

IMPLEMENTATION PROCESS FOR A TALL BUILDING PROPOSAL – PIER 8 BLOCK 16

	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9	STEP 10	STEP 11
	PIER 8 BLOCK 16 UDG DECISION	OPA/ZBA APPLICATION (120 days to make a decision)	STATUTORY PUBLIC MEETING ON OPA/ZBA	DEVELOPMENT OF DESIGN OPTIONS (Applicant)	PUBLIC INFORMATION CENTRE	SPECIAL DESIGN REVIEW PANEL	OPA/ZBA DECISION	SITE PLAN APPLICATION	CONDITIONAL SITE PLAN APPROVAL, HOLDING REMOVAL APPLICATION AND DRAFT PLAN OF SUBDIVIION CONDITIONS	FINAL SITE PLAN APPROVAL	IMPLEMENTATION (Transfer of Lands, Building Permit and Condominium Approvals)
Target Date for Completion	August 10, 2021 – PC August 15 - Council	October 2021	November 2021 – report deadline January/Feb 2022 – PC	Feb 2022	March 2022	March 2022	June 2022 – Report deadline September 2022 – PC	Timing for Site Plan application submission dependent on applicant’s phasing plan for Pier 8.			
DESCRIPTION	Present Pier 8 Block 16 Urban Design Guidelines to Council for approval.	Submission of the OPA/ZBA based on the design direction of the guidelines. Includes full scope of studies (urban design brief, sustainability report, sun/shadow, wind, noise studies, FSR, etc.)	Hold the statutory public meeting to present the proposed application and receive public input on the OPA/ZBA. Report Recommendation: that the applicant be directed to participate in a special design process to develop three tower designs. Each design should address innovation in following three areas: sustainability, quality of life and design excellence.	Applicant to engage in multiple design professionals to develop three tower designs that that address innovation in three areas: sustainability, quality of life and design excellence.	Public Information Centre to present the three tower designs. The applicant will explain how each design is an example of innovation in sustainability, quality of life and design excellence. A special design review panel will also attend this meeting to understand feedback from the public on the three tower design options.	A special design review panel will review the feedback received at the PIC on the three tower design options presented to provide comments and feedback on the three options to staff.	Recommendation Report to Planning Committee on OPA/ZBA and preferred tower design option. The proposed ZBA will include a Holding provision that states that the proponent shall implement, through site plan approval, the preferred tower design option.	Site Plan application that implements the OPA/ZBA and detailed aspects of the preferred design option.	Once it has been determined that the preferred design option has been implemented through the Site Plan application process, an application can be made to remove the Holding Provision on the Zoning. The Holding Provision will be included as a special condition of conditional site plan approval. The condition of draft plan of subdivision related to the Urban Design Brief being compliant will be updated to reflect the Pier 8 Block 16 Urban Design Guidelines.	Final Site Plan approval can be granted. Special conditions should include review of the final design and site plan by a Control Architect and Sustainability Consultant (independent of the Design Architect and Engineers) to review the matters of Urban Design and Sustainability.	Control Architect Review for conformity with Design Guidelines
DECISION	Adopt; or Receive; or Deny	Notice of Complete application.	No decision at this meeting on the OPA/ZBA. Approve or deny the proposed special design process.	N/A	N/A	N/A	Approval or denial of OPA/ZBA If the UDG were received in Step 1 then Council could adopt here if approving the OPA/ZBA.	Site Plan application deemed complete.	Approve or Deny Holding removal By-law.	Prior to final site plan approval, staff will consult with Council and incorporate Council’s advice in making a decision on the application.	Transfer of lands/ Issuance of building permit/Condominium approvals.
APPROVAL AUTHORITY	Council	Planning Staff	Council	N/A	N/A	N/A	Council	Planning Staff	Council – Holding Staff – Subdivision and Site Plan Condition	Chief Planner and Director of Planning.	<ul style="list-style-type: none">City Manager’s Office/Real Estate DepartmentChief Building OfficialPlanning Staff

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OUTCOME or ACTION	Approve Guidelines (proceed to Step 2); or Approve guidelines but hold in abeyance until decision on OPA/ZBA (Step 7); or Deny	Notice of Complete Application and Circulation of application.	At the statutory meeting Council and the public to provide feedback and comments on the proposed OPA/ZBA. Council could approve or deny recommendation to proceed with a special design process.	Three tower designs to be presented to the public and a special design review panel for comment.	Feedback received will be considered by the applicant in the development of the final preferred tower design option.	Applicant to review comments from public and the special design review panel and prepare one final design option that will proceed with the OPA/ZBA application. Chief planner to review the final design option and prepare a recommendation report on the preferred option and OPA/ZBA for Council’s consideration.	Approve OPA/ZBA (If approved, proceed to Site Plan application) Or Deny OPA/ZBA	Prior to receiving final site plan approval, the Holding Provision must be lifted.	If the Holding Provision has been removed, proceed to Site Plan approval.	Approved site plan based on preferred design option, UDG and OPA/ZBA. Proceed to Building Permit.	Proceed to construction phase.
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