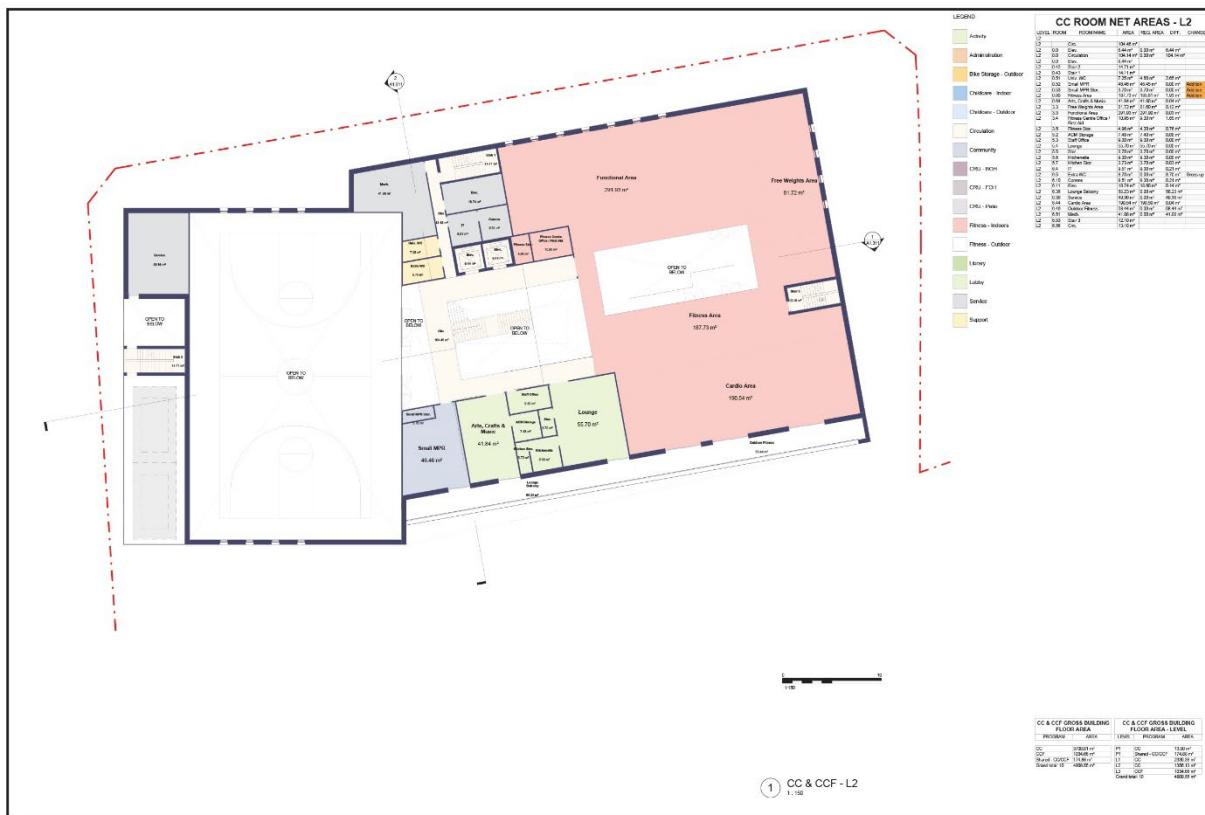


Figure 12. Community Centre Building - Second Floor



The childcare outdoor space is located on the third floor and benefits from south daylight exposure and a view of the Fraser River, plaza, and riverfront park. The childcare outdoor space provides activity areas for various age groups as well as space for childcare outdoor events (see Figure 13).



Figure 13. Community Centre Building - Childcare outdoor space

The community centre building includes an atrium in the lobby that provides visual connectivity between the floors and brings in natural light. A minimum floor-to-floor height of 4.2m is proposed for each floor and the gym space is proposed at double height (see Figure 14).



01. Community Centre Building Section - EW



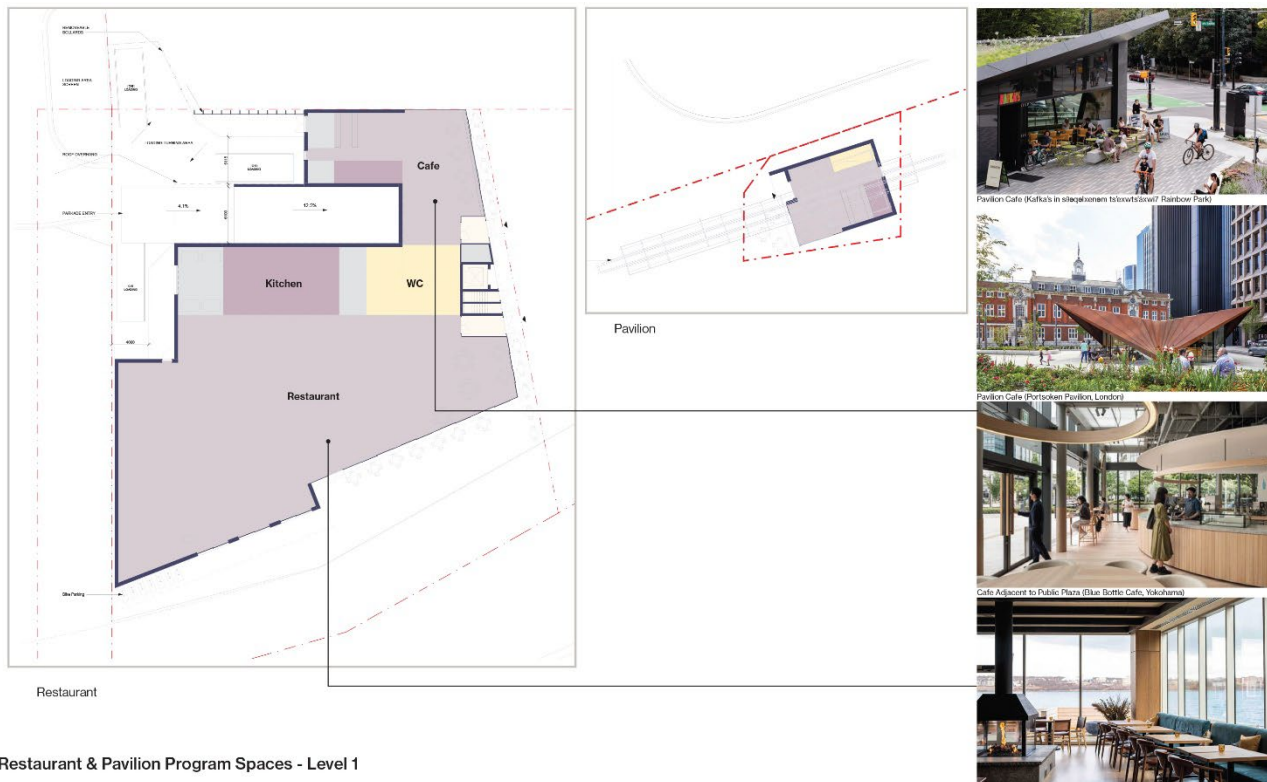
02. Community Centre Building Section - NS

Figure 14. Community Centre Building - Sections

Retail Building and Pavilion

The proposed retail spaces consider equity in programming and provide three various retail spaces. The major retail space is a waterfront restaurant in the retail building, accompanied by a café facing the plaza. The café and restaurant provide outdoor seating spaces adjacent to the plaza.

The retail pavilion activates the park space around it and finishes the retail journey of the high street connecting Marine Drive to the waterfront. An existing heritage artifact on the site, the crane, is currently proposed to be retained on top of the pavilion. Due to the large scale of the crane and safety concerns, the crane cannot be accommodated in the park space including the plaza. The crane provides animating opportunities for festivals and events such as lighting (see Figure 15).



Restaurant & Pavilion Program Spaces - Level 1
Figure 15. Retail Building and Pavilion

Staff Assessment of Applicant’s Response to Community Centre and Retail Buildings:

Staff support the proposed building footprints and schematic programming of the buildings. Staff also notes that aligning building frontages of the community centre and retail buildings with buildings on adjacent parcels cannot be achieved due to parcel reconfiguration as a result of parking/loading strategy and flood protection requirements.

Staff seek further clarification regarding the retention of the crane should this heritage artifact be retained on the site as outlined in Urban Design condition A.1.5.

Applicant’s Response to Community Centre Plaza:

Public Plaza

The plaza, envisioned as the heart of the community, is proposed adjacent to the new community centre building. The early concept for the community centre plaza is inspired by the flow and movement of the river. The plaza will include universally accessible pedestrian connections and a bicycle path to connect the riverfront to River District Crossing. River views are preserved and framed. The plaza is framed by the community centre and the two retail buildings.

The plaza provides space for outdoor markets and festivals as well as spill out space for activities and events in the community centre. The plaza will include native plants as well as trees to create shade. A small stage, specialty paving, and a variety of seating options are also proposed.

While safety concerns prohibit the provision of physical access to the Fraser in this location, the proposal includes a recirculating water feature on the plaza for reflection and play, enhancing opportunities to connect with the water (see Figures 16 and 17).



Figure 16. Conceptual Plaza and Proposed Activities

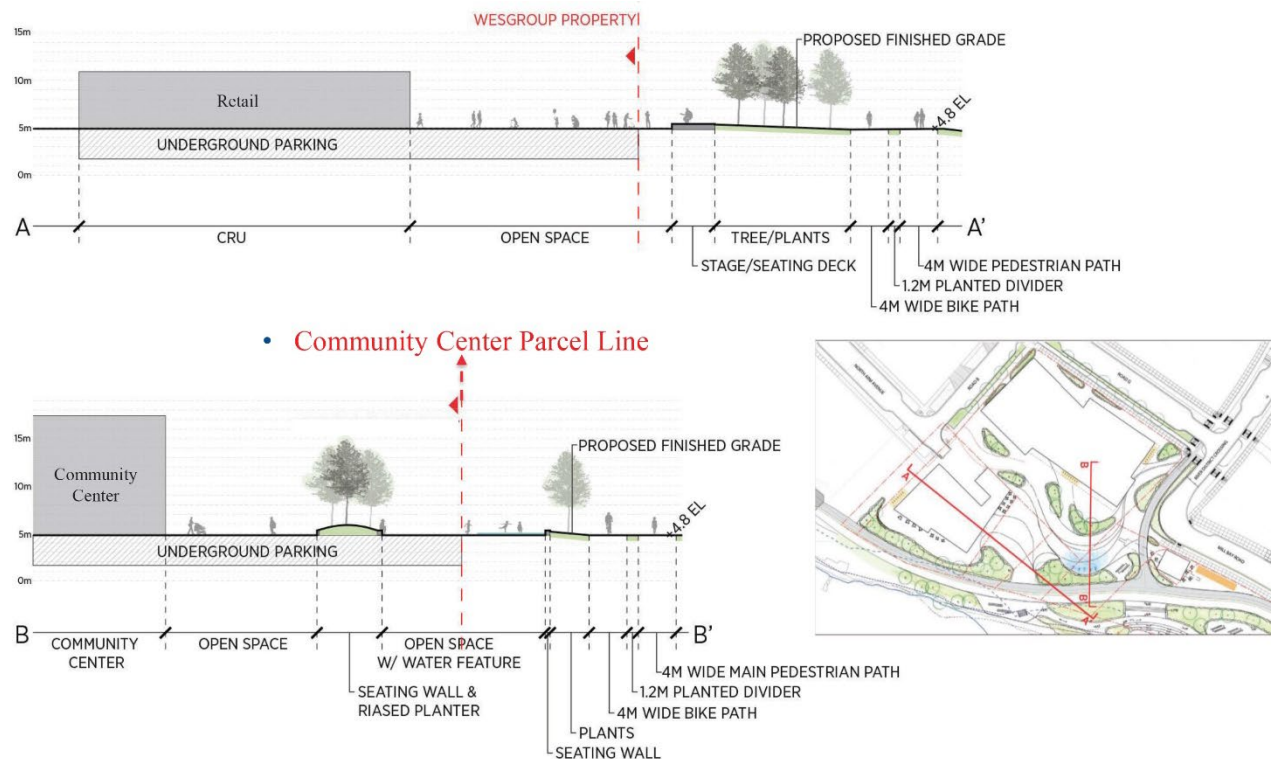


Figure 17. Parkade and Buildings Footprints in relation to the Plaza

Staff Assessment of Applicant’s Response to Community Centre Plaza:

Staff support the proposed preliminary concept design of the plaza and seek further improvement of the public realm by providing public access to the east side of the retail parcel through an SRW agreement as outlined in Park Board condition 1.2. This preliminary concept design will form the basis of the final concept design that will be brought to the elected Park Board for decision, as described in Park Board condition A1.28.

Staff also seek further improvement of the pedestrian connections to the plaza and provision of weather-protected areas in and around the plaza as outlined in Urban Design condition 1.3.

Applicant’s Response to Riverfront Park and Shoreline Concept:

Riverfront park and shoreline

The early concept for the park includes:

- i. an upper section that will be protected from flooding and includes more amenities; and
- ii. a lower section, closer to the level of the river, that will include ecological improvements and provide more opportunities to connect with the river.

The upper section of the park is proposed to include major walking and biking paths and welcoming gathering spaces. The gathering spaces may include a small lawn area, logs for climbing and play, a picnic area, a small amphitheater, hammocks, and a lookout area with seating. The lower section of the park will include a restored, ecologically-rich shoreline to reduce risks of storm damage and erosion, a seasonally floodable path for exploring, and a small beach area for fishing and passive recreation. Refer to figures 18, 19 and 20.

The activity areas are accessible to all users through an east-west ramp. There is the possibility of providing another accessible path at a lower grade closer to the river.



Figure 16. Conceptual Riverfront Park

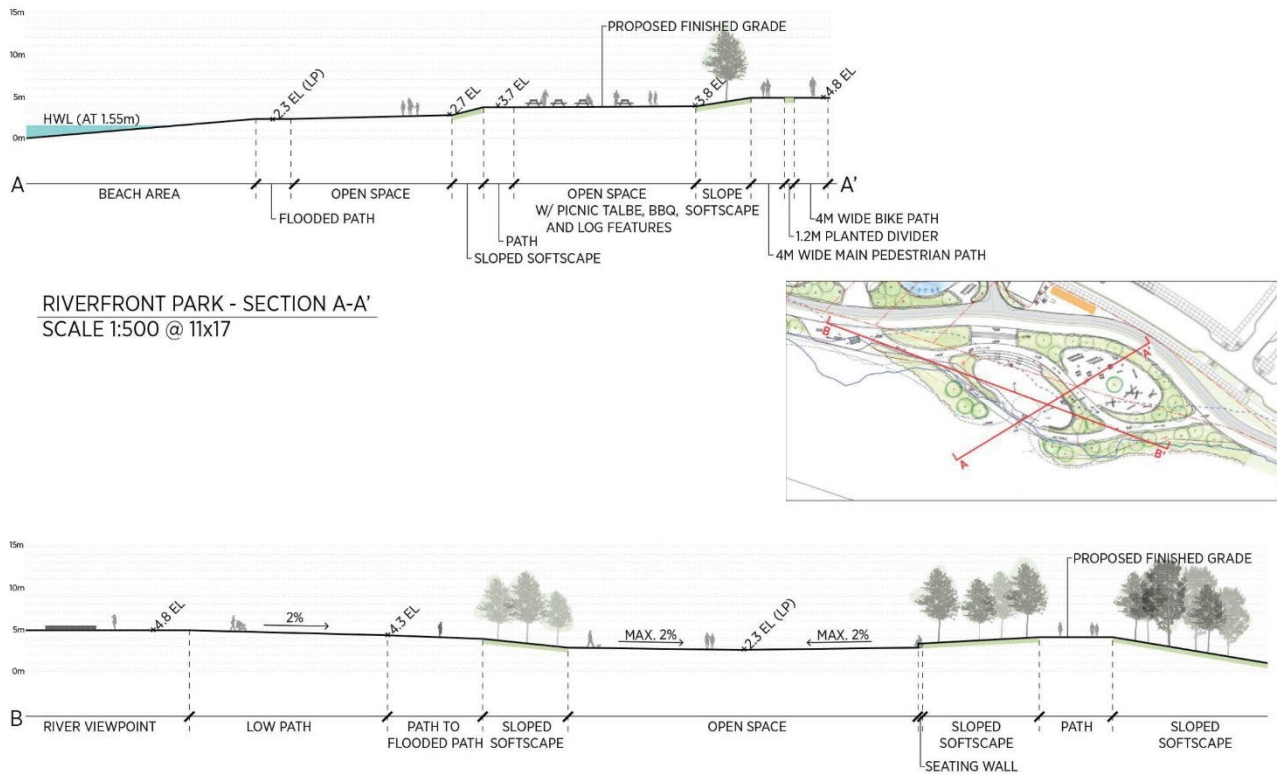


Figure 19. Preliminary Concept for Riverfront Park – Sections



Figure 20. Preliminary Concept for Riverfront Park - Additional Programming Opportunities

Staff Assessment of Applicant’s Response to Riverfront Park and Shoreline Concept:

Staff support the proposed preliminary concepts for riverfront park and shoreline design. These preliminary concepts will serve as the basis for the final concept that will be brought to the elected Park Board for decision, as described in Park Board condition A.1.28. Staff seek further improvement of the proposed connections between the riverfront park, plaza, and pavilion as outlined in Urban Design condition 1.3.

Applicant’s Response to Public Art Opportunities:

The proposal identifies spaces on the site for public art opportunities including both indoor and outdoor areas. Potential opportunities include interactive/free-standing art in the plaza, integrated art within the community centre lobby, integrated art within the architectural expression of the community centre, a self-determination art hub, and land-based art along the multi-use path on top of the dike (see Figure 21).

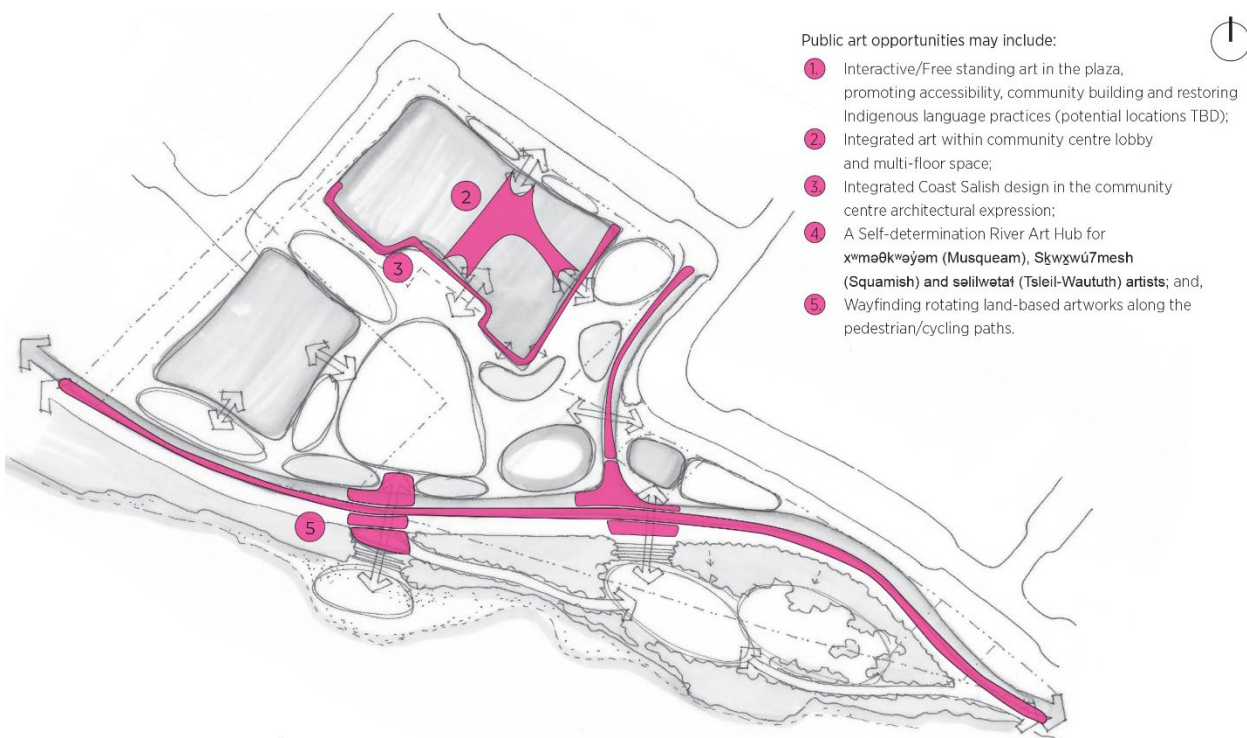


Figure 17. Public Art Opportunities

Staff Assessment of Applicant’s Response to Public Art Opportunities:

Staff support further exploration of the identified public art opportunities on the site, including within the community centre. Opportunities within parkland will be further considered through the Park Board-led park design process for the plaza and riverfront park. Please refer to Public Art Recommendations A.1.33 and A.1.3.

Applicant’s Response to the Required Provincial Approvals:

The applicants have engaged the province for the required permits for the shoreline design concept and lease agreements.

Staff Assessment of the Applicant's Response to the Required Provincial Approvals:

Staff notes that the applicant is responsible for providing the required provincial approvals of the design under the provincial authority. Further design development of the shoreline will need to be aligned and integrated with the design development of the park. For inclusion in the park count, parkland proposed on provincial lease lands must be plausibly approvable by the province, to the satisfaction of the General Manager of Park Board as outlined in Park Board condition 1.1.

Applicant's Response to Engagement with Local First Nations:

Staff are leading engagement with Musqueam, Squamish and Tsleil-Waututh Nations and have reached out to Nations through the City's referral process.

Staff Assessment of Applicant's Response to Engagement with Local First Nations:

The City of Vancouver and the Vancouver Park Board are leading engagement with the Nations on the opportunity for *xʷməθkʷəy̓əm*, *Sḵwxwú7mesh*, and *səlilwətaɬ* input in this highly visible and culturally important location and have contacted and reached out to Nations through the City's referral process. Staff are providing regular updates on the project and will continue to do so. In the short term, efforts have also been made to apply learnings from past conversations with the Nations. Ongoing opportunities for Indigenous cultural visibility will be prioritized within the future design development of the park and integrated into the design of the city owned facilities at DP stage as outlined in Urban Design condition 1.4.

6. Vancouver Plan (2022)

The Vancouver Plan is a land use strategy to guide long-term growth of the City over the next 30 years. The plan serves as a framework with further implementation planning work to follow over the next two to four years. The recommendations of this report align with the priorities for reconciliation, ecology, childcare, public space, community serving spaces, and policy streamlining initiatives of the Vancouver Plan.

Applicant's Response:

The proposal is aligned with the objectives of the Vancouver Plan by providing a community centre, childcare facility, a public plaza, and a riverfront park. There is an ongoing Consultation with Nations and further improvements will be considered at the development permit stage.

Staff Assessment:

The proposal delivers the much-needed public amenities in support of the Vancouver Plan priorities and directives.

7. Childcare Design Guidelines (1993, amended 2021)

The intent of these *Guidelines* is to inform the creation of safe and quality childcare facilities that support healthy outcomes for children in social, emotional, cognitive and physical development realms. The *Guidelines* apply to licensed childcare facilities serving children 0-5 years and is an evidence-based design document that links physical design elements to key child development outcomes. The desired outcome of applying these guidelines is to have a childcare facility which meets provincial childcare regulations and creates an environment where children are provided an opportunity to thrive.

Applicant's Response:

The proposal locates the childcare on the uppermost storey of the community centre. Indoor and outdoor areas for various age groups are separated and supported by south daylight.

Staff Assessment:

This application meets the intent of the *Guidelines* for general design considerations and functional indoor layout. For the outdoor space, the south-facing outdoor space meets the outdoor area requirement. Staff seek further improvement of the layout by potentially increasing the amount of indoor spaces to meet the Childcare Design Guidelines as outlined in Social Policy condition A.1.18.

8. Equity Framework: Getting our house in order (2021)

Council adopted an Equity Framework to lead the City's internal processes and decision-making as it relates to equity, and to demonstrate how concepts of equity can be embedded into the City's work through individual and organizational commitments. Through legislation and regulation, the City can remove systemic barriers to providing services such as parks and recreation facilities, as well as arts and cultural spaces.

Applicant's Response:

The proposal delivers a community centre to the City of Vancouver and provides a childcare facility, a public plaza, and a riverfront park. The retail building and pavilion provide three different retail spaces to consider services for everyone near city facilities.

Staff Assessment:

Staff notes the proposal meets the intent of the Equity Framework.

9. City of Reconciliation (2016 – Last updated 2021)

As a City of Reconciliation, the City commits to form a sustained relationship of mutual respect and understanding with local First Nations and the Urban Indigenous community. The city uses the Reconciliation Framework, established in 2014, to guide its Reconciliation work. The Reconciliation Framework is comprised of three main principles: Cultural Competency, Strengthened Relations, and Effective Decision-making.

10. City of Vancouver's UNDRIP Strategy (2021)

In March 2021, City Council adopted a motion to create an UNDRIP Task Force, which was convened in partnership with the Musqueam Indian Band, Squamish Nation and Tsleil-Waututh Nation. The *UNDRIP Strategy* was developed over a year of intergovernmental collaboration and dialogue by the Task Force, and has been endorsed by the Councils of all three Nations. The *UNDRIP Strategy* provides Calls to Action for the implementation of UNDRIP by City Council.

11. Transforming Attitudes, Embedding Change: The City of Vancouver's Accessibility Strategy (Phase 1)

The City of Vancouver Accessibility Strategy (Phase 1) outlines the City of Vancouver's commitment to supporting the full participation of persons with disabilities by establishing and maintaining inclusive services, programs and infrastructure and by identifying, removing and preventing barriers.

Focus Area 1 of the accessibility strategy discusses the Built Environment and Public Spaces Goal: A built environment with Universal Design Principles where City projects and public spaces incorporate the highest level of accessibility standards so that everyone can access all physical infrastructure in the city.

Applicant's Response:

The proposal promotes accessibility to both indoor and outdoor facilities on the site. The public plaza and riverfront park are designed to be accessible to everyone. The riverfront park provides two tiers of accessible paths from east to the west of the park including access to the flood path.

Staff Assessment:

Staff notes the proposal meets the intent of the accessibility strategy.

Applicable Park Board policies, Bylaws, and Guidelines:

The provisions of these policies are under the authority of the City of Vancouver Park Board and not the Development Permit Board but are included here as a reference as they apply to other parts of the project being reviewed by the DP Board.

12. Park Board Reconciliation Mission, Vision & Values (2018)

The Reconciliation Mission, Vision and Values call for the decolonization of the Park Board and guide and support the implementation of the Park Board's 11 Reconciliation Strategies and ongoing reconciliation work.

13. VanPlay: Parks and Recreation Services Master Plan (2020)

VanPlay provides a comprehensive understanding of recreation needs at a citywide scale, new park and recreation provision standards, and level of service targets (e.g., amount, accessibility, connectivity, quality) for parks and recreation amenities.

14. Community Centre Strategy (2022)

The Community Centre Strategy guides future investment in community centres and aims to enhance services provided by these highly valued public assets.

15. Biodiversity Strategy (2016)

The Biodiversity Strategy directs the increase in the amount and ecological quality of Vancouver's natural areas to support biodiversity and enhance access to nature.

The overall proposal meets the intent of the applicable Park Board policies. Staff will work with the applicants at the DP stage to develop the proposal further.

● **CONCLUSION:**

Staff have reviewed this application to permit the preliminary development of a 3-storey community centre building containing a 74-space childcare facility over one level of underground parking along with two 1-storey retail buildings, a public plaza, and a riverfront park and conclude the proposal advances important City objectives. Staff further conclude that the proposed conceptual plans represent an appropriate urban design response to Urban Design conditions of the Rezoning Application (2022), provided the conditions outlined in this report are substantively addressed. Further Park Board and Urban Design conditions listed in this report seek refinements to the park parcel area, SRW agreement to secure long term public access to the privately owned public plaza, public realm interfaces, and visibility of local Nations on the land to respond to East Fraser Lands Official Development Plan and Rezoning Application (2022). Staff recommend Approval by the Development Permit Board.

DEVELOPMENT REVIEW

The recommendations of Development Review Branch are contained in the pre-development permit application conditions noted in Appendix A attached to this report.

LANDSCAPE

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

SOCIAL POLICY

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

REAL ESTATE AND FACILITIES MANAGEMENT

The recommendations of Real Estate and Facilities Management are contained in the prior-to conditions noted in Appendix A attached to this report.

PARK BOARD

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

PUBLIC ART

The recommendations of Arts Culture Community Service are contained in the prior-to conditions noted in Appendix A attached to this report.

ENGINEERING SERVICES

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

ENVIRONMENTAL SERVICES

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

BUILDING REVIEW BRANCH

This Pre-Development Permit 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.

NOTIFICATION & OPEN HOUSE

Development permit notification signs (4) were installed around the site on November 15, 2023. Shortly after, additional information was posted on the City's Shape Your City (SYC) website. An in-person open house was held on November 29, 2023, with over 140 individuals in attendance.

Park Board staff provided an integrated and complementary engagement process to solicit more detailed feedback on the goals and preliminary park concept designs. This engagement included participating in the open house on November 29, 2023 and a linked Shape Your City website and online or hardcopy survey, as well as outreach through notification signs (4), the postcard notification and posts on Park Board social media channels.

Summary of Public Comments

Throughout the notification period, the City received 39 responses via SYC, all in overarching support of the project. From the open house, 26 comment forms stated support for the project with 7 responses recorded as undecided. The overwhelming consensus was positive.

Support of the project included the following:

- Much anticipated benefit to the residents of River District
- Activities and program offerings of the community centre
- Provision of childcare

Opposition to the project included the following issues:

- Concern over the (small) size of the community centre based on the community it intends to serve
- Desire for additional programming
- Concerns over accessibility (increased traffic, limited underground parking and lack of public transit options)

An additional 360 responses were received to the Park Board Shape Your City and hard copy questionnaire. Responses mirrored the overwhelming positive consensus seen in the City's feedback, with over 95% of respondents somewhat or strongly supporting each of the draft principles and over 90% of the respondents liking or really liking the preliminary concepts for both Community Centre plaza and riverfront park. Views to the river, space for outdoor festivals, gatherings and events and a restored and ecological shoreline were the most popular features.

Staff Response to Public Comments

The proposed community centre meets the minimum required size as per the *East Fraser Lands Official Development Plan* approved by Council. The proposal provides several multi-purpose rooms to allow for flexible programming and desired activities by the community.

While being adjacent to Fraser River enhances the quality of the amenity package, the site is impacted by flood protection requirements. The proposed parking meets the parking requirements, however, given the locational criteria, providing more parking would have impacts on the park area and the feasibility of the project.

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 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 for:

- Parcel reconfiguration and revised building footprints under the East Fraser Lands Official Development Plan and East Fraser Lands Design Guidelines, Waterfront Precinct subject to meeting a minimum of 1.88 hectares of park parcel area and an SRW agreement to secure long-term public access to the retail plaza parcel; and
- Approval of uses currently not listed in sub area 2 of the CD-1 (567) By-law subject to a text amendment of the By-law prior to the issuance of any development permits.

Staff Committee supports the proposal with the conditions contained within the report.



M. Au
Chair, Development Permit Staff Committee



H. Ghasemi
Development Planner



K. Hsieh
Project Coordinator

Project Facilitator: P. Fouladianpour

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 STANDARD CONDITIONS

A.1.1 The pending CD-1 By-law is enacted by City Council

A.1.2 The proposed form of development is approved by City Council

STANDARD URBAN DESIGN CONDITIONS

A.1.3 design development to provide access to the roof of the retail building;

Note to Applicant: This can be achieved by providing an accessible roof as the extension of the proposed plaza or providing access from inside of the proposed retail building. The roof should be accessible to all users including a wheelchair access.

A.1.4 design development to strengthen the architectural expression of the buildings as a civic landmark with particular attention to the community center building, to reflect the intent of the guidelines for Waterfront Precinct Area;

Note to Applicant: This can be achieved by the following:

- i. provide transparency at the ground level between the buildings (specifically the community center) and key public spaces including the plaza through consolidation of the glazing for buildings, given LEED GOLD and Passive house requirements;
- ii. add visual interest to the roof lines of the community center and retail buildings by adjusting the fencing and providing overhang planting for childcare outdoor space on the rooftop of the community center and providing a fluid parapet for the retail building. Refer to Urban Design condition A.1.3;
- iii. provide a varied palette of materials for the proposed buildings. The character and expression of the buildings should reflect the history of the site and its location;
- iv. provide a visually interesting massing and sculpted roofline for the pavilion. Should the crane be retained and integrated on top of the pavilion, it should not reduce the visual interest of the pavilion's form of development; and
- v. Enhance the visual interest of the rooftops as viewed from adjacent higher residential units by screening the mechanical equipment on the roofs.

A.1.5 provision of the following architectural drawings and detailing, and design rationale at the DP stage:

- i. sections/elevations illustrating the future expansion of the dike and its impact on the connections between the plaza, park, and pavilion;
- ii. a robust plan for retention of the crane, should this heritage artifact be retained on the site; and
- iii. Provision of a design rationale describing the strategies to incorporate the principles of crime prevention through environmental design (CPTED).

STANDARD DEVELOPMENT REVIEW CONDITIONS

- A.1.6 a text amendment is required, prior to the issuance of the first development permit, to permit the cultural and recreational community centre, plaza, childcare facility and restaurant uses, density and floor area in sub-area 2, as illustrated in this preliminary development permit and subsequent development permits;
- A.1.7 confirmation that the floor area for this site, developed sites within sub-area 2, and within this CD-1, meet the minimums and maximums permitted in the pending CD-1 By-law, East Fraser Lands Official Development Plan (EFL ODP) and applicable guidelines; (Childcare Design Guidelines);
- A.1.8 confirmation that all building heights and numbers of storeys do not exceed the maximum in the pending CD-1 By-law;
- A.1.9 confirmation that the Parking, Loading, Bicycle and Passenger spaces, and End of Trip facilities meet the minimum/maximum permitted in the 2024 Parking By-law, Rezoning Conditions and the Childcare Design Guidelines; and

Note to Applicant: Refer to Development Review condition A.1.6.

- A.1.10 submission of a digitally sealed copy of a survey plan of the site, verified by a British Columbia Land Surveyor, clearly indicating site area.

STANDARD LANDSCAPE CONDITIONS

Unless otherwise stated, the following landscape conditions are applicable to portions of the site to be delivered by the applicant. The community centre plaza and riverfront park design and approvals are subject to a separate Park Board-led process. However, at time of each successive development permit application, the overall site master plans should be included and updated either by shadowing in any unfinalized portions of the site under separate design process, or incorporate any finalized portions of the park, shoreline and plaza.

- A.1.11 design development to the structural, landscape and grading plans to ensure highly compatible, pedestrian-friendly transition zones from public space to privately owned space throughout the site;

Note to Applicant: Special attention will be needed to ensure a seamless transition from park areas to the privately owned edges of buildings. Avoid leftover spaces and awkward connections between buildings and consider CPTED principles.

- A.1.12 design development of the overall structural design of all applicable proposed buildings (limited to proposed landscaping on buildings or green roofs) to ensure adequate soil volumes and planting depths for trees, intensive, and extensive green roof treatment;

Note to Applicant: to help ensure the long-term viability of planting on slab and exposed upper roof conditions, soil depths shall meet or exceed CLNA planting standards. At the ground level, avoid raised planter walls that can impede pedestrian flow and fragment space.

- A.1.13 provision of enhanced soils to maximize tree health in the public realm;

Note to Applicant: Subject to further review by the City Engineer, this may include continuous soil trenches, structural soils, and/or soil cells.

- A.1.14 design development to the location of site utilities and vents on private property is to be integrated discreetly into the building, avoiding landscaped and common areas;

- A.1.15 provision of high-efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 9.29 m² (100 ft²).

Note to Applicant: This condition is applicable to private property. On the landscape plans, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed.

A.1.16 provision of site-wide landscape plans and documents at time of parcel specific development permit application, as follows:

- i. overall public/private landscape plans that clarify landscape materials (soft and hard), ownership, public/semi-private/private access, programming, habitat areas, green infrastructure, planting and grading;

Note to Applicant: this applies to portions of the site to be delivered by the applicant (excludes park and plaza since those areas are under separate design process), However, to the greatest extent practicable, the master plans should assume a phased approach by shadowing in portions of the site that are not finalized and include portions of the site that are finalized.

- ii. public realm and Open Space plan, including but not limited to: neighbourhood and district defining landscape character elements, public art (location and details), hard and soft landscaping elements, sidewalk design, new street trees, retained trees, street furniture, paving, open space programming and design, water features, lighting, utilities, pedestrian weather protection and signage/wayfinding;

Note to Applicant: this applies to portions of the site to be delivered by the applicant (excludes park and plaza since those areas are under separate design process), However, to the greatest extent practicable, the master plans should assume a phased by shadowing in portions of the site that are not finalized and include portions of the site that are finalized.

- iii. circulation and wayfinding plan;

Note to Applicant: Universal design principles should be considered throughout the open space plan. Walkways should be surfaced in consideration to the physically disabled. Provide benches near building entrances and at reasonable intervals within plazas and primary walkways.

- iv. a building and site lighting plan, including a lighting strategy, light locations, and a lighting palette;

Note to Applicant: Reduce nighttime outdoor lighting, wherever possible. Consider CPTED principles and avoid any lighting that can cause glare to adjacent residents.

- v. provision of detailed Landscape Plans illustrating soft and hard landscaping as part of each development permit application;

Note to Applicant: The plans should be at 1:100 (1/8":1 ft) scale minimum. The Plant List should include the common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. The Landscape Plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and utilities such as lamp posts, hydro poles, and fire hydrants.

- vi. provision of detailed architectural and landscape cross sections (minimum 1:50 or 1/4" inch scale) through common open spaces, semi-private patio areas and the public-private realm as part of each development permit application;

Note to Applicant: The sections should illustrate the soil profile, tree root ball, tree canopy and any associated landscape treatment. For private amenity areas, illustrate and dimension planters on slab (where applicable), planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building.

vii. provision of plans, plan details and documentation/calculations that support integrated rainwater management and sustainable sites as follows:

- a. a separate soil volume overlay plan;
- b. an overlay plan that shows the amount and ratio of vegetative cover to the site area;

Note to Applicant: This is applicable to private property sites.

viii. provision of an arborist report, applicable to sites in proximity to existing trees;

ix. provision of an accurate, dimensioned tree management plan illustrating tree protection barriers and highlighted notes to clarify any mitigation measures; and

x. provision of a signed letter of assurance for arborist supervision, where applicable.

STANDARD SOCIAL POLICY CONDITIONS

A.1.17 design development of the childcare facility to meet the intent of the City of Vancouver's Childcare Design Guidelines (2021) and Childcare Technical Guidelines (2019) to the satisfaction of the Director of Arts, Culture and Community Services and the Director of Real Estate and Facilities Management;

Note to Applicant: In addition to above, all childcare facilities must meet mandatory Provincial Childcare Licensing Regulations to the satisfaction of Vancouver Coastal Health (Community Care Facilities Licensing).

A.1.18 design development to improve the layout, and potentially increase the size of the indoor footprint;

Note to Applicant: For the proposed childcare space:

- i. the Childcare Design Guidelines indicates a floor area of 738 m² (7,948 ft²) of indoor space excluding circulation, while the applicant has provided 662 m² (7,127 ft²);
- ii. efficiencies may be gained by eliminating one stairwell, and minimizing space allocated to lobby/reception and other circulation; and
- iii. to ensure functionality, some spaces currently shown to be shared between all programs will need to be shared by a maximum of two programs (and vice versa). Any shared space must be larger than the area required for the same space dedicated to a single program. Contact Social Policy and REFM to review options for shared spaces.

A.1.19 design development to provide sufficient covered outdoor space, meeting the intent of the Childcare Design Guidelines;

Note to Applicant: Permanently covered outdoor space should account for approximately 15%-20% of total outdoor space to ensure protection from sun and rain. Design should also include attachment points for shade sails.

A.1.20 design development to provide sufficient areas required for the dedicated electrical system and the heating, ventilation and mechanical cooling system for the childcare;

Note to Applicant: These systems are to be independent from the rest of the development as per the Childcare Technical Guidelines. Indicate on the drawings the secured utility and service rooms to safely accommodate such items as hot water tanks, electrical panels, data lines, telephone and security equipment/monitoring systems, gas, water or hydro meters and any other mechanical or electrical equipment as required as well as the exterior area required for the air source heat pump

and other mechanical equipment. The utilities for the Childcare Facility are required to be separately metered and the monitoring systems (DDC, security) are required to be separately monitored.

- A.1.21 provision of a table indicating floor areas of proposed indoor and outdoor spaces within the childcare facility areas for each program area (infant, toddler, 3-5A and 3-5B), including breakdown of activity areas, support areas, and circulation; and

Note to Applicant: Provide area breakdown to resemble sample template below:

INDOOR AREAS per Table 2 of Childcare Design Guidelines	Childcare Design Guidelines Area Req per Table 1	Target Area assumed due to shared support spaces	Area Provided
Infant indoor activity + support (no circulation)			
Activity			
Support			
Toddler indoor			
Activity			
Support			
Shared support -Infant/Toddler			
3-5 A indoor			
Activity			
Support			
3-5 B Indoor			
Activity			
Support			
Shared support – 3-5A and 3-5B			
Shared Support – all programs			

- A.1.22 provision of two dedicated parking stalls for staff and one pick-up drop-off stall for every eight licensed childcare spaces;

Note to Applicant: Location of drop-off stalls should be in close proximity to the childcare facility elevator and avoid the need for parents and children to cross a drive aisle.

STANDARD REAL ESTATE AND FACILITIES MANAGEMENT CONDITIONS

- A.1.23 provision of a Community Centre as outlined in the East Fraser Lands Community Centre Detailed Functional Program (to be updated Q1 2024), 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;

Note to Applicant: - Requirements for the East Fraser Lands Community Centre to be met per the East Fraser Land Community Centre Detailed Functional Program, this includes (but is not limited to): accessibility requirements, sustainability requirements, seismic importance factor requirements, 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.

- A.1.24 provision of the Community Centre and Childcare within the City’s site, including the parkade, such that the Community Centre and Childcare can be secured and operated independently from the

adjacent properties;

- A.1.25 provision of Owner's Project Requirements and Commissioning Plan for review and acceptance prior to release of Development Permit hold to the satisfaction of Real Estate and Facilities Management (REFM); and
- A.1.26 provision of mechanical and electrical concepts and Basis of Design for review and acceptance prior to release of Development Permit hold to the satisfaction of Real Estate and Facilities Management (REFM).

STANDARD PARK BOARD CONDITIONS

- A.1.27 design development of the flood protection assets and foreshore area to be compatible with ongoing park design to the satisfaction of the General Manager of Park Board and General Manager of Engineering Services. Refer to Engineering condition A.2.16.
- A.1.28 design development of the community centre plaza and riverfront park to be coordinated through upcoming park design process led by Park Board staff to the satisfaction of the General Manager of Park Board, and subject to approval by the elected Park Board;

Note to Applicant: Per condition 1.14 of the Area 1 Rezoning Application (2022), the intent is to enter into a park development agreement for the final concept design of the community centre plaza and riverfront park, and delivery of the community centre plaza. Per condition 1.15 of the Area 1 Rezoning Application (2022), the design of all parkland is subject to approval by the elected Park Board. The following items to be coordinated by Park Board staff with other City Departments, and integrated as part of the design development process:

- i. integration or siting of any public art proposed within parklands to ensure it aligns with the advancement of the detailed design of the park and enhances and supports parks and recreation uses and priorities;
- ii. facilitation of farmers market location on the community centre plaza and parcel 32.1 publicly accessible plaza;
- iii. any proposed designated pedestrian paths and crossings through the community centre plaza and riverfront park. Refer to Engineering condition A.2.1. Design to generally include:
 - a. minimum 3.0 m (9.84 ft) wide pedestrian connection adjacent to the bike path; and
 - b. pedestrian crossings aligned with, and at consistent width, as connecting sidewalks.
- iv. bicycle path configurations through and within the parkland to meet both park and transportation goals. Refer to Engineering condition A.2.1. Design to generally include:
 - a. minimum 2.0 m (6.56 ft) wide unidirectional protected bike lanes, transition into a 3.5 m (11.5 ft) bi-directional protected bike path at Fraser River Trail; and
 - b. minimum 0.15 m (0.49 ft) Type-E cane detectable accessible buffer edge between the sidewalk and the bike path as applicable.
- v. potential options to locate public bike share within parkland; and
- vi. consideration of the integration of small heritage artifacts as contemplated in condition 1.18 of the Area 1 Rezoning Application (2022), in conjunction with other design considerations including Musqueam, Squamish and Tsleil-Waututh Nations cultural visibility.

- A.1.29 design development to delineate interface and improve transitions between the parkland and parcels 32.1 and 32.2 and design transitions, to the satisfaction of the General Manager of Park Board;

Note to Applicant: In order to provide operational clarity while also maintaining the ability of park parcels and parcels 32.1 and 32.2 to function together, delineation may be accomplished through materials use or other means. To ensure a sense of publicness for the interface between the community centre plaza and the parcel 32.1 publicly accessible plaza, this should not include physical barriers or above grade items such as fencing, except site furnishings that serve the program of the plaza and as approved by General Manager of Park Board.

- A.1.30 design development to ensure visual access between waterfront, community centre and community centre plaza to the satisfaction of the General Manager of Park Board;
- A.1.31 design development to ensure loading function for community centre and community centre plaza is compatible with ongoing park design and community centre and park operational requirements to the satisfaction of the General Manager of Park Board. Refer to Engineering condition A.2.6; and
- A.1.32 design development to ensure no encroachment of private uses on the community centre plaza or riverfront park are proposed, except as described in condition 1.17 of the Area 1 Rezoning Application (2022).

Note to Applicant: If requested by the applicant, consideration to an exception to the above may be given to an encroachment agreement to support the inclusion of a historic crane on parcel 32.1 or 32.2. Consideration should be given to build up of snow and ice and the related safety of park users.

STANDARD PUBLIC ART CONDITIONS

- A.1.33 provision of Section 219 Covenant which outlines Park Lane's and future owners' obligations with respect to the provision of public art by payment into the River District Public Art Fund; and
- A.1.34 provision of cash payment from the Owner to the City in the amount equal to 100% of the Cost of Public Art attributable to the Building Floor Area for such Assessable Building to be applied by the City in accordance with the River District Public Art Fund Agreement.

Note to Applicant: Payment is due prior to issuance of the of the development permit, Please contact Arts, Culture & Tourism, Public Art staff at publicart@vancouver.ca to confirm the amount owing and to make arrangements for delivery of the payment, and krystal.paraboo@vancouver.ca to continue planning for public art delivery within the Community Centre and plaza.

A.2 STANDARD ENGINEERING CONDITIONS

- A.2.1 provision of landscape and site plans to reflect required off-site improvements, including a continuous north-south pedestrian and cycling connection along River District Crossing from Road G to the community centre plaza and riverfront park, including appropriate transitions to Mill Bay Road, to the satisfaction of the General Manager of Engineering Services, which shall generally include:
- i. minimum 1.5 m (4.92 ft) wide front boulevard between the bike lane and the roadway, with street trees where space permits;
 - ii. minimum 0.15 m (0.49 ft) Type E cane-detectable accessible buffer edge between the sidewalk and the bike lane;
 - iii. minimum 2.0 m (6.56 ft) wide unidirectional protected bike lanes, transitioning to the bike path through the community centre plaza and riverfront park;

- iv. minimum 3.0 m (9.84 ft) wide pedestrian connection adjacent to the bike lane; and
- v. Pedestrian crossings aligned with, and at consistent width, at connecting sidewalks.

Note to Applicant: These off-site improvements shall connect to the bike path in community centre plaza and riverfront as part of the upcoming park design process led by Park Board staff. Refer to Park Board condition A.1.28.

A.2.2 provision of public Bike Share (PBS) station, per the Design Standards for Public Bike Share, including:

- i. minimum 25.0 m (82 ft) by 4.0 m (13.12 ft) station fully on private property at/near the intersection of River District Crossing and Fraser River Trail;

Note to Applicant: The PBS space must be located in a location that is highly visible from the Community Centre and the main public plaza area, with direct and easy access to bikeways including the Fraser River trail bike path.

- ii. removal/relocation of building elements and/or landscaping in conflict with the station;
- iii. removal/relocation of any utilities from the station footprint and provide an uninterrupted broom finished saw-cut concrete surface;
- iv. maximum 3% cross slope and 5% grade along the length of the station;
- v. minimum 5.0 m (16.4 ft) vertical clearance; and
- vi. on-site electrical connection to the station.

A.2.3 provision of updated Parking By-law statistics table(s) noting the following:

- i. calculations for the minimum required parking, loading, bicycle, end-of-trip facilities and passenger loading spaces, and the number of spaces being provided for same, by each site use
- ii. provision of the following annotations on drawings:

“Parking, loading, bicycle, and passenger loading shall be provided and designed in compliance with the Parking By-law and the Parking and Loading Design Supplement.”

Vehicle parking reductions in accordance, and in compliance, with approved Transportation Demand Management (TDM) Plan”

End of Trip Facilities layout shall be in compliance with the Vancouver Parking By-law and the Vancouver Building By-law.”

A.2.4 provision of parking access, per the Parking By-law and Parking and Loading Design Supplement, including:

- i. two-way vehicle flow. Provide:
 - a. convex mirrors or view portals on the main ramp and throughout parkade.

A.2.5 provision of vehicle spaces, per the Parking By-law and the Parking and Loading Design Supplement, including:

- i. minimum 2.7 m (8.9 ft) width for standard and visitor spaces adjacent one wall or column if

- located more than 1.2 m (4 ft) from either end of the stall; and
- ii. minimum 5.0 m (16.4 ft) width, 5.5 m (18 ft) length and 2.3 m (7.5 ft) vertical clearance for van accessible spaces sharing access aisles.
- A.2.6 provision of loading spaces, per the Parking By-law and the Parking and Loading Design Supplement, including:
- i. convenient off street, stair-free loading access to/from retail and community centre;
 - ii. minimum 3.4 m (11.2 ft), 10.2 m (33.5 ft) length for Class B spaces; and
 - iii. minimum 1.8 m (5.9 ft) wide loading/unloading area(s), an overhead door, or an access corridor leading to an entry door.
- A.2.7 provision of bicycle spaces, per the Parking By-law, including:
- a. minimum 0.6 m (2 ft) width, 1.8 m (6 ft) length, and 1.9 m (6.2 ft) vertical clearance for horizontal spaces; and
 - b. directional signage for Class B spaces not readily visible to visitors of the site.
- A.2.8 provision of updates to the plans, per the Transportation Demand Management for Developments in Vancouver Bulletin, Parking By-law, and Parking and Loading Design Supplement, including:
- i. TDM Plan B – Bike Infrastructure Package:
 - a. A minimum of 40% additional Class A bicycle parking spaces;
 - b. A minimum of 10% additional bike lockers are provided (calculated after applying the 40% additional Class A bicycle spaces);
 - c. A minimum of 5% additional oversized bicycle parking spaces (calculated after applying the 40% additional Class A bicycle spaces); and
 - d. 100% of the Class B bike parking is weather protected.

Note to Applicant: Amendments to the Parking By-law and the Transportation Demand Management (TDM) Administrative Bulletin were approved by Council on November 15th, 2023. New requirements came into effect January 1, 2024, and apply to all development permits received after this date.

- A.2.9 provision of general revisions to the architectural plans:
- i. all types of parking, loading, bicycle, end-of-trip facilities, and passenger loading spaces individually numbered, and labelled on the drawings;
 - ii. dimension of columns and column encroachments into parking spaces;
 - iii. section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and
 - iv. design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

A.2.10 removal of encroachments within the City Right of Way, including, but not limited to, the following:

- i. Proposed landscaping features along the back boulevard at the intersection of Road B and Road G;
- ii. Proposed landscaping features along the boulevard of River District Crossing street and Mill Bay Road; features considered as an encroachment will be based on the final subdivision plan; and
- iii. The southern SRW for maintenance access to the flood protection structure is to be free of permanent structures or features including stairs, seating, trees, and landscaping features, except minor surface features and small tree species as permitted by the City of Vancouver's Shoreline Flood Protection Design Reference to the satisfaction of the General Manager of Engineering and in consultation with the General Manager of Parks Board.

A.2.11 provision of applying for and receiving a City of Vancouver Building Grades Permit Plan to inform Development Permit Application Drawings of property line grades at the development site.

A.2.12 provision of receiving City of Vancouver approval on off-site civil design to inform Development Permit Application Drawings of property line grades at the development site.

A.2.13 provision of public realm changes, including all proposed off-site improvements to be indicated and noted on the landscape and site plan as follows:

Note to Applicant: Where a design or detail is not available, make note of the improvement on the site and landscape plans

- i. provision of new street trees adjacent to the development site, where applicable note;

"Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, installed with approved root barriers and appropriate soil. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches in depth. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca inspection after tree planting completion".

- ii. *"This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."*

Note to Applicant: No construction is permitted on CoV property without CoV approval per Street & Traffic By-law 2849.

A.2.14 per the 2018 EFL Report Engineering Condition of By-law Enactment #1:

- i. obtain approval of and deposit for registration of an updated subdivision plan that creates updated parcels and roads, generally as defined in the East Fraserlands Design Guidelines document and provides for delivery to the City, revised roads (which includes the waterfront walkway/bikeway) and lands for parks and open space.

Note to Applicant: Revisions to the subdivision plan and parcel locations must comply with Section 75 of the Land Title Act [RSBC 1996] with respect to access to water provisions. Further design development will be needed if waterfront tenure cannot be achieved.

Note to Applicant: Update existing legal agreements as required to append the updated

subdivision plan and reflect any consequential amendments.

Note to Applicant: above condition secured through Lot 38 No Development Covenant registered in the Land Title Office under CA7574300-301 and Lot 37 No Development office under CA7574298-299. Proposed Area 1 – Waterfront Precinct subdivision plan identifies necessary parcels and roads.

A.2.15 per 2018 EFL Report Engineering Condition of By-law Enactment #8:

- i. Provision of Statutory Rights of Way (SRW) in favor of City Engineer, at least 10 m (32.8 ft) in width, centre over the existing storm main in the Road B street end, south of North Arm Avenue, for utility and public access purposes.

Note to Applicant: above condition secured through Lot 38 No Development Covenant registered in the Land Title Office under CA7574300-301 and Lot 37 No Development Covenant registered in the Land Title Office under CA7574298-299. Proposed Area 1 - Waterfront Precinct subdivision plan secures a dedication greater than 10 m (32.8 ft) over the main in Road B, and provided such dedication is made this condition will be considered satisfied.

A.2.16 per 2018 EFL Report Engineering Condition of By-law Enactment #3:

- i. revisions to the Shoreline Works Agreement to incorporate changes to the subdivision plan. Shoreline Works are to include structures, including a flood wall, if necessary, in Area 1 Central Waterfront, to the satisfaction of the City Engineer.
- ii. provision of Statutory Rights of Way (SRWs), minimum 7.5 m (24.6 ft) clear width measured from the toe of the shoreline works or floodwall, in favour of City Engineer for shoreline works, maintenance and installation. Structures will be maintained by City Engineer; walkways will be maintained by the applicable owner under public access SRW's, where applicable.

Note to Applicant: above condition secured through Lot 38 No Development Covenant registered in the Land Title Office under CA7574300-301 and Lot 37 No Development Covenant registered in the Land Title Office under CA7574298-299.

Note to Applicant: This site is entirely contained within the floodplain of the Fraser River. The minimum FCL for the site is 4.8 m (15.75 ft). Areas below this FCL such as underground parking may be at risk to coastal flooding as surface water could flow into access ramps. Flood mitigation measures may be needed to address this flood risk. Note that the FCL elevation only accounts for coastal flooding and does not account for internal overland flooding due to rainfall. Rainfall-induced flooding may occur for areas below the FCL.

Note to Applicant: The applicant is required to submit shoreline flood protection design and construction in Area 1, which adheres to all current day requirements, including the City's Shoreline Flood Protection Design Reference and the EGBC Professional Practice Advisory for Electrical Engineering Considerations in Flood-Resilient Design of Buildings. Flood protection designs and shoreline works will integrate park concept works. Refer to Park Board condition A.1.27.

A.2.17 provision of the drawings in this submission to show an allowance for Construction Levels (FCL) in building design.

Note to Applicant: This lot is in East Fraser Lands which is primarily located within the Fraser River Floodplain. The minimum FCL for this site is at 4.8 m (15.75 ft) elevation, which includes an allowance for subsidence.

A.2.18 proposed flood protection works, as provided in the Stantec geotechnical memorandum, are not in compliance with the 2021 Vancouver Shoreline Flood Protection Design Reference. Please refer to

the Vancouver Shoreline Flood Protection Design Reference and 2021 Design Wave Criteria Memo for the City's accepted design standards.

- A.2.19 make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for the subdivision of Lot 37, Except Plans EPP91177, EPP123096, Lots 40, 41 and 42; all of District Lots 330 and 331, Group 1, New Westminster District, Plan EPP31354 to create new Waterfront Precinct development sites, parks, and roads.

Notes to Applicant:

- i. Subdivision plan(s) and application to the Subdivision and Strata Group is required. For general information, see the subdivision website at: <http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>;
 - ii. Road and parcel locations must comply with Section 75 of the Land Title Act with respect to access to water provisions; and
 - iii. The portion of Lot 42 (Established Road) within SRW Plan EPP28394, will remain as Established and not dedicated Road, unless lot 42 is remediated.
- A.2.20 make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release or modification of the following charges on title:
- i. CA3663456 and CA3663459 - Covenant with obligations to be met in regards to the Shared Vehicle master Agreement. The Community Centre will not include a residential component. This charge can likely be discharged.
 - ii. CA3502856 (modification of CA2577329) is a modification of the Park Lane EFL Developments Ltd. Mortgage. This can be discharged.
 - iii. Temporary Shoreline Agreement (below) can be discharged upon construction of a permanent walkway.
 - iv. BA591021(extended by BB1726818, modified by BB1752153,extended by CA3054730, and extended by CA3663243) – Covenant, Temporary Shoreline Agreement – Requires the owner to maintain a continuous temporary walkway along the shoreline.
 - v. BA591023 (as extended by BB1726819, modified by BB1752154, extended by CA3054731 and extended by CA3663244) - Statutory Right of Way – Public access the the Temporary walkway at all times
 - vi. BA591025 (as extended by BB1726820, modified by BB1752155, extended by CA3054732 and extended by CA3663245) - Statutory Right of Way – Maintenance access for City and maintenance obligations.
- A.2.21 provision of a Transportation Demand Management (TDM) Plan, including worksheets for TDM Plan B – Bike Infrastructure Package (<https://vancouver.ca/files/cov/tdm-plan-b.pdf>).

Note to Applicant: Amendments to the Parking By-law and the Transportation Demand Management (TDM) Administrative Bulletin were approved by Council on November 15th, 2023. New requirements came into effect January 1, 2024 and apply to all development permits received after this date.

- A.2.22 entry into a shared access agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, to take access to underground parking from the adjacent development site at 3398 North Arm Avenue.

- A.2.23 entry into a shared access agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, to provide access to underground parking to the adjacent development site at 3398 North Arm Avenue.
- A.2.24 entry into a Shared Use Loading Agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for 1 Class B loading space(s) between the Community Centre Restaurant and label the space(s) as 'Community Centre and Restaurant;
- A.2.25 building setbacks, and entry into an agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for a statutory right-of-way (SRW) to provide a 25.0 m (82.0 ft) by 4.0 m (13.1 ft) Public Bike Share Station on private property at the intersection of River District Crossing and Fraser River Trail.
- A.2.26 provision of a complete Hydrogeological Study, as required by the Zoning and Development By-law (Section 4.3.4), which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:
- i. A Groundwater Management Plan which includes:
 - a. Construction-related and permanent groundwater management, including anticipated groundwater discharge rates for City approval.

Note to Applicant: The City does not support the long-term discharge of groundwater to our sewer system. Every effort should be made to prevent or limit this discharge, with the details reflected in the Groundwater Management Plan. Refer to the Groundwater Management Bulletin submission checklist (Appendix A) to ensure that all requested items are included (<https://By-laws.vancouver.ca/bulletin/bulletin-groundwater-management.pdf>).

- ii. An Impact Assessment which achieves the following objective:
 - a. Analysis to confirm that there are no significant risks from groundwater extraction/diversion.

Note to Applicant: The City does not accept the dewatering of peat due to associated risk of offsite settlement. This potential risk should be addressed in the Impact Assessment.

A.3 STANDARD LICENSES & INSPECTIONS (ENVIRONMENTAL SERVICES) CONDITIONS:

- A.3.1 The property owner shall:
- i. Submit a Site Disclosure Statement to Environmental Services;
 - ii. As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter and Section 85.1(2)(b) of the Land Title Act, if applicable;
 - iii. If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated therefrom on terms and conditions satisfactory to the Manager of Environmental Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this development, until confirmation that site has been remediated to acceptable contamination standards, or equivalent, for each of the on-site contamination and the dedicated lands, if any, have been issued by the Ministry of Environment and provided to the City.

Note to Applicant:

- i. Condition (i) met. The Site Disclosure Statement indicated an exemption applies due to an existing

Approval in Principle.

- ii. Condition (ii) met. Site has an Approval in Principle.
 - iii. A remediation agreement is required.
- A.1.2 Confirmation that site has been remediated to acceptable contamination standards, or equivalent, must be provided to the City prior to issuance of the occupancy permit.
- A.1.3 Waste Discharge Permit or Contaminated Site Groundwater Quality Declaration required.
- A.1.4 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.
- A.1.5 All work on the site must be conducted in compliance with applicable environmental regulations.

B.1 STANDARD NOTES TO APPLICANT

- B.1.1 This site is located within the Province of BC's Flowing Artesian Conditions Well Drilling Advisory area. A qualified contractor should be retained and take the necessary precautions associated with the potential flowing artesian conditions at this location. Contact groundwater@vancouver.ca if flowing artesian conditions are encountered and controlled, however, contact 3-1-1 if there is uncontrolled groundwater flow and/or flooding. For additional information see https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/water-wells/flowing_artesian_advisory_-_vancouver_bc_final.pdf
- B.1.2 Recommend that Applicant meet with City staff (REFM and Social Policy) and Provincial Licensing to refine the childcare layout prior to DP submission.

B.2 CONDITIONS OF DEVELOPMENT PERMIT:

- B.2.1 Provision of immediate notification to the City of any changes that may be material to the City's review of the study (e.g. if the proposed excavation depth increases). Email the City at groundwater@vancouver.ca.
- B.2.2 This development will be required to provide on-site rainwater management in accordance with the peak flow controls as per the Building By-law requirements (Book II, Division B, Article 2.4.2.5) in effect in January 2024, but is not required to meet the volume capture criteria.
- Note to Applicant:** The applicant will be required to demonstrate compliance with these requirements at the building permit application stage. See vancouver.ca/rainwater for more information.
- B.2.3 Provision to complete the off-site sewer and watermain upgrades and sewer services prior to the occupancy of Lot 59 (Parcel 31) and Lot 61.1 (Parcel 32.2). Coordinate with EFL Civil Consultant.
- B.2.4 Childcare facility to be licensable for 74 spaces by Vancouver Coastal Health's Community Care Facilities Licensing (CCFL) and meets the intent of the City of Vancouver's Childcare Design Guidelines, City of Vancouver's Childcare Technical Guidelines, and the Facilities Standard Manual to the satisfaction of the General Manager of Arts, Culture, and Community Services and the General Manager of Real Estate and Facilities Management;

Note to Applicant: All work pertaining to the design, construction, fit, furnish, equip and supply for the childcare centre shall be to the satisfaction of the City's Managing Director of Social Policy and Projects, the City's Director of Facilities Planning and Development, and to the Regional Manager of Community Care Facilities Licensing.

URBAN DESIGN PANEL MINUTES

DATE: Dec 6, 2023

TIME: 3:00 pm

PLACE: WEBEX

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:

Craig Taylor	
Jane Vorbrodt	
Stefan Aepli	
Bob Lilly	Excused item 3
Margot Long	Excused item 1 & 2
Meeta Lele	Excused item 1
Heidi Nesbitt	
Peeraj Thakre	
Scott Romses	

REGRETS: Amina Yasin
Reza Mousakhani

3. Address: 3398 North Arm Ave

Permit No.: DP-2023-00729

Description: The Vancouver Park Board is planning a new plaza and riverfront park in the East Fraser Lands (EFL), also known as the River District. This plaza and park, along with the new community centre, are part of the larger vision of parks and recreation spaces for the growing neighbourhood. The future community centre and plaza will be located between Oolichan Way to the west, Road G to the north, River District Crossing to the east. A new riverfront park will be located to the south of the plaza. The riverfront park will form part of a continuous stretch of parkland along the Fraser River from Kerr to Boundary Rd. The concepts for the plaza and park were created as part of the developer's application to the City for a Preliminary Development Permit (PDP). Preliminary development permits are needed for complex projects like this one. The plaza and riverfront park will add approximately one and half hectares (over three and a half acres) of new parkland for the community.

Application Status: Preliminary Development Permit

Architect: HCMA Architecture + Design

Delegation: Alexandra Kenyan, Architect, HCMA
Laura Macdonald, Landscape Architect, Space to Play Dean
Johnson, Owner/Developer, Wesgroup Properties

Staff: Hamed Ghasemi, Eileen Finn, Katy Amon

EVALUATION: Support with Recommendations (8/0)

Planner's Introduction:

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

Advice from the Panel on this application is sought on the following:

- a. Please comment on the building interfaces (Community Centre, Retail, and Pavilion) with the public realm including the plaza, and riverfront park;
- b. Does the proposal for this **city-owned site** sufficiently address equity through design and programming? (ex. accessibility, inclusiveness, diversity, etc. ;). Are there specific areas where equity can be better addressed?
- c. Please provide early advice on the architectural expression of the community centre given the LEED Gold certification requirement as well as retail buildings including the proposed pavilion.

Applicant's Introductory Comments:

Applicant Alexandra Kenyon, Architect for HCMA noted the objectives and gave a general overview of the project followed by Laura Macdonald, Landscape Architect presenting on the landscape design.

Applicant and staff took questions from Panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **MS. LELE** and seconded by **MS. LONG** and was the decision of the Urban Design Panel:

THAT the Panel Recommend **Support with recommendations** to the project with the following recommendations to be reviewed by City Staff:

1. Consider providing an accessible roof to the CRU;
2. Reconsider the location of the crane;
3. Consider the path to the dike, this should be pedestrian-focused;
4. Consider greater porosity and transparency at the ground level between the plaza and interior spaces;
5. Consider adding more delight in the architectural expression including the roofs;
6. Consider outdoor covered areas to act as transitional spaces from indoor and outdoor;

7. Consider space in the plaza for food trucks;
8. Consider public access to washrooms, maybe in the community centre with access from outside of the building;
9. There should be a greater reference to reconciliation and inclusivity.

Summary of Panel Commentary:

There was general support and enthusiasm for the project. This is a good project for generations to come.

The panel noted the location of everything on the site makes sense and that consolidation of the parkade was a good move.

The panel noted landscape design is in the right direction and the two tiers of park area is a great idea. A panelist noted to consider moves in the planter walls.

Many felt the building was monotonous and a lost architectural opportunity. And, a panelist noted the building feels a little bit too heavy and opaque.

Consider animating the building more (i.e. undulating the roof). Consider the geometry, shapes and interfaces of the building. The building can be animated through patterning, materiality, and color.

The renderings do not do justice to the material pallet.

The building needs to be delightful and have an openness and friendliness that feels inviting. Consider prioritizing the view from inside the building, especially in Vancouver's climate.

A panelist noted the location of the building to the restaurant is not successful. Consider the orientation to bring the restaurant business closer to the street.

A panelist noted the roof is a lost opportunity. Consider providing an accessible roof to the CRU.

Consider providing more retail opportunities near water. This can be done by providing more hard surfaces in the plaza to create space for food trucks.

Consider enclosing the mechanical units at both roofs, as you will have hi-rises looking down.

A panelist noted the building feels disconnected from the plaza at the lower level.

Consider some sort of covered outdoor spaces to make the plaza usable all year round. This can be weather-protected areas at the edges of the building and covered outdoor spaces in the plaza.

Is there a way to integrate the indoor and outdoor amenity spaces? The ground floor of the community centre is disconnected from the plaza.

Consider the childcare centre will need 8-9-foot fence at the edge of the outdoor space.

Childcare should present itself from the outside.

Consider signage and wayfinding throughout the site, such as the entrances and the washroom. The atrium is good for wayfinding of the community centre. Consider signage for the restaurant.

Consider accessibility throughout the site.

Consider some engagement with Indigenous groups. Reconciliation should be more visible throughout the proposal.

The majority of the panelists noted to reconsider the location of the crane potentially use in the plaza as an active element. Consider working with an artist.

A panelist noted the pavilion, and its sculpted roofline is more important than the crane. There were mixed reviews regarding the water feature. Some felt it was not needed others noted it is nice but keep it simple.

Consider the provision of a safe path for pedestrians to the dike, especially with bikes coming and some at full speed, this should be a pedestrian-focused area by providing special paving to connect the plaza to park and to slow down the bikes.

There are not enough spaces in Vancouver to view the water and engage in different ways, consider more options to do so that are not private spaces.

Consider smaller-scale restaurants and food trucks, providing variety is important. Consider lighting of the public outdoor spaces including the lighting of the crane for special events and festivals.

A panelist noted the landscape is successful. Support the small pockets that spill out.

A panelist noted to consider edible planting in relationship with the amenities (i.e. cooking), this could be part of the engagement plan.

Consider cultural planting.

A panelist noted that the parking should not be eliminated or reduced. Consider stalls for those with mobility issues.

These kinds of spaces are attracting big families of all generations, do not assume all can take transit.

A panelist noted that retail building is too huge compared to the community centre building. Break up the long façades to provide the visual appearance of two buildings.

A panelist noted that using the same materials for all three buildings is not a good move.

A panelist noted that if the passive house requirements is taking away the opportunity from the building, then perhaps should reconsider doing passive house at this location at all cost.

Consider consolidating the glazing, utilizing higher-performance glazing, and providing more fluidity for the parapet.

A panelist noted that the community centre building needs to be softer in form to celebrate nature and its location.

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