

**SPECIAL COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD APRIL 14, 2025**

For the Council meeting of May 1, 2025, the Committee recommends the following:

D.1 2501-2699 Blanshard Street, 825/841 Hillside Avenue, 2500-2684 Dowler Place and 900 Kings Road: Rezoning Application No. 00866 (Hillside/Quadra)

Rezoning Application

1. That Council direct staff to discuss with the applicant the potential for adding more affordable homes, including for the very low and low income components of the housing continuum, in the development.
2. That Council instruct the Director of Planning and Development to discuss with the applicant potential opportunities to daylight Rock Bay Creek on the project site, including the potential to incorporate a daylight creek into a community amenity for residents.
3. That Council instruct the Director of Planning and Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated February 27, 2025, for 2501-2699 Blanshard Street, 825/841 Hillside Avenue, 2500-2684 Dowler Place and 900 Kings Road.
4. That, after publication of notification in accordance with section 467 of the Local Government Act, first, second and third reading of the Zoning Regulation Bylaw amendment be considered by Council once the following conditions are met:
 - a. Revisions to the Rezoning Book, date stamped December 16, 2024, to confirm that consideration of parkland dedication requirements, if applicable, will occur in conjunction with future subdivision applications.
5. That subject to third reading of the Zoning Regulation Bylaw amendment bylaw, the applicant prepare and execute a Master Development Agreement prior to adoption of the bylaw that is generally in accordance with Rezoning Book dated December 16, 2024 and in a form satisfactory to the City Solicitor to secure the following:
 - a. To the satisfaction of the Director of Planning and Development:
 - i. The sequencing of each development area, including the timing for delivery of proposed public realm improvements and amenities and any interim landscaping measures. The first phase is to include development of DA-D and subsequent development areas (DA-A, DA-B, DA-C or DA-E) can occur in any order.
 - ii. Provision of the two-bedroom, three-bedroom and four-bedroom units, as well as design of flex-units, as outlined on page 4 of the Rezoning Book.
 - iii. Provision of a minimum of 175 affordable units for the greater of the life of the building or a minimum period of 60 years and allocated to low-income households, as defined by BC Housing's income limits and referenced on page 12 the Rezoning Book.
 - iv. Provision of a minimum of 21 supportive housing units for the greater of the life of the building or a minimum period of 60 years, to be operated by Aboriginal Coalition to End Homelessness.

- v. Provision of a minimum of 145 non-profit operated below-market units for the greater of the life of the building or a minimum period of 60 years and allocated to low to moderate- and middle-income households, as defined by BC Housing's income limits and referenced on page 12 of the Rezoning Book.
 - vi. Provision of an approximately 929m² multi-purpose common amenity space in Building C1 or C2, designed with high ceiling height, for use by all tenants, delivered in conjunction with development of DA-C.
 - vii. Provision of a childcare space of approximately 418m² on the ground floor of Building D1.
 - viii. Provision of sustainable building features including commitments regarding:
 - A. Natural rainwater management systems
 - B. Landscape-based stormwater management features
 - C. High-efficiency drip irrigation
 - D. Electric heating and mechanical cooling for all units
 - E. High-reflectance roof materials
 - F. Solar ready buildings
 - G. Sewage heat recovery, except in the first phase
 - H. Step code level four for buildings under seven storeys
 - I. Step code level three for buildings exceeding or equal to seven storeys.
 - ix. Provision of an indoor common amenity space in each building for shared use by the building's residents.
 - x. Provision of at least one rooftop and/or elevated terrace in each building for the use of all building residents.
 - xi. Provision of at least 70% of the residential units having access to a usable private patio or balcony.
 - xii. Provision of all buildings meeting British Columbia Building Code requirements for barrier-free access.
- b. To the satisfaction of the Director of Engineering and Public Works:
- i. Streetscape improvements to Hillside Avenue (including bicycle lanes and transit stop), Dowler Place, Bay Street (including bicycle lanes and transit stop) and Blanshard Street (including protected bicycle lanes) as depicted on pages 37, 45, 48 and 63 of the Rezoning Book.
 - ii. Intersection upgrades at Hillside Avenue and Blanshard Street, Kings Road and Dowler Place, Dowler Place and Bay Street, Bay Street and Blanshard Street, and Kings Road and Blanshard Street, as outlined on page 45 of the Rezoning Book.
 - iii. Provision and maintenance of a people-priority lane (Evergreen Lane) between Kings Road and Hillside Avenue, including a statutory right-of-way over the entire portion of the lane that secures public access and inclusion of a formal connection to the existing southern path through the property at 955 Hillside Avenue, as depicted on page 37 of the Rezoning Book and further described on page 54 of the Rezoning Book.

- iv. Provision and maintenance of a 2-3m all-ages recreational loop trail measuring approximately 900m (The Loop), as depicted on page 37 and further described on page 55 of the Rezoning Book, including a statutory right-of-way over the entire portion of pathway that secures public access. The width and design of the pathway will be determined based on the critical root zones of municipal trees and protected trees.
 - v. Provision of a detailed transportation study to assist in determining the need for and type of traffic signal required at the intersection of Bay Street and Dowler Place, in conjunction with submission of the initial Development Permit Application associated with DA-E.
- c. To the satisfaction of the Director of Parks, Recreation and Facilities:
- i. Provision and maintenance of a publicly accessible open space (Evergreen Commons), in conjunction with development of DA-E, as depicted on page 37 and further described on page 53 of the Rezoning Book, which may include a statutory right-of-way and/or land dedication, as appropriate, over the entire portion of the open space that secures public access and utilities.
 - ii. Provision of a publicly accessible plaza (Evergreen Plaza) between Kings Road and Blanshard Street, in conjunction with development of DA-C, as depicted on page 37 and further described on page 52 of the Rezoning Book, which may include a statutory right-of-way and/or land dedication, as appropriate, over the entire portion of the open space that secures public access, utilities, and that apportions spaces for city and owner maintenance.
 - iii. Provision of soil cells required above structures and in plaza areas, and in other area where required to achieve recommended soil volumes for all new trees proposed.
 - iv. Provision of any soil volumes proposed across lot lines to be considered at DP stages for each phase meeting minimum tree bylaw requirements.
 - v. Provision of new and retained trees in accordance with minimum Tree Protection Bylaw requirements for the entire site and for each phase, except that up to 15-20% variation across phases will be allowed.
6. That adoption of the Zoning Regulation Bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
7. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.