

## Attachment 3

### *Additional Project Discussion and Analysis*

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### **Agnes Street Plaza**

The application is generally consistent with the Downtown Building and Public Realm Design Guidelines and Master Plan, which identifies a corner plaza at the north side of Eighth Street at Agnes Street. The plaza, which would be publicly-accessible and owned by the College, would include seating areas, low plantings, and stairs and ramps to help moderate the grade and provide primary access to the campus.

A passenger pick-up/drop-off zone is proposed in front of the plaza where grades are most moderate. Agnes Street would also be improved with an approximately 3.0 m. (9.8 ft.) sidewalk, and an accessible ramp would be provided through the plaza from the property line to the building entrance.

### **Complete Streets**

Eighth Street is designated a complete street in the Downtown Transportation Plan (DTP), which envisions allocating right-of-way space to priority modes of transportation (walking, cycling, and transit). Eighth Street between Columbia Street and Royal Avenue, has also been identified for future protected mobility lanes in the Active Transportation Network Plan (ATNP).

Consistent with both the DTP and ATNP, Eighth Street would be improved with an expanded public realm, including a 3.0 m. (9.8 ft.) sidewalk, 2.0 m. (6.6 ft.) bike lane, and street trees and lighting. Additional landscaping is proposed between the building face and sidewalk to help soften the building edge, which would be maintained by the College.

### **Trees**

Based on the arborist report, which has been reviewed by the City arborist, there are three on-site and six off-site (City-owned) trees relevant to the proposed development. Due to conflicts with the proposed building footprint and public realm design, all on- and off-site trees would be removed. A total of 18 replacement trees would be required. In excess of City requirements, the applicant has proposed approximately 70 new tree plantings across the site, 42 of which would be located at-grade.

### **Building Performance**

Under the BC Energy Step Code, the residential (student housing) component of the project is considered a Part 3 building. The City requires residential Part 3 buildings meet a minimum of Step 3 of the BC Energy Step Code. The project is proposed to exceed City requirements, with student housing designed to meet Step 4.

There is no Step Code defined beyond Step 1 for academic buildings, and the City's Building Bylaw does not specify building performance requirements for these types of uses. However, the academic portion of the project would use many of the same performance strategies as the residential building. As a whole, the development would be fully electric (except for emergency diesel generators) and would not use natural gas. Building performance measures would be secured through the project's zoning and an Agreement.