

# INTRODUCTION AND REZONING RATIONALE STATEMENT

Bosa Properties and Kingswood Properties are submitting this Rezoning Application for the redevelopment of 1070 Barclay Street.

The existing site is occupied by four residential buildings of nine, seven, three and six storeys from the west to the east side of the site.

Legal description:

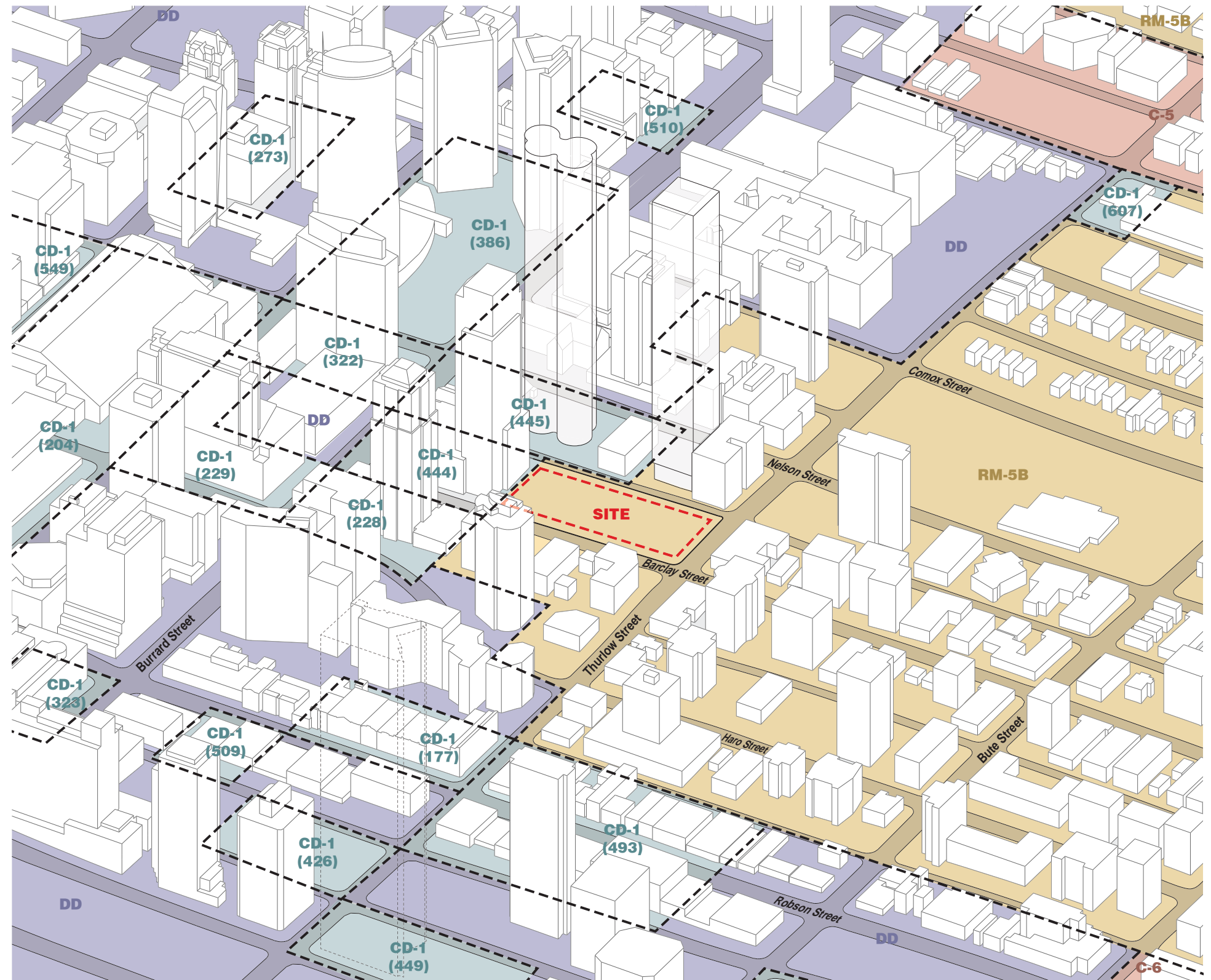
Lot 5-8-9, Block 7, District Lot 158, Plan 92  
Strata Lots 1-56 inclusive District Lot 185, Strata Plan VAS856  
The site area is 4020 m<sup>2</sup> and is currently zoned RM-5B.

The project proposes to rezone the property from RM-5B to CD-1 to permit a high density residential development consisting of 136.72m and 139.60m in height (maximum over base surface), 47 and 48 storey high-rise towers containing 481 market residential suites and 162 social housing suites (25% of residential FSR).

Ground level retail space and cafe of about 420 m<sup>2</sup> is located at the Thurlow street level, divisible in several units.

The social housing lobby shares access with the daycare facility and is situate along Barclay. A daycare centre of approximately 550 m<sup>2</sup> is located in the East tower with 460 m<sup>2</sup> of dedicated outdoor space on the bridge deck. Both market residential lobbies also face Barclay on either side of the courtyard, with secondary entrances along this green central space. On level 1 and 5 of the connecting bridge, residential amenities face the respective outdoor amenities area.

All parking stalls and bicycle stalls and class A loading, together with mechanical and electrical services are located within parkade levels below grade. Class B loading are accessible from the Lane at the back of the building.





# BURRARD CORRIDOR



## The West End

The West End is a vibrant walkable neighbourhood known for its diverse architectural styles, urban streets and world-class parks and beaches. The West End has over 43,000 residents, 23,000 jobs, and millions of annual visitors.

## Burrard Corridor

1070 Barclay is located within the Burrard Corridor - an area designated in the West End plan for new growth through increased heights and densities. The scale of the proposal corresponds to what is permitted in the plan.

The West End Plan separates the Burrard Corridor into four areas designated with maximum building heights.

**Area E: 550ft (167.6m)**

Area F: 375ft (114.3m)

Area G: 300ft (91.4m)

The Project is located in **Area E**.



# WEST END PLAN

## West End Community Plan

The West End Community Plan forms the most extensive development policy for the long-term vision and growth of the area that has been adopted by the City in recent years. The plan incorporates and complements other City efforts, such as those being made regarding liveability, affordability, environmental sustainability, economic vitality, and other improvements to the well-being of Vancouver residents, while understanding that increased density and mixed activity are crucial for the sustained growth of the area.

The plan provides a clear but flexible framework to guide positive change, development and public benefits in the West End, considering long-range and shorter-term goals. It focuses on neighbourhood character, housing, local business, heritage, transportation, and parking, and provides the framework to guide positive change in the neighbourhood. With extensive input from the community, the West End Plan was adopted in 2013.

Some of the West End Plan guiding principles applicable and relevant to this project include:

### Reinforce the dome-shaped skyline

New development opportunity should reinforce the legibility of the downtown's recognized dome-shaped skyline when viewed from longer distances. Appropriate form and scale to "fill the gaps" can strengthen the image of the city.

### Strengthen the Urban Frame

Recognize the Thurlow-Burrard and Georgia-Alberni corridors as two edges of an "urban frame" to the lower existing scale of the West End. Intensify these corridors towards greater clarity, and contrast with, the established neighbourhoods.

### Recognize Transitional Role in Form and Scale

Form and scale to "fill the gaps" can strengthen the image of the city.

### Overall Direction

Strategically locate opportunities for new growth through increased heights and densities along the Georgia and Burrard Corridors and in Lower Robson to help deepen housing affordability and to contribute public benefits. The Georgia and Burrard Corridors will accommodate additional job space and housing, close to transit, local services and amenities, which help meet the needs of the community.



Image from West End Community Plan Directions Information Booklet. Shown in Blue is the development potential for key areas of the West End Plan

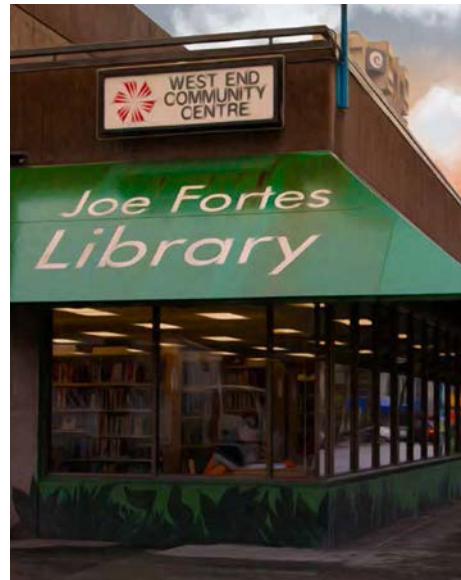


# WEST END PUBLIC BENEFITS AND IMPLEMENTED POLICIES

## West End Community Public Benefit Strategy

The Public Benefits Strategy provides direction for future amenities and infrastructure projects in the community over the next 30 years.

The Strategy addresses the renewal and improvement of public facilities and amenities by strategically locating growth and development, in order to meet the needs of the growing community.



### PRINCIPLES

### PROPOSED



Achieve a green, environmentally sustainable urban pattern

The 1070 Barclay proposal integrates sustainable strategies for passive and active energy saving, and is on target to meet the requirements of the policy.



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

The proposal includes 25% social housing units, with 30% two bedroom and 20% three bedroom or more, designed in accordance with the High Density Housing for Families with Children. Market units will also have 25% two bedroom units and 10% three bedroom units or more.



Foster a robust, resilient economy

The addition of 643 housing units for the growing West End neighbourhood helps support local businesses within the community, thanks to its public and residential amenities.



Enhance culture, heritage and creativity in the city

The design of the two towers presents a distinctive silhouette that engages the space of the city and activates the skyline by creating a Vertical Village between Robson and Davie, with an adequate scale to its surroundings



Provide and support a range of sustainable transportation options

Located in one of Vancouver's most urban communities, 1070 Barclay is within walking distance to a vast array of nearby shops, services and amenities, in a scale adequate to its surroundings.



Protect and enhance public open spaces, parks and green linkages

The design of the building allows for an open public courtyard for residents and citizens alike, as well as invigorated urban permeability and a wide green through-block linkages.



Foster resilient, sustainable, safe and healthy communities

The 1070 Barclay urban courtyard contributes to the community's network of lively green public spaces, while the daycare serves a close, shared and integrative community.





## PRINCIPLES

### Sustainable Site Design

## PROPOSED

#### Project Sitting:

Being location in the dense West End area, the project provides good access to public transportation, green space and walking routes.

#### Tree Retention:

The Project proposes to retain existing street trees on Barclay Street and augment them with additional street trees on Barclay and Thurlow Streets. The on-site or shared trees designated for removal are in poor health and will be replaced with a minimum 1:3 ratio on site in form of new trees

#### Landscape Plan:

The proposed landscape plan envisions a generously planted courtyard between the towers creating a green buffer space and allowing each tower to be contained in a park-like setting. A generously planted mid-block connection also extends this concept to the east and creates a green buffer between the development site and the neighbouring tower.



### Sustainable Food Systems

#### Community Gardens:

Urban agriculture components are envisioned for both the Social and Market housing elements in the project. These are created as raised planters at the roof top amenity spaces. In both cases the urban agriculture area is located adjacent to the children's play area to allow the residents to use the space as a family.

#### Edible Landscape:

Edible plants, including fruit trees are envisioned in the planted areas around the children's play space to create landscapes with both visual and seasonal interests as well as educational value for children. The adjacency of these space to the urban agriculture areas creates a food oriented landscape area in the project.



### Zero Waste Planning

We have reviewed the drawings provided for the proposed development at 1070 Barclay Street in Vancouver and the requirements for the collection of waste and recyclables at this location. As this project has a floor area over 45,000 square metres, the design for collection of waste and recyclables will be based on the rezoning policy for large sustainable developments. The waste and recycling collection options that will be presented for this development will describe the proposed zero waste strategies and alternatives, and be consistent with current policies used by the City of Vancouver.



## PRINCIPLES

### Access to Nature

## PROPOSED

#### Project Location:

Being located in the dense West End Area, the project is within a 5-minute walk from Nelson Parking and a 15 minute walk from the Vancouver water front and Coal Harbour.

#### Proposed On-site and Off-site Trees:

The project's landscape concept incorporates a large number of new trees planted in the courtyard, mid-block connection and on the roof top amenity spaces. The proposed trees in the courtyard and the mid-block connection are being planted in continuous areas of growing medium that form raised mounds to maximize the volume of soil available to the trees. These will also provide the residents with visual access to substantial green spaces.

#### Contribution towards Street Tree Planting:

There is a number of new street trees proposed to augment the existing trees on Barclay and add street trees along Thurlow.

#### Habitat Created on Site:

The green court yard space envisioned between the two towers is a predominantly planted space with paths that provide access to tower lobbies and an outdoor terrace adjacent to the interior fitness and yoga area. It provides a protected green space as well as a peaceful garden for the use of residents. The project is also providing a publicly accessible mid-block connection to the lane and subsequently to Nelson Street and Nelson Park. This space is designed as a pocket park with a meandering path with opportunities for seating. This green space will become a social asset for the neighbourhood and the neighbouring residences as well as adding to the habitat value of the green spaces on site. The concept of creating garden-like and green spaces extends throughout the development and long the building in form of planters creating a green façade.



### Green Mobility

In order to comply with the City's Rezoning Policy for Sustainable Large Developments, a Green Mobility Strategy for the 1070 Barclay Street development will be done to:

- Provide strategies to promote the use of sustainable transportation modes to/from the site; and
- Address how the site contributes to the Transportation 2040 and Greenest City targets.

An assessment of the site's transportation infrastructure and programming will be carried out and opportunities to promote the use of sustainable transportation modes, beyond the minimum requirements set out in the City of Vancouver's by-law and zoning requirements will be identified.



## IMPLEMENTED LARGE SUSTAINABLE SITE POLICIES



### PRINCIPLES

#### Rainwater Management

### PROPOSED

In accordance with the City's rezoning policy for sustainable large developments, an Integrated Rainwater Management Plan (IRMP) has been developed for this site. The objective of the IRMP is to reduce post development runoff to equal or less than the pre-development volume and flow rates of the 2 year, 24 hour storm even and to treat surface runoff to reduce contaminants. To achieve the objectives of the IRMP, the following source controls will be considered for the site:

- Absorbent landscaping to retain and reduce onsite runoff,
- Green roof to retain and reduce onsite runoff,
- Tree well structure, to retain, treat and infiltrate off-site roadway runoff,
- Oil/Water separator to treat on-site runoff from parking and for hydrocarbons and TSS,
- Jellyfish filtration structure to treat on-site runoff for hydrocarbons, heavy metals and TSS,
- Detention tank with flow control manhole to reduce peak runoff rate to pre development rates.



#### Low Carbon Energy Supply

The project is considering pursuing CaGBC's Zero Carbon Standard, requiring a TEDI of 30 kWh/m<sup>2</sup>/year or less, a minimum of 5% on-site renewable energy, and a net greenhouse gas emissions of zero. Initial energy analysis conducted for the project has indicated that these metrics are achievable through consideration of glazing systems, wall assemblies with careful attention to detailing that mitigates thermal bridging, and installation of photovoltaics panels. The project is also considering options for low carbon energy supply either through a district energy provider or on-site solution, in line with the City's new Low Carbon Energy Systems Policy as part of the overall zero emissions strategy.



### PRINCIPLES

#### Affordable Housing

### PROPOSED

The West end Plan addresses the housing growing and diverse city by including provisions for a range of housing, options, including social housing.

The West End Plan provides for a range of housing options to reflect the make up of this diverse community. Within certain areas of the Plan, the provision of on-site social housing is part of new development projects.

The City of Vancouver's Housing and Homelessness Strategy provides overall direction for addressing housing needs and encourages a "housing mix across all neighbourhoods." This includes housing options for all income levels to ensure the social and economic health of the city.

This project will make a significant community amenity contribution to the city including the provision of approximately 163 social housing units that will be owned by the City and run by a non-profit.

#### Social Housing

A minimum of 25% of the total FSR of the two sites will be provided as City-owned social housing.

Approximately 162 units of social housing will be provided as a replacement of the existing market rental units.

#### Family Units

City of Vancouver policy requires a minimum amount of family units. Of the 481 market residential units, 25% will be two bedrooms and 10% will be three bedrooms. A minimum of 50% of the 162 social housing units will be two bedrooms or larger and suitable for families with children, with a minimum of 20% of all units being 3 bedrooms or larger.

#### Daycare Centre

A daycare centre of approximately 550 m<sup>2</sup> is located in the East tower with 460 m<sup>2</sup> of dedicated outdoor space, accessed directly through a shared lobby.