

## Application Review History

### 2015

On 2015 September 18, a pre-application was submitted for this application for the north half of the block.

On 2015 December 01, a development permit application with full plan details was submitted for only the north half of the block. In keeping with Administration's standard practices, the application was circulated to internal and external stakeholders and a notice posting was placed on site.

### 2016

On 2016 February 11, a detailed team review of the development permit application was sent to the applicant. Two weeks later, on 2016 February 25, a pre-application was submitted for a land use amendment and road closure for the entire block.

As a result of a change in the market, efforts on the office building application shifted to residential buildings and planning of the entire block. The applicant and Administration determined that in order to realize the applicant's comprehensive vision for the site and to enable the applicant's purchasing of the lane, a land use change to a DC Direct Control District based on CC-EIR would be needed.

On 2016 September 12, a land use amendment and road closure application was submitted for the entire block. Then on 2016 September 26, amended plans with full plan details were submitted by the applicant for the development permit application. Seven storeys were added to the northeast residential tower to account for the bonus density proposed as part of the land use amendment.

On 2016 October 13, a detailed team review of the development permit application was sent to the applicant. Shortly later on 2016 October 31, a detailed team review of the land use amendment and road closure application was sent to the applicant. Administration was partially supportive of the proposed redesignation and development, however, there were concerns related to density phasing, subdivision, bonusing and site servicing. One of the main components of the plans that Administration did not support at that time was the applicant's proposed method of subdivision (fee simple subdivision) and their proposal for the DC to allow for density to potentially move across legal parcel fee simple titles between the development phases in response to market changes.

Over the next year there was extensive collaboration between the applicant and Administration to solve the difficulties related to density phasing, subdivision, bonusing and site servicing.

### 2017

On 2017 August 23, amended plans were submitted by the applicant for the land use amendment and road closure application. On 2017 October 30, a detailed team review of the land use amendment and road closure application was sent to the applicant. Administration continued to have concerns regarding the proposed density phasing, subdivision, bonusing and site servicing.

On 2017 November 09, amended plans were submitted by the applicant for the land use amendment and road closure application. On 2017 December 07, a detailed team review of the land use amendment and road closure application was sent to the applicant. Administration's concerns mentioned above were still not resolved.

## 2018

Over the course of winter 2018, Administration and the applicant reached agreement on a preferred development direction which provides certainty of use, density, public realm and phasing. The agreement included that the development will forgo fee simple subdivision in favour of consolidation of title followed by subdivision by strata.

Conversations were also held between the applicant and Administration that focused on the development permit (DP) resubmission and the addition of the south half of the block to the development site. At that time, the applicant was requesting that the development permit become a comprehensive master plan DP with reduced plan details. Administration was willing to entertain reduced plan details for the upper floors only but was of the position that at a minimum the first phase needed to include full plan details. Administration prepared a modified development permit Complete Applications Requirements List (CARL) which laid out the comprehensive development permit requirements and provided it to the applicant.

On 2018 April 26, amended plans were submitted by the applicant for both the development permit and land use amendment and road closure applications. As part of the amended plans for the development permit, the applicant added the south half of the block to be included in the overall development site. This resulted in Administration having to treat the development permit as though it was a new application. Reduced plan details for the upper storeys were included for the whole block.

On 2018 June 06, a detailed team review of the development permit application was sent to the applicant. Key comments focused on the landscaping of the inner courtyard as well as what public amenity items are eligible as bonus density earning items.

On 2018 June 27, the development permit application was presented to the Urban Design Review Panel (UDRP). The comments from UDRP are contained in their entirety together with the applicant's response in Attachment 4.

Over the course of summer 2018, the land use amendment concerns for the DC were mostly resolved, with minor revisions to the DC ongoing regarding reduced DP plan details and phasing.

On 2018 September 06, amended plans were submitted by the applicant for the development permit application. The phasing was revised due to the local economic situation, with the first phase changing from office building in the northwest corner to the residential tower in the southeast corner.

On 2018 October 18, a detailed team review of the development permit application was sent to the applicant. Key comments continued to focus on the landscaping of the inner courtyard as well as what public amenity items are eligible as bonus density earning items. The applicant had proposed bonus items with a considerable cost value that Administration did not consider as providing public benefit.

## 2019 and 2020

In order to enable the revised phasing, meetings between the applicant and Administration were required over the course of fall 2018 and winter 2019 to clarify requirements and enable the comprehensive DP to proceed with future detailed DPs for all phases subsequent phases. In spring of 2019, Administration issued DP detailed team review addendum comments. To satisfy prior to decision comments, the applicant coordinated with the City's cost consultant and engaged a local artist for the design and costing of the proposed public art.

On 2019 September 26, amended plans were submitted by the applicant for the development permit application. Then on 2019 October 25, a detailed team review of the development permit application was sent to the applicant. Most of Administration`s concerns had been addressed but there were a few remaining items regarding bonusing that needed to be resolved.

On 2019 December 11, amended plans were submitted by the applicant for the development permit application. Administration worked with the applicant in early 2020 to resolve the outstanding concerns regarding the bonusing.