

Attachment 2

Background

Site Characteristics and Context

The overall Brewery District site is triangular in shape with frontages on Keary Street, Brunette Avenue and East Columbia Street. It is approximately nine-acres in size (36,422 square metres / 392,040 square feet). Wesgroup Properties is the master developer for the entire Brewery District site.

230 Keary Street, known as “Building 8”, is located at the north end of the Brewery District site and directly across the street from Royal Columbian Hospital. The lot has frontage of approximately 98 metres (321 feet) along Keary Street and slopes steeply down from East Columbia Street with a grade change of approximately 8.5 metres (28 feet) along Keary Street. The site is located approximately 180 metres (590 feet) from the Sapperton SkyTrain station.

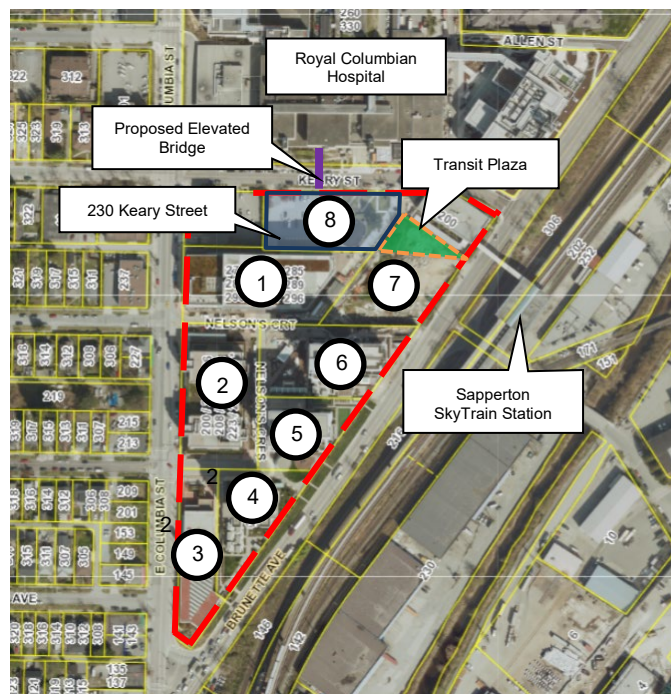


Figure 1: Site Location; the numbers indicate the Brewery District Building Number on each site (showing Buildings 1 to 8).

Related Development Applications

230 Keary Street (Building 8) Development Permit

A Development Permit was approved in 2022 for 230 Keary Street to permit a 30 storey mixed-use development on the site, which will include 292 strata residential units, approximately 8,826 square metres (95,000 square feet) of office space and 479 square metres (5,157 square feet) of retail space, with an overall floor space ratio of 7.0. The

development is currently under construction and will be the eighth and final building to be developed in the Brewery District.

Brewery District Transit Plaza Development Permit

The City has been working with Wesgroup and TransLink on a Development Permit application for the Brewery District Transit Plaza, a privately-owned public space that would create a safe and universally accessible connection with the Sapperton SkyTrain station, Royal Columbian Hospital, Keary Street and the pedestrian network and buildings within the Brewery District.

The development of a prominent public “arrival plaza” was envisioned as part of the initial Brewery District Master Plan process. It is primarily located on the 268 Nelson’s Court site in the Brewery District (known as Building 7); the at-grade retail units within Building 8 would front directly onto the plaza. Issuance of the Development Permit for the Transit Plaza is imminent. Furthermore, the overall Brewery District development contains a number of public plazas, viewing decks and pedestrian connections that are located across the entire site and have all been secured through statutory right-of-way to ensure public access. The Transit Plaza is a key component of the public realm strategy for the site as envisioned in the original Brewery District Master Plan.

An information report was brought to Council on October 3, 2022, the report and meeting minutes can be found [here](#).

Royal Columbian Hospital Redevelopment

The Royal Columbian Hospital’s Health Care Centre is located directly opposite 230 Keary Street, on the north side of Keary Street. A rezoning application was approved in July 2021 to facilitate the development of Phases two and three of the hospital redevelopment. Phase three will upgrade and add capacity to areas in the existing Health Care Centre and Columbia Tower that support the beds and services added in Phase two. Given that it was uncertain at the time of the hospital rezoning about a pedestrian bridge being delivered via Building 8 to the hospital, Council wanted to ensure that there was a “front door” provided to the hospital on Keary Street by means of an accessible and seamless connection between the SkyTrain and the hospital. Prior to giving the zoning amendment bylaw first and second reading (staff [report](#) and [minutes](#) to Council), Council carried the following resolution at the August 31, 2020 meeting:

*THAT Council direct staff to request that Fraser Health commit to:
A seamless and universally accessible connection to Sapperton SkyTrain
Station, befitting a primary entrance to the hospital as part of the current design*

The commitment from Fraser Health to create an accessible connection and “front door” to the hospital on Keary Street was secured as a condition of adoption. With this latest proposal, there is an opportunity to once again explore a pedestrian bridge as per the

original concept proposed in the Brewery District Master Plan. With this latest proposal, there is an opportunity to once again explore a pedestrian bridge as per the original concept proposed in the Brewery District Master Plan and achieve the universally accessible connection to the hospital that was secured in during the hospital rezoning process.