

LATE DISTRIBUTION FOR COUNCIL - JULY 18, 2006

P2



CITY OF VANCOUVER POLICY REPORT DEVELOPMENT AND BUILDING

Date: July 12, 2006
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VanRIMS No.: 11-3600-03
Meeting Date: July 18, 2006

TO: Vancouver City Council

FROM: Director of Current Planning and the Managing Director, Cultural Services

SUBJECT: CD -1 Rezoning and Cultural Amenity Bonus: 102 - 160 West 1st Avenue
(Playhouse Theatre Company Site)

RECOMMENDATION

- A. THAT the application by GBL Architects on behalf of Wall Financial Corporation to rezone 102 to 160 West 1st Avenue (Lots 1 to 6,7 AMD, 8 AMD, and 9-12, BIK 10, DL 200A, Plan 197) from M-2 to CD-1 (Comprehensive Development District) be referred to a Public Hearing, together with:
- (i) plans prepared by GBL Architects received April 19, 2006 represented in Appendix F;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the Director of Current Planning to approve the application, subject to approval of conditions contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at the Public Hearing;

AND FURTHER THAT the Director of Legal Services be instructed to prepare a consequential amendment to the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B (DD) as set out in Appendix C for consideration at the Public Hearing;

- B. THAT, subject to approval of the rezoning at a Public Hearing, the Noise Control By-law be amended to include this CD-1 in Schedule B as set out in Appendix C; and

FURTHER THAT the Director of Legal Services be instructed to bring forward the enactment to the Noise Control By-law at the time of enactment of the CD-1 By-law;

- C. THAT City Council approve in principle the request for a cultural amenity bonus at 102 to 160 West 1st Avenue as outlined in this report, subject to the signing and registration in the Land Title Office, prior to issuance of the development permit, of the necessary legal agreement providing for:
- (i) the design and construction by the property owner of a 4 081.79 m² (43,936.04 sq. ft.) cultural amenity space (the "Cultural Amenity Space") in the development in accordance with the development permit; and
 - (ii) the transfer of Cultural Amenity Space to the City for a nominal purchase price, on the terms contained in this report;
- D. THAT, subject to the approval of Recommendation C, and subject to the terms and conditions outlined in this report, City Council approve a lease of the Cultural Amenity Space to The Playhouse Theatre Centre of British Columbia for nominal rent on the terms set out in Appendix H and such other terms as are satisfactory to the Director of Legal Services, in consultation with the Managing Director, Cultural Services, and the Directors of Real Estate Services and Facilities Design and Management;
- E. THAT Recommendations A to D be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion;

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

- Recommendation "D" represents a request for a grant and requires 8 affirmative votes of Council
- Central Area Plan
 - adopted by Council on December 31, 1991.
- South East False Creek Policy Statement
 - adopted by Council on October 5, 1999 and amended on July 8, 2004.

- **South East False Creek Official Development Plan (SEFC ODP)**
 - enacted on July 19, 2005 and amended on March 21, 2006.
- **South East False Creek Financial Plan and Strategy**
 - adopted by Council on March 1, 2005.
- **South East False Creek Public Benefits and Compatible Housing Strategy**
 - adopted by Council on June 15, 2006.
- **South East False Creek Green Building Strategy**
 - adopted by Council on July 8, 2004.
- **Live/Work Use Guidelines**
 - adopted by Council on March 21, 2006.
- **High-Density Housing for Families with Children Guidelines**
 - adopted by Council on March 24, 1992.
- **Financing Growth (Community Amenity Contributions)**
 - adopted by Council on January 20, 2003 and amended on February 12, 2004.
- **Neighbourhood Energy Utility**
 - adopted by Council on March 2, 2006.
- **Vancouver Arts Initiative (1995)**
- **Cultural Facilities Plan (1990)**

PURPOSE AND SUMMARY

This report presents the staff assessment of an application by Gomberoff Bell Lyon Architects Group Inc. on behalf of Wall Financial Corp., to rezone a site located at 102 to 160 West 1st Avenue, from M-2 (Industrial) to CD-1 (Comprehensive Development District). The rezoning proposal includes four residential buildings ranging from 11 to 15 storeys with a maximum height of 47 m (154 ft.). The proposal includes commercial uses at grade along Manitoba Street, residential townhouses that extend along the eastern portion of the site and wrap along a pedestrian mews. Along the west portion of 1st Avenue, the proposal includes a cultural amenity space that is intended to accommodate The Playhouse Theatre Centre of British Columbia (the "Playhouse Theatre Company"). This Cultural Amenity Space is proposed to be slightly larger than the existing facility which is currently located on this site, incorporating all of their existing functions including production, rehearsal and office space as well as creating a new studio theatre. For the purpose of this report the Cultural Amenity Space will be referred to as the "Playhouse Centre". The total proposed floor area is 37 231.36 m² (400,755.04 sq. ft.) including 4 081.79 m² (43,937 sq. ft.) of floor area to be used for the Playhouse Centre. The total floor area includes a bonus density in the amount of 8 519 m² (91,705 sq. ft.) in consideration for the construction and transfer to the City of a "shell space" for the purpose of the Playhouse Centre to serve the community.

Staff have assessed the application and concluded that it generally meets the intent of the South East False Creek (SEFC) Official Development Plan (ODP) and are supportive of the proposed land uses, density, and form of development subject to the design development conditions outlined in Appendix B being met prior to issuance of the development permit.

On June 15, 2006, Council adopted a comprehensive Public Benefits and Compatible Housing Strategy which outlined the proposed funding and delivery of new public amenities and infrastructure in SEFC. Consistent with this direction, the developer, Wall Financial Corp, has offered \$3,812,220 which is \$11.50 per sq. ft. calculated as set in the SEFC Public Benefits and Compatible Housing Strategy. Council also adopted a recommendation to create an area-specific Development Cost Levy of \$14.50 per sq. ft. for the entire SEFC ODP area which will be in addition to the City-wide DCL.

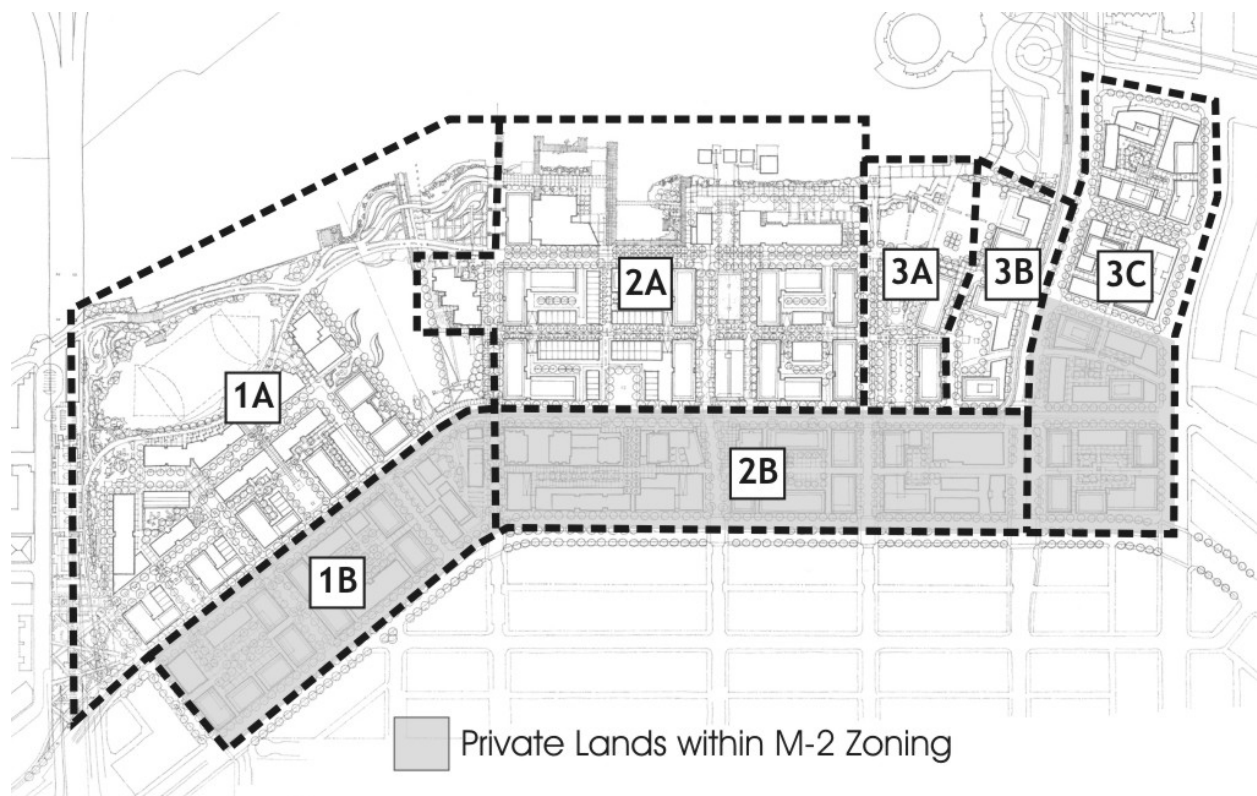
Staff recommend that the application be referred to a Public Hearing, together with a draft CD-1 By-law with provisions generally as shown in Appendix A and the recommendation of the Director of Current Planning that the application be approved, subject to approval of conditions listed in Appendix B, including approval in principle of the form of development as shown in plans stamped "Received April 19, 2006" and are included in Appendix F. This report also seeks Council's approval on the public amenity package which includes a cultural amenity bonus on site.

BACKGROUND

The South East False Creek area is currently occupied by a variety of industrial uses including warehousing, manufacturing, auto repair shops and wholesalers. A number of sites are vacant or underutilized.

The future of South East False Creek is envisioned as a predominantly high density residential neighbourhood intended to move significantly towards more sustainable development practices and in doing so, provide a model which can be applied across the city. As well, the SEFC ODP seeks to encourage vitality, diversity, and cultural richness in a manner that respects the history and context of the area. The SEFC ODP provides the framework to create a complete community where goods and services are within walking distance and housing is linked by transit to nearby jobs. There will be significant improvements to the transportation network within SEFC which will be designed to accommodate all forms of transportation with priority on sustainable modes to encourage walking, cycling and transit. Details of the sustainable transportation strategies are outlined in Appendix D.

Out of the 80 acres within the SEFC ODP, approximately 30 acres are in private ownership. The private lands are located within sub-areas 1B, 2B and the M-2 portion of 3C are shown in grey on the map below.



Most of the owners of these properties have been involved in the SEFC planning process since the outset leading to some participating in a coordinated cost recovery process to deal simultaneously with eight CD-1 rezonings for private properties within the SEFC ODP. The subject site was included in this process.

The level of community involvement in the development of the SEFC ODP has been extensive, and as part of the coordinated cost recovery process for private land rezonings two well attended open houses were held, where this application was reviewed by the public. The application has also been reviewed by the Urban Design Panel on March 15, 2006 where it received a vote of non-support and on April 26, 2006 where the revised proposal received unanimous support. The detailed Public and Design Panel commentary are included in Appendix D.

DISCUSSION

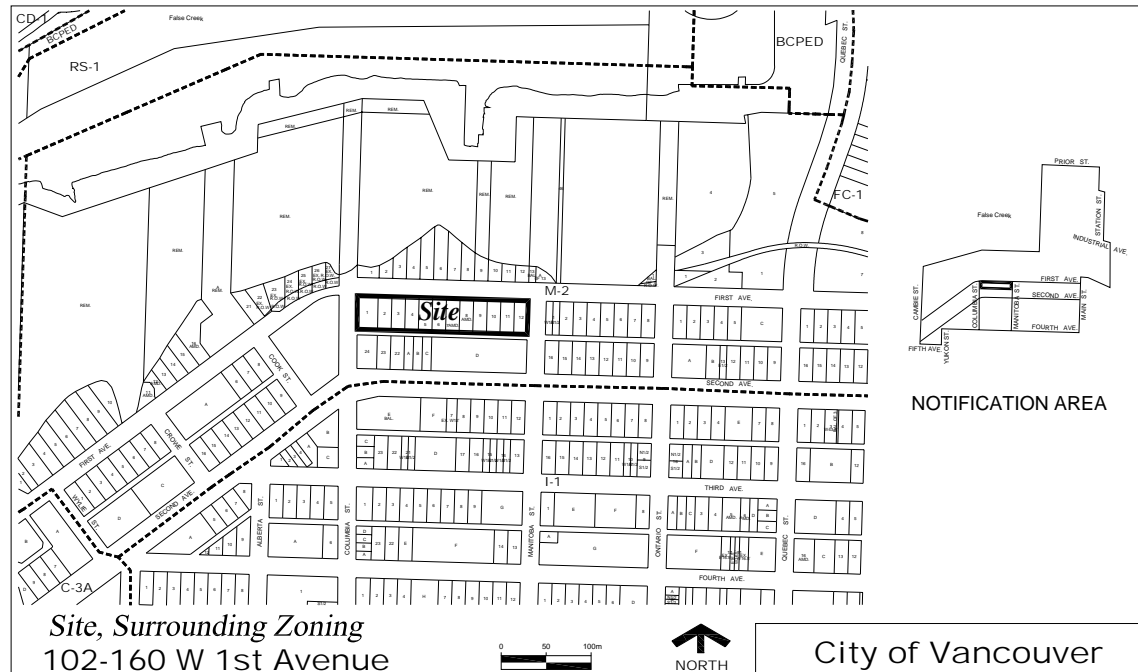
1. Site:

Centrally located in the Southeast False Creek area, the development site is bounded by Columbia Street to the west and Manitoba Street to the east, and spans 189 metres (621 feet) of frontage along West 1st Avenue. The site is currently zoned M-2 and is occupied by a mixture of 1 and 2 storey commercial buildings including the Playhouse Production Centre, a one-storey warehouse, a climbing wall facility and an automotive repair shop. All buildings are scheduled to be removed as part of this rezoning.

2. Context:

The historic Domtar Salt Building is located to the northeast across First Avenue. First Avenue forms the boundary between the private and public lands and is to be redesigned to accommodate the downtown Streetcar. A future streetcar station has been identified to be built at the intersection of Manitoba Street directly south of the Domtar Salt Building. To the northwest of the site will be a large waterfront park. Manitoba Street has been identified as the commercial "high" street which will be the focus for the emerging community. To the south, there is a standard 20 foot wide lane that serves development between 1st and 2nd Avenues. Second Avenue forms the boundary of the SEFC ODP area and will continue to serve as an arterial route to relieve vehicular traffic along 1st Avenue. Immediately to the north is Sub-Area 2A where the City is negotiating a ground lease with Millennium Properties Limited for the construction of the Olympic Village for the 2010 Winter Olympics.

Figure 2: Site and Surrounding Zoning



3. Land Uses:

The proposed rezoning includes a mix of uses including 2 storey townhouse dwelling units along 1st Avenue that wrap around a pedestrian mews, with residential dwelling units in the four mid-rise buildings above the podium, commercial uses along Manitoba Street and cultural and recreational uses along the western portion of the site. For the Playhouse Centre, the use would be Theatre (Cultural and Recreational Uses) and Production or Rehearsal Studio (Service Uses) as per defined uses set out in Appendix A. Staff support the proposed land uses as they are consistent with the mix of uses that were contemplated in the South East False Creek ODP.

4. Density:

The SEFC ODP prescribes a maximum density of 3.5 FSR which equates to 24 629 m² (265,114 sq. ft.) except that additional density is possible in exchange for the delivery of cultural and other public amenities (Section 5.1 of SEFC ODP).

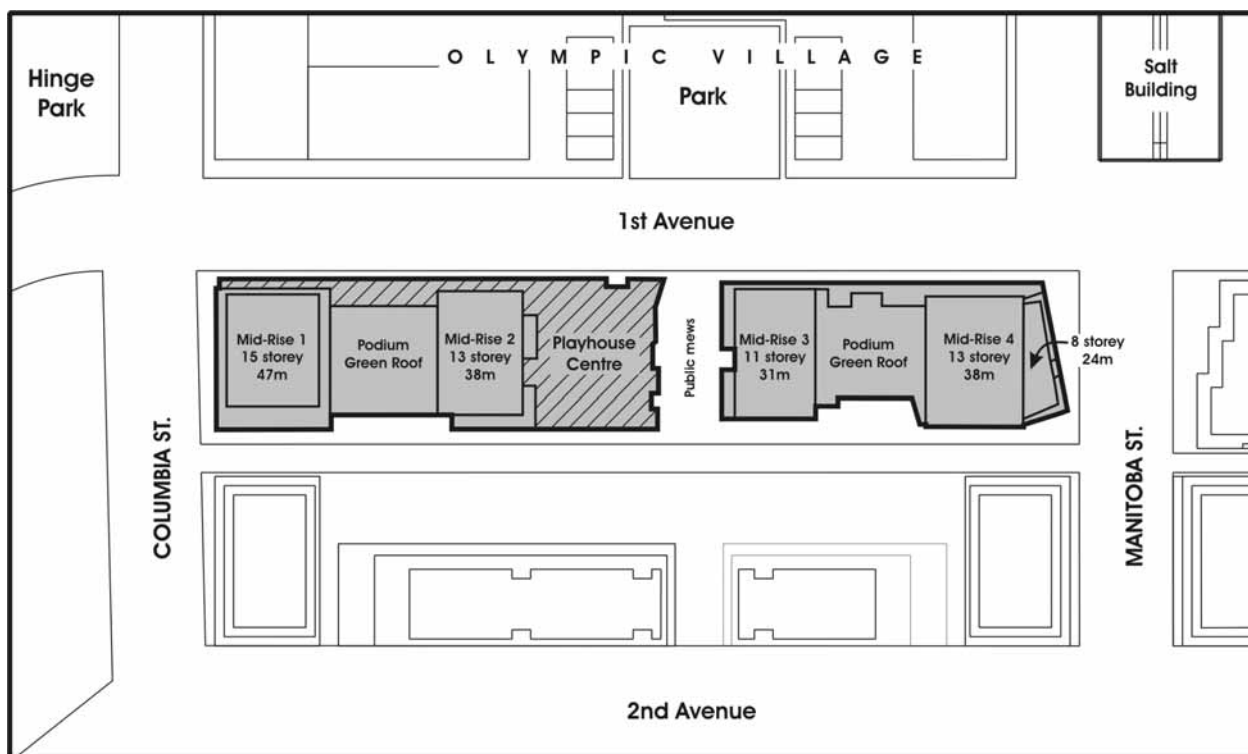
The total proposed floor area for the site is 37 230 m² (400,755 sq. ft.) including 4 081.79 m² (43,936 sq. ft.) of floor area to be used for the Playhouse Centre. The total floor area includes 'bonus' density in the amount of 8 519 m² (91,705 sq. ft.) proposed to be granted in consideration for the construction of a "shell space" for the purpose of the Playhouse Centre. Staff support this proposed additional floor area as it respects the form of development contemplated in the SEFC ODP. An urban design assessment from staff and comments from the Urban Design Panel of the form of development resulting from the increase in density concluded that this additional density would be supportable.

5. Form of Development:

(Note Plans: Appendix F). The SEFC ODP provides direction for built form which envisions a 15 storey (47 m) landmark building on the southeast corner of 1st Avenue and Columbia Street to help punctuate the entrance to the Hinge Park, tapering down to three 12 storey mid-rise buildings across the middle of the block ending with an 6 storey 'shoulder' building on the eastern end along Manitoba Street and 1st Avenue. The SEFC ODP prescribes an overall maximum height for a 47 m (154 ft.) building on the western end of this site and the

illustrative plan articulates optimal heights for a series of three 12 storey buildings with a 6 storey shoulder building across the remainder of the site with a prescribed maximum height of 38 m (124.6 ft). Simple rectilinear forms recall the industrial character in this area and fit into the lower-height context of the south shore of False Creek and the Mount Pleasant industrial area.

The application responds to most of the urban design principles outlined in the SEFC ODP. One aspect where the proposed form of development varies is related to optimum heights set out in Figure 10 of the SEFC ODP. This variance, however, responds positively to the direction that was provided at the March 15, 2006 Urban Design Panel and subsequent advice given by Planning staff. The key areas of change include a variation in heights and a shifting of the pedestrian mews. The proposed changes have a number of advantages; the variation of the eastern mid-rise massing helps to reduce overshadowing on the pocket park to the north across 1st Avenue and relocating the public pedestrian mews helps separate the four mid-rise masses into two distinct pairings creating a better differentiation between the east and the west portions of the site. The application includes four residential buildings ranging in height from 15 storeys (47 m) to 8 storeys (see figure below). The greater variety of heights that is illustrated in the rezoning proposal was strongly supported by the Urban Design Panel on April 26, 2006 which voted unanimously in support of the proposed variation in the form of development that was conceptually illustrated in the SEFC ODP.



The buildings retain a tight relationship to the 20 ft. lane to support the rectilinear building forms characteristic of the SEFC ODP. This requires particular attention to the treatment of the residential units that face the lane for developments on both sides. This can be achieved with a minimum 1.5 m setback along the lane edge and by facing primary living spaces to the east or west rather than facing the lane. Additionally, the upper levels of these forms can be articulated to improve livability and privacy. Overall, staff concluded that the proposed form of development to be a considerable improvement to the conceptual illustrative plan included in the SEFC ODP, subject to further design development at the development application stage (see proposed conditions of approval in Appendix B).

6. Amenity Bonusing Program

Obtaining access to appropriate and affordable facilities is a challenge for the non-profit sector in any major city. It is especially challenging in Vancouver's real estate market. In order to ensure that the non-profit community can afford to remain part of our neighbourhoods, the City actively seeks opportunities to acquire spaces through zoning incentive programs where the City, in partnership with private development, creates affordable facilities at no or nominal cost to taxpayers.

The creation of cultural amenity spaces using zoning incentives is dependent on securing a site which can accommodate the additional density, meaning that the increase in density meets the City's urban design and planning guidelines and by-laws. The value of the cultural amenity space in relation to the increase in density is assessed by Real Estate Services staff using a pro forma analysis.

Generally the City secures the construction, finish and fit-up of the amenity space through legal agreements and leases the amenity space to a non profit society for a nominal rent with a condition that the society is responsible for all additional and future costs associated with their occupancy. A lease of amenity space is only considered for non-profit organizations which provide significant public benefit and propose public use of the space. The organization must also have a demonstrated track record of public service, have managed a public facility and, in the City's judgment, have the capacity to raise sufficient funds to meet the financial obligations for the operation of the amenity space.

PLAYHOUSE THEATRE COMPANY PROPOSAL

This rezoning application proposes a public amenity package which includes an on-site cultural amenity space consisting of a theatre rehearsal, production and performance facility (250 seat studio theatre) in addition to area-specific and City-wide amenity contributions through Development Cost Levies consistent with the June 15, 2006 Council report, SEFC Public Benefits Strategy and Compatible Housing Strategy.

Founded in 1962, with a professional staff and volunteer board of directors, the Playhouse Theatre Company is a well established not-for-profit organization offering theatre performances at the Vancouver Playhouse downtown and currently operating a 26,500 sq. ft. Production Centre on the subject site at 160 West 1st Avenue. As well as its own activities, the Playhouse supports the larger theatre community through access to their rehearsal space, production facilities and wardrobe facilities. A more comprehensive description of services and programs is detailed in Appendix H.

The proposed theatre rehearsal, production and performance facility seeks to replace and expand their existing on site production facility which will be lost due to redevelopment of the site. The Playhouse Theatre Company has been a tenant in the current building on the site since 1994, and has been an active participant in the planning process for the new

community in South East False Creek. As one of the first new buildings in the SEFC development, the Playhouse Centre will be a cultural anchor in the new sustainable community, providing neighbourhood access for artists and the community residents.

The Playhouse Theatre Company has over the years moved its production facilities several times. Cultural Affairs staff supports the Company's proposal to focus its energies and resources into creating a permanent Production Centre but note that this opportunity also presents some significant challenges for the Playhouse Theatre Company.

In anticipation of the need to move, the Playhouse Theatre Company began planning for a new production facilities in 2003. The Playhouse Theatre Company commissioned a Facility Operating Feasibility study which detailed current and future facility requirements and outlined and assessed the risks and benefits associated with various options. It also established a Building Program and Space Plan for a future facility.

The Board of Directors created a Facilities Committee comprised of Board members with expertise in real estate, development and finances and began a dialogue with City staff to explore the opportunity of an on site solution.

The current site which is partially occupied by the Playhouse Theatre Company was acquired by Wall Financial Corporation. Discussions between the developer and the City have anticipated accommodating the Playhouse through the SEFC OPD and the future CD-1 rezoning of the site. The developer and their architects have worked hard to ensure that the site can meet all of the City's urban design objectives and accommodate much of the Playhouse Theatre Company's desired building program.

However, through this iterative planning process, it became clear that the site could not accommodate all of the increased density associated with the creation of the cultural amenity, and because bonus density associated with cultural amenity space is not transferable, that either the building program would need to be reduced, or additional financial resources would need to be added to the project.

The proposal contained in this report represents a balanced approach such that the proposed cultural amenity to be secured through this rezoning provides for a shell space for the full Playhouse Centre Building Program. The balance of the costs including but not limited to finishing and fit up, estimated at \$12 million (2005 \$), will be the responsibility of the Playhouse Theatre Company.

To assess their capacity to assume this responsibility, the Playhouse commissioned an independent assessment to determine their ability to raise funds for the Playhouse Theatre Company's new facility and to recommend strategies for reaching the target. The study assumed that the Playhouse would seek and secure senior government support and also establish a private sector campaign target of \$8.5 million together totalling an overall Capital Campaign target of \$12 million.

The study concluded that while the Vancouver Playhouse has a long history and a loyal following, raising \$8.5 million from the private sector will be challenging in this competitive fundraising market and their success will be dependent on several factors:

- Board commitment to lead gifts as well as a joint board gift;
- A strategic and business plan to strengthen the case;
- Development of a campaign plan and critical path;
- Develop a Campaign Executive committee; and

- That the campaign has full time management and that a project manager be hired to oversee the entire facility development.

In response to this study, on May 30, 2006 the Playhouse Theatre Company Board of Directors resolved that:

- 1) the Board give its full support to proceeding with the proposed development of the proposed facility and the associated capital campaign on the basis recommended by its professional advisors; and
- 2) the Board authorize the engagement of appropriate professional advisors for these purposes by the Executive Committee.

Based on the Board's commitment, the Managing Director of Cultural Affairs recommends that Council approve the proposed Playhouse Centre as outlined in this report as well as the related lease. Staff note that there is some risk that the Playhouse Theatre Company will not be able to raise the \$12 million necessary to complete the project. Staff also note that the Playhouse Theatre Company is currently working on strategies to revisit the building program without compromising the intent of the facility to reduce overall costs. Staff will continue to work with the Playhouse Theatre Company and monitor their progress. A schedule of required milestones is recommended to ensure that targets are met and the project proceeds as planned. These include:

- Confirmation to the satisfaction of the Managing Director, Cultural Services of the Playhouse Theatre Company having raised a minimum of \$6 million (or 50%) in firm commitments prior to commencement of construction; and
- Confirmation to the satisfaction of the Managing Director, Cultural Services of the Playhouse Theatre Company having raised the balance of the funds required to finish, fit up and operate without debt at a minimum, the 250-seat theatre space, prior to issuance of the Occupancy Permit.

If the Playhouse Theatre Company is not able to meet the obligations and milestones outlined above, staff will report back to Council with proposals for an alternate use and/or tenant.

Real Estate Services staff have reviewed the proposed amenity bonus and their analysis supports a bonus density of 91,705 sq. ft. in accordance with Section 5.1 of the SEFC ODP in exchange for a 4 081.79 m² (43,936 sq. ft.) ground-oriented public amenity space at 160 West 1st Avenue to be provided by the developer as a shell space as defined in Appendix H.

Once the shell space is built and the Playhouse Theatre Company's financial commitment is completed, the finished space will include but not be limited to:

- A 250-seat Studio Theatre with appropriate ancillary support areas such as backstage, dressing rooms, and green room;
- One 3,000 sq. ft. rehearsal hall free of any pillars or obstructions;
- One 2,600 sq. ft. rehearsal room free of any pillars or obstructions;
- A 2,020 sq. ft. wardrobe production space;
- A 2,000 sq. ft. props space;
- A 4,700 sq. ft. carpentry and shop space;
- A 4,780 sq. ft. publicly accessible open concept main lobby gallery for community artists and informal public gatherings;
- Ancillary offices;
- Ancillary storage.

All areas must meet the necessary laws and by-laws and be completed to the satisfaction of the Director of Facilities Design and Development and the Managing Director, Cultural Services.

TRANSFER OF CULTURAL AMENITY SPACE TO CITY/LEASE to PLAYHOUSE THEATRE COMPANY

The Playhouse Centre will be located within an air space parcel on the subject site. The air space parcel will be created by the registered owner, at its cost. The City will secure its interest in the Playhouse Centre through an option to purchase which, when exercised, will oblige the owner to transfer the air space parcel to the City once construction of the Playhouse Centre is complete.

Further, subject to Council approval and subject to the Playhouse Theatre Company meeting all of the milestones set out in this report, the City will lease the Playhouse Centre to the Playhouse Theatre Company on those terms and conditions as are generally outlined in Appendix H of this report, as well as other terms as are satisfactory to the Director of Legal Services, in consultation with the Managing Director, Cultural Services, and the Directors of Real Estate Services, and Facilities Design and Development.

Typically, the lease is for up to 20 years. Staff are recommending that the lease term, including renewals, be for 30 years, given that the Playhouse Theatre Company will need to raise significant funds from the private sector. This would be a 10 year term with an option to renew for two further 10 year terms subject to an annual review of programs and services as per Appendix H and on such other terms and conditions as are satisfactory to the Director of Legal Services, Real Estate and the Managing Director, Cultural Services.

7. Parking, Loading and Circulation:

The parking and loading provisions outlined in the SEFC Green Building Strategy are intended to lead the City in achieving its sustainable transportation objectives while addressing basic parking demands. Amendments to the Parking By-law based on these standards have been recommended to Council with the SEFC CD-1 rezoning for a site at 311 West 2nd Avenue, and upon enactment, will provide regulations for this and all other sites within SEFC. The regulations include both minimum and maximum standards for parking provision in order to ensure a workable amount of parking in support of development while preventing a level of parking that would exceed acceptable amounts. The provision of co-operative vehicles for residential developments throughout the SEFC ODP area will be required through a rezoning condition. The option whereby applicants can provide less than the required parking through provision of a Transportation Management Plan (TMP) will also be provided.

Staff has reviewed the parking and loading provisions within the application and have provided detailed comments in Appendix D noting that plans do not show the required provision for disability, visitor, co-op and loading spaces as per the SEFC Green Building Strategy (Appendix E). The proposal includes 20 spaces for the Playhouse Centre which is less than the minimum requirement calculated at 57 spaces (to be confirmed at the development permit stage). Staff requested that a parking impact study be undertaken. Ward Consulting Group concluded that parking demands would be in the range of 30 to 90 vehicles. The study recommended that the 35 visitor and 20 theatre stalls proposed for the site combined with utilization of available on street parking within two blocks of the site would satisfy the parking demand.

The site is one of the longest blocks in the area extending over 188 m (621 ft.) in length. To help facilitate pedestrian access and permeability across the site, a public pedestrian mews is proposed consistent with the SEFC ODP. A statutory right-of-way will be required to ensure that public access is secured for the pedestrian mews.

The laneways between 1st and 2nd Avenue will continue to function as utility corridors servicing infrastructure and utilities. In addition, lanes are intended to be more walkable while allowing for standard vehicle access and manoeuvring. Specialty paving and landscaping will be used to delineate public and private space and denote pedestrian crossing and movement areas as per the SEFC Public Realm Plan which is currently being finalized.

The 6.1 m (20 ft.) commercial lane servicing this block currently has major above grade utilities, including several large utility 'H' poles supporting electrical transformers. There will be a requirement for each development to pay a proportional share of the cost of undergrounding these utilities and laneway public realm enhancement through either a local improvement process or other suitable arrangements. The improvements to the lane south of 1st Avenue from Columbia to Manitoba Streets will be designed to meet the anticipated SEFC Public Realm Plan requirements.

There is a triangular dedication on the eastern edge of the site which provides for the realignment of Manitoba Street to transition across 1st Avenue adjacent to the Salt Building. There are no density reductions on the site overall because of this dedication.

8. Environmental Sustainability:

Environmental sustainability is a key objective of the SEFC Official Development Plan. City Council approved the Draft SEFC Green Building Strategy (GBS) on July 8, 2004 which sets out a minimum baseline of environmental performance in all facets of building design and construction. The SEFC Green Building Strategy is an evolving document which is intended to incorporate the most recent best practices. The current version of the SEFC Green Building Strategy is detailed in Appendix E. As part of the SEFC GBS, all new development within the SEFC Private Lands is required to meet LEED™ Silver equivalency (with a target of 36 points). New development is to comply with the mandatory requirements for Energy Performance, Water Conservation, Parking and Loading and Storm Water Management which parallels LEED Silver. In addition, the SEFC Green Building Strategy identifies benchmarks for achieving LEED™ Silver equivalency.

Environmental sustainability has been adequately addressed as part of the proposed development, and an integrated approach was taken in the design and development of the application. The applicant has submitted a LEED™ scorecard indicating that they intend to achieve 36 points which meets LEED™ Silver equivalency consistent with the objectives of the SEFC Green Building Strategy. More details on this application's sustainability strategy are provided in Appendix G. The proposal incorporates the following approaches to sustainability:

- Improved Energy Efficiency of approximately 38 percent reduction in the design energy cost of the Model National Energy Code (MNECB) through building envelope design and increased efficiency and reduction of green house gas (GHG) production through hooking into the Neighbourhood Energy Utility (NEU);
- Design of green roofs covering at least 50 percent of the roof area to reduce storm water runoff and heat island effect;
- Reduction in potable water use through high efficiency fixtures, stormwater capture for irrigation and drought resistant landscaping;
- Improved indoor air quality by using low emitting paints, carpets, adhesives and sealants;
- Provision of parking spaces and fuel efficient cars for the car sharing program;
- Undertaking of construction waste management to divert debris from landfill; and
- Promotion of urban agriculture through on-site community gardens.

9. Universal Design:

The ODP states that development in the South East False Creek area is subject to the principles for "universal design" to ensure that maximum access is provided for all persons with varying levels of mobility and sensory ability, noting that alternative solutions may be necessary for differing types of development. Rezoning applicants have been working cooperatively with City staff to address these objectives through reference to "The Safer Home Certification Criteria". "The Safer Home Certification Criteria", which has been attached in Appendix G lists the items which the applicant intends to achieve through future stages of design development. In addition, staff will ensure that the transportation network and systems in South East False Creek are designed to address the City's recent "measure up" initiative for inclusiveness and accessibility for all members of society.

Council has supported the principle of enhanced accessibility and approved amendments to the Vancouver Building By-Law (VBBL) aimed at improving access to residential units. Apart from a few outstanding items, the VBBL regulates many of the items identified in "The Safer Home Certification Criteria". City staff have conducted a preliminary review of these outstanding items and consider them to be feasible from a cost and building safety perspective. However, compliance with aspects of "The Safer Home Certification Criteria" which are not regulated through the VBBL will be addressed voluntarily by the developer.

10. Public Input:

A rezoning information sign was installed on the site on November 23, 2005 and a notification letter dated November 21, 2005 was mailed to the surrounding property owners in the area including residents of City Gate.

Approximately 150 people attended two public open houses held on April 29, 2006 and May 1, 2006. A total of 49 people signed in at the two Public Open Houses and 16 comment forms were submitted, all of them providing general support for the application and enthusiastic support for the Playhouse Centre. More details on the public input are provided in Appendix D.

The application has generated very little comment from surrounding property owners and other citizens, and no written communication has been sent to City staff.

ADDITIONAL PUBLIC BENEFITS

On March 1, 2005, City Council approved the SEFC ODP that included a comprehensive public infrastructure and amenity package to serve the South East False Creek area. This includes parks, public realm and infrastructure improvements, childcare, community centre, library, and affordable housing. At that time, a Financial Plan and Strategy report was brought forward which outlined in a preliminary way the funding strategies to deliver the Plan through sharing of costs between the PEF and private lands. Staff was instructed to report back with further details in the context of the CD-1 rezonings.

On June 15, 2006 Council adopted the recommendations of the report entitled "SEFC Public Benefits and Compatible Housing Strategy" dated June 6, 2006, which endorsed the objective of achieving 20 percent affordable housing in the SEFC Private Lands. This objective is to be supported by Community Amenity Contributions in the order of \$11.50 per sq. ft.

Staff have been in discussions with Wall Financial Corporation regarding the possible Community Amenity Contribution (CAC). Based on the discussions, the developer is offering a CAC in the amount of \$3,812,220. Staff recommend acceptance of this offer (see (c)(xxiii) in Appendix B).

Council has also adopted a recommendation to create an area-specific Development Cost Levy for the entire SEFC ODP area, and instructed staff to prepare the necessary by-law and report back to Council. The recommended SEFC DCL rate is \$14.50 per sq. ft. and will be in addition to the City-wide DCL. The DCL amount is based on floor area being developed and will be used to fund park land acquisition and development, childcare, public realm improvements and infrastructure and will be payable at the time of building permit issuance. Staff note that this DCL by-law will be reported back to Council in the near future.

PUBLIC ART

Council policy requires rezonings that are greater than 14 864 m² (160,000 sq. ft.) to contribute \$0.95 per buildable (FSR) foot to public art. City staff are currently working with a consultant to develop a public art plan for SEFC.

FINANCIAL IMPLICATIONS

Approval of the report recommendations will have no financial implications with respect to the City's operating expenditures, fees, or staffing.

CONCLUSION

Staff assessment of this application concluded that the proposed use, density, and form of development are generally supportable. The Director of Current Planning recommends that the application be referred to a public hearing, together with a draft CD-1 By-law generally as shown in Appendix A and a recommendation of the Director of Current Planning that it be approved, subject to the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in revised plans included here as Appendix F.

* * * * *

102-160 West 1st Avenue
DRAFT CD-1 BY-LAW PROVISIONS

Note: A draft By-law will be prepared generally in accordance with the provisions listed below, which are subject to change and refinement prior to posting to the satisfaction of the Director of Legal Services.

1. Definitions

Words in this by-law shall have the meaning assigned to them in the Zoning and Development By-law, except as provided below:

“Base Surface” means the base surface calculated from the official established building grades.

2. Land Uses

Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (***) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses, limited to Theatre;
- (b) Dwelling Uses, limited to Multiple Dwelling;
- (c) Institutional Uses, limited to Child Day Care Facility, Social Service Centre, and Special Needs;
- (d) Residential Facility;
- (e) Live-Work Use;
- (f) Manufacturing Uses, limited to Bakery Products Manufacturing, Batteries Manufacturing, Clothing Manufacturing, Dairy Products Manufacturing, Electrical Products or Appliances Manufacturing, Food or Beverage Products Manufacturing - Class B, Furniture or Fixtures Manufacturing, Ice Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, Miscellaneous Products Manufacturing - Class B, Non-metallic Mineral Products Manufacturing - Class B, Plastic Products Manufacturing, Printing or Publishing, Rubber Products Manufacturing, Shoes or Boots Manufacturing, Software Manufacturing, Textiles or Knit Goods Manufacturing, Tobacco Products Manufacturing, and Wood Products Manufacturing - Class B;
- (g) Office Uses;
- (h) Parking Uses;
- (i) Retail Uses, excluding Gasoline Station - Full Service, Gasoline Station - Split Island, Liquor Store and Vehicle Dealer;

- (j) Service Uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Bed and Breakfast Accommodation, Catering Establishment, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Restaurant - Class 1, Restaurant - Class 2, School - Arts or Self-Improvement, School - Business, and Production or Rehearsal Studio;
- (k) Accessory Uses customarily ancillary to the above uses; and
- (l) Interim Uses not listed in this section 3, and accessory uses customarily ancillary to them, provided that:
 - (i) the Director of Planning or Development Permit Board considers that the interim use will be compatible with and not adversely affect adjacent development that either exists or that this By-law permits;
 - (ii) the Director of Planning or Development Permit Board is satisfied that the use can be easily removed and is of low intensity or low in capital investment;
 - (iii) the Director of Planning or Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to the subject site; and
 - (iv) development permits are limited in time to periods not exceeding three years.

3. Conditions of Use

3.1 Dwelling units are in an "intermediate zone" as defined in the Noise Control By-law, and, as a result, are subject to noise from surrounding land uses and street activities at levels permitted in industrial and downtown districts.

3.2 The design and lay-out of at least 25% of the dwelling units must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council's "High Density Housing for Families with Children Guidelines".

3.3 All uses except dwelling uses must have direct access to grade.

3.4 Any development permit issued for live-work use must stipulate as permitted uses:

- (a) dwelling unit;
- (b) general office, health care office, barber shop or beauty salon, photofinishing or photography studio, or artist studio - class A; and
- (c) dwelling unit combined with any use set out in subsection (b).

4. Floor Area and Density

4.1 The total floor area for all permitted uses must not exceed 33 149.57 m².

4.2 For the purpose of computing floor space ratio, the site consists of all parcels covered by this By-law, and Council deems the site size to be 7 023.79 m², being the site size at the time of the rezoning application and before dedication of any part of the site.

4.3 Computation of floor space ratio must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building.

4.4 Computation of floor area must exclude:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed 8 percent of the residential floor area being provided;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) the floors or portions of floors used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that, for each area, is at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) undeveloped floor area located above the highest storey or half-storey with a ceiling height of less than 1.2 m and to which there is no permanent means of access other than a hatch;
- (e) residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- (f) amenity areas, including day care facilities, recreation facilities, and meeting rooms, provided that the total area excluded does not exceed 1 000 m²; and
- (g) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.

4.5 Computation of area may exclude, at the discretion of the Director of Planning or Development Permit Board:

- (a) cultural, recreational, and institutional uses secured to the city's satisfaction for public use and benefit; and
- (b) enclosed residential balconies provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approve the design of any balcony enclosure subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed 8 percent of the residential floor area being provided; and

- (ii) no more than 50 percent of the excluded balcony floor area may be enclosed;
- (c) windows recessed into the building face to a maximum depth of 160 mm, except that the Director of Planning may allow a greater depth in cases where it improves building character;
- (d) unenclosed outdoor areas at grade level underneath building overhangs, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any overhangs, and provided that the total area of all overhang exclusions does not exceed 1 percent of the residential floor area being provided;
- (e) open to below spaces or double height volumes can be excluded on the second storey units where the first floor is located within 2 m of grade to a maximum of 15 percent of the floor area of the first floor of that unit for residential and live/work units;
- (f) passive solar appurtenances on buildings that help mitigate solar gain which may be in the form of balconies and/or light shelves; and
- (g) trellises and other garden structures which support the use of intensive green roofs and or urban agriculture.

4.6 The use of floor space excluded under section 4.4 or 4.5 must not include any purpose other than that which justified the exclusion.

5. Height

The maximum building height, measured above the base surface must not exceed 47 m (154 ft.).

5.1 A mechanical penthouse, trellises and other garden structures which support the use of intensive green roofs and or urban agriculture are to be excluded from the maximum building height as provided by Section 10.11 of the Zoning and Development By-law.

6. Setbacks

6.1 Minimum residential building setback of 1.5 m from the rear property line on the lane.

7. Horizontal Angle of Daylight

7.1 All habitable rooms should have at least 1 window on an exterior wall which complies with the following:

- (a) the window shall be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, shall be unobstructed over a distance of 80 ft.; and
- (b) the plane or planes shall be measured horizontally from the centre of the bottom of the window.

7.2 The Development Permit Board or the Director of Planning, as the case may be, may relax the horizontal angle of daylight requirement of section 7.1 provided he first considers all the applicable policies and guidelines adopted by Council and providing that a minimum distance of 3.7 m of unobstructed view is maintained.

7.3 For the purpose of calculation of the horizontal angle of daylight, the following are considered as obstructions:

- (a) the largest building permitted under the zoning on any adjoining sites; and
- (b) part of the same building including permitted projections.

7.4 A habitable room referred to in section 7.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - (i) less than 10 percent of the total floor area of the dwelling unit, or
 - (ii) less than 100 sq. ft.

8. Parking, Loading and Bicycle Parking

Off-street parking, loading, and bicycle spaces shall be provided and maintained according to the applicable provisions of the Vancouver Parking By-law, including those for relaxation and exemptions.

9. Acoustics

All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

* * * *

102 - 160 West 1st Avenue
PROPOSED CONDITIONS OF APPROVAL

Note: These are draft conditions which are subject to change and refinement by staff prior to the finalization of the agenda for the public hearing to the satisfaction of the Director of Legal Services.

FORM OF DEVELOPMENT

- (a) THAT the proposed form of development be approved by Council in principle, generally as prepared by Gomberoff Bell Lyon Architects Group Inc., and stamped "Received Planning Department, April 19, 2006", provided that the Director of Planning or the Development Permit Board, as the case may be, may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) THAT, prior to final approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, or Development Permit Board, who shall consider the following conditions:

DESIGN DEVELOPMENT - GENERAL

- (i) design development to the theatre uses on the street and mews to maximize interaction and pedestrian amenity through the use of display windows, openings and continuous weather protection on the streets;
- (ii) design development to improve livability and ensure privacy to residential units facing the lane at the upper levels to accommodate future mid-rise massing on the site to the south, across the lane;

Note to Applicant: This can be achieved by ensuring all primary living spaces face east or west with secondary living spaces such as bedrooms only facing the lane and by refining the mid-rise and tower massing at the upper levels to narrow the width or provide additional setbacks.

- (iii) provide high quality, durable architectural materials and detailing including rain protection overhangs and response to solar orientation;
- (iv) design development to the Manitoba Street sidewalk and public realm to ensure adequate width to allow outdoor display of goods, seating, and other commercial activities adjacent to the building edge;
- (v) design development to include an accessible washroom associated with the building's amenity room in accordance with the City's High Density Housing for Families with Children Guidelines;

CPTED (Crime Prevention through Environmental Design)

- (vi) design development to take into consideration the principles of CPTED having particular regard to reducing opportunities for:
 - theft in the underground parking;
 - ground level break and enter;
 - mail theft;
 - mischief in alcoves and on the public walkway; and
 - graffiti on blank wall surfaces.

LANDSCAPE DESIGN

Public, Semi-Public Realm Treatment

- (vii) provision of semi-public and semi-private spaces that are consistent with the South East False Creek Public Realm Plan. Aspects to consider include special paving, lighting, planting, driveway crossings, pedestrian entrances, walkways, permanent site furniture, weather protection, garbage storage, recycling and loading facilities;
- (viii) design development to improve the landscape response to the building walls and setback areas on the lane by providing 'green walls' and hedging within the setback areas;

Technical

- (ix) provision of a full Landscape Plan illustrating proposed plant materials (common and botanical names), sizes and quantities; notation of existing trees to be retained, paving, walls, fences, light fixtures and other landscape elements; and site grading. Proposed plant material should be clearly illustrated on the Landscape Plan. The landscape plan should be at 1:100 (1/8" = 1'-0") minimum scale;
- (x) provision of large scale (1/4"=1' or 1:50) partial plans, elevations and sections illustrating the detailed treatment of the project's public realm interface at the streets and lanes; including planter walls, stairs, landscaping, soil depth (indicated by underground structures), semi-private patios, and privacy screens;

Note to Applicant: Grades, retaining walls, walkways and structural elements, such as underground parking, to be designed to provide maximum plant growing depth (exceed BCLNA Landscape Standard). Underground parking roofs may need to be reconfigured to increase soil depth. Underground parking to angle downward at the corner (3 ft. across and 4 ft. down) to increase planting depth for inner boulevard trees and planters. Continuous soil troughs for street and lane trees and climbing plants for walls should be provided wherever possible.)

- (xi) provision at the time of development permit application of a detailed Landscape Design Rationale explaining the programming and uses of outdoor

spaces and landscape structures. This should include a discussion of any aspects of landscaping sustainability that are proposed for the site such as landscaped lane treatments, continuous trenches for tree pits, green walls, extensive green roofs, use of captured stormwater for irrigation or water features or provisions for urban agriculture.

- (xii) provision at the time of development permit application of a Lighting Plan for the site;
- (xiii) provision of hose bibs for all patios that cannot be serviced by at grade non-potable water;

Specific Landscape Conditions

- (xiv) design development to the public pedestrian mews to provide a safe and pedestrian friendly walking connection between West 1st Avenue and the lane. The space should be visually accessible from the street and from the lane. The separation between the public space and the townhouse patios should be well defined. There should be partial views through from the patios to the public walkway to provide 'eyes on the street';

Note to applicant: The walls at the south end of the pool should be deleted as they block views into the commons. Consideration should be given to having a central pathway instead of two pathways at each side of the space. Grade level planting bed could be added in front of the raised patio areas to provide additional separation between the spaces. Security gates should be provided if the commons is to be locked at night. Pedestrian level lighting should be provided if the commons is to remain open at night. The walkways to the townhouses facing the commons should be provided with gates.

- (xv) design development to the south facing courtyard adjacent to the lane to delete the proposed evergreen trees and provide enough deciduous trees to allow some sunlight and some shade for the children's play area in summer. The lane edge planter and fencing should provide some transparency as well as security for this courtyard space;
- (xvi) design development to maximize the landscape at the NE and NW corner bulges by extending the planting areas consistent with the SEFC Public Realm Plan;
- (xvii) design development to the public realm to provide a clear and consistent public walkway surface to ensure sight-challenged pedestrians and wheel chair occupants can safely travel the public sidewalk. Any special paving to be interrupted to allow the main walkway paving to be continuous;
- (xviii) provision at the time of full development permit application of a full Landscape Plan. The Landscape Plan to illustrate the upper decks and terraces as well as the full ground plan. The ground level lane landscape to clearly illustrate all lane edge treatments;

Bicycle Parking

- (xix) design development to provide bicycle parking spaces meeting Parking By-law requirements;

ENVIRONMENTAL SUSTAINABILITY

- (xx) applicant to achieve the SEFC Green Building Strategy and meet a minimum LEED™ Silver Canada Certified standard (with a target of 36 points), including City of Vancouver prerequisites (with full LEED™ registration and documentation) or equivalency;

Energy

- (xxi) provide energy efficient design and modelling results to meet or exceed the CBIP (Commercial Buildings Incentive Program) standard for energy efficiency.
- (xxii) provide full building design to meet ASHRAE 90.1 2004 in its entirety (with the exception of outright energy efficiency, which is covered under provision “xxi”, above) including:
 - improved envelope options such as “continuous insulation”, increased r-values, and thermal breaks for balconies and slab extensions;
 - energy efficient lighting;
 - air exchange effectiveness;
 - full best practice building systems commissioning;
 - daylighting; and
 - provision of vestibules where necessary;

Note to Applicant: A letter from a professional engineer trained in building commissioning outlining provision for this service to be submitted at the time of application for Building Permit.

- (xxiii) provide compatible, energy efficient design and details of the heating and domestic hot water for the referenced connection to the False Creek Neighbourhood Energy Utility proposed for the area;
- (xxiv) provide vertical glazing to a maximum of 40 percent or provide additional thermal measure such as low-e glass to compensate for the additional heat loss;
- (xxv) provide roughed-in capacity for future individual metering for energy and water supplies;
- (xxvi) provide climate zone control for residential and live-work units that is compatible with the False Creek Neighbourhood Energy Utility;
- (xxvii) provision of fireplaces listed as a heating appliance with a minimum combustion efficiency to meet or exceed ASHRAE/IESNA Standard 90.1 - 2001

heating appliance standards. No continuous pilot lights; interrupted power ignition is preferred;

Note to Applicant: A letter from a professional engineer outlining provision for these features to be submitted at the time of application for Building Permit.

Stormwater Management and Green Roofs

- (xxviii) provision of a green roof (including a useable, intensive roof and/or inaccessible, extensive roof) on principle building roofs;
- (xxix) provision of effective impervious area of no more than 60 percent of total site area with 30 percent of useable intensive green roof area in soft landscape (this includes drop off areas, walkways rooftops and plazas);
- (xxx) provision of best current practices for managing water conservation including high efficiency irrigation, aspects of xeriscaping including drought-tolerant plant selection and mulching;
- (xxxii) design development to provide a balanced stormwater management system that maximizes on site water quality/quantity (e.g., greenroofs, on-site ponds, infiltration galleries, etc.) and potable water conservation through reuse for irrigation, water features, and toilet flushing (e.g. cistern with dual piping, water treatment). Detailed technical drawings of stormwater reuse system will be required at the time of development permit application;

Note to Applicant: Provide a stormwater retention system separated from the potable water system (dual system) for the irrigation of the ground level semi-private open spaces and public realm landscaping to be sized for the summer drought periods. In addition, water storage for the roof top shared open space to be considered. All hose bibs to be supplied with potable water unless clearly indicated otherwise. This system is to be designed in coordination with Building - Processing;

- (xxxii) provide details and arrangements for connection and flow rates to meet the SEFC Stormwater Management Plan (see engineering condition "xi");
- (xxxiii) provision of green roof design to meet structural load, soil depths, and access & egress conditions necessary for an intensive green roof/urban agriculture (regardless of initial roof design - intensive or extensive);

Note to Applicant: A letter from a professional engineer outlining provision for these features to be submitted at the time of application for Building Permit.

In-Building Water Efficiency

- (xxxiv) provide low water use plumbing fixtures at or below 1.8 gpm for faucets and showerheads and 6L/3L dual flush toilets;

Note to Applicant: A letter from a professional engineer outlining provision for these features to be submitted at the time of application for Building Permit.

Urban Agriculture

- (xxxv) Design development to incorporate the objectives of urban agriculture including provision of garden plots of an adequate size and number to be productive and viable. The total amount of gardening spaces should be appropriate for the size of development. Locate gardening plots to maximize sunlight and respond to programming requirements such as providing an area for composting, non-potable water/irrigation systems, and suitable soil volumes;

Note to Applicant: Explore opportunities to expand the area designated for garden plots, e.g. by using the green roof panels on the tower roof, so that a minimum of 30 percent of the units without private garden space (not balconies) have access to a private garden plot. Note that the existing garden plots of approximately 4 by 12 ft. can be counted as 2 plots if need to reach the 30 percent goal. Regarding the relationship between the proposed play areas and the proposed garden plots on Landscape level 1, explore opportunities to further integrate these areas in order to facilitate children's involvement in gardening and to support parent's ability to garden and monitor children's activities.

Building Durability

- (xxxvi) provide high quality, durable architectural materials and detailing including rain protection overhangs to meet or exceed CSA Guidelines on Durability in Buildings;

Waste Management

- (xxxvii) provide a Construction and Demolition Waste Management Plan at the time of application for Building Permit ensuring that a minimum of 75 percent landfill diversion through the construction process;

UNIVERSAL DESIGN

- (xxxviii) Applicant to work with a Universal Design consultant to achieve the objectives for Universal Design in reference to "The Safer Home Certification Criteria" as outlined in Appendix G.

AGREEMENTS

- (c) THAT, prior to enactment of the CD-1 By-law, each of the registered owners shall, at no cost to the City make arrangements for the following, on terms and conditions satisfactory to the Director of Legal Services:

ENGINEERING

Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for:

- (i) make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, in consultation with the Director of Planning, for:
 - a. the provision, operation, and maintenance of co-operative vehicles and the provision and maintenance of parking spaces for use exclusively by such co-operative vehicles, with such parking spaces to be in addition to the minimum parking spaces required by the Parking bylaw and;
 - b. designation of visitor or surplus parking spaces which are publicly accessible for future use by co-operative vehicles, with such spaces not to be in addition to required parking for residents or visitors;

all as outlined in the table below:

Dwelling Units	Co-operative Vehicle	Co-operative Vehicle Parking Space	Future Converted Co-operative Parking Space
1-49	None	None	1
50-149	1	1	1
150 or more	2	2	2
250-349	2	2	3
Each add'l 100 units	+0	+0	+1

- (ii) provision of new sidewalks, curb, pavement, concrete lane crossings, lamp standards, street trees and street furniture adjacent the site in keeping with the final SEFC public realm design requirements;
- (iii) improvements to the lane south of 1st Ave in keeping with the final SEFC public realm design requirements;
- (iv) site consolidation prior to the issuance of any development permits;
- (v) clarification of the following charges on title - Easement & Indemnity Agreements 497499M, 28603M, & 279550M; Indemnity Agreement 28462M prior-to issuance of any development permits for the lands, and release of such charges prior to issuance of any occupation permit for any new building;
- (vi) clarification of Covenant GD44853; and Right of Way GD44854 prior to issuance of any development permits for the lands, and release of such charges prior to any construction above grade pursuant to any development permit following rezoning enactment;
- (vii) dedication of the north 0.8 m of the site for road purposes;
- (viii) dedication for road purposes of a triangular portion of existing Lot 12 to line up with the new portion of Manitoba Street north of 1st Avenue. Note: the proposed dedication area at Manitoba Street as shown on the applicant's plans does not agree with that shown on the latest transportation geometric. Those

portions of the building (both above and below grade) which are proposed within the dedication area shown on the attached sketch are to be removed;

- (ix) provision of a 1.5 m right of way along the south property line of the site adjacent to the residential uses along the lane for pedestrian purposes is required;
- (x) provision of a surface right of way for public, pedestrian access over the mid-block pedestrian walkway between 1st Avenue and the lane, and for those portions of sidewalk along 1st Avenue located within the property lines;
- (xi) upgrading or extension of the storm sewer system to meet the SEFC stormwater management plan. (note the application does not currently contain enough detail to determine this, further clarification is required);
- (xii) undergrounding of all existing and new utility services from the closest existing suitable service point. All services, and in particular electrical transformers to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged;
- (xiii) provision of 3 streams of waste removal for the development(regular garbage, recyclable materials and organics). The development site is to provide adequate space to accommodate 3 streams of waste removal include fully outfitted areas that can be made active upon implementation of organics collection system;
- (xiv) building design is to include provision for connections to and be compatible with the False Creek Neighbourhood Energy Utility proposed for the area;

SOILS

- (xv) The property owner shall, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter;
- (xvi) Execute a Section 219 Covenant, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until Certificates of Compliance have been provided to the City by the Ministry of Water, Land and Air Protection;

OLYMPIC SECURITY REQUIREMENTS

- (xvii) enter into a legal agreement, on terms and conditions acceptable to the City's Director of Legal Services and the City's General Manager of Olympic

Operations (the "Security Agreement") which shall, inter alia, provide for the following:

- a. the Owner may make application for a development permit and a building permit pursuant to the Rezoning at any time, provided however that if the Owner commences construction of the improvements permitted pursuant to the Rezoning (the "Improvements"), the Improvements shall be completed, at a minimum, to "lock down" (including, without limitation, completion of all doors and windows to the satisfaction of the City's Chief Building Official) on or before January 12, 2010;
- b. prior to issuance of any building permit for the Improvements, the Owner shall be required to lodge a letter of credit with the City, on terms acceptable to the Director of Legal Services, in an amount deemed adequate by the Chief Building Official, in his sole opinion, to secure completion of the Improvements to lock down prior to January 12, 2010;
- c. the Owner acknowledges and agrees that the Chief Building Official shall inspect the Improvements on or before October 12, 2009 and shall determine whether or not, in his opinion, the Improvements will be completed to lock down prior to January 12, 2010. If the Chief Building Official is not satisfied that lock down will be achieved by January 12, 2010, the Chief Building Official may order that the Owner take all necessary steps to ensure that lock down can be achieved by January 12, 2010 and the Owner shall take all necessary steps to do so at the Owner's cost. Alternatively, the Chief Building Official may, in his sole discretion, permit the City, or its permittees or licensees to complete the Improvements to lock down, at the cost and risk of the Owner;
- d. the Owner acknowledges and agrees that notwithstanding that the Owner may construct the Improvements, the Owner may not occupy, or permit occupation of the Improvements, other than for site servicing, construction, maintenance and security purposes, prior to January 12, 2010;
- e. the Owner shall not access or use the Lands for any purpose other than maintenance of and security for the Improvements during the period between January 12, 2010 and March 12, 2010. The Owner and the Owner's personnel shall comply with any security protocols established by the City during such access or use;
- f. the Owner shall permit the City and its permittees and licensees, including without limitation the Vancouver Organizing Committee for the 2010 Olympic and Paralympic Winter Games ("VANOC") and any security organizations responsible for security for the 2010 Olympic Winter Games, to enter the Lands and any buildings and improvements located thereon at any time, and from to time, from December 1, 2009

to January 11, 2010 for security planning purposes and from January 12, 2010 to March 12, 2010 for any security purposes they deem necessary or desirable for the purpose of providing security protection for the Vancouver Olympic Village;

- g. the Owner shall, during the period January 12, 2010 through March 12, 2010, permit the City and any permittee or licensee of the City including, without limitation, VANOC, access to the Lands and any buildings and improvements located thereon, to erect any fences, security barriers, screens, drapes or other security or pageantry materials or equipment on the Lands deemed necessary by the City or any permittee or licensee for the purpose of facilitating the security and decoration of the Vancouver Olympic Athlete's Village (the "Security Fencing"). The Security Fencing will be at the cost of the City, or its permittee or licensee, as the case may be, and shall be at no cost to the Owner; and
- h. the Owner shall release the City and its officials, officers, employees, contractors and agents ("City Personnel") from any costs, damages (including special, indirect and consequential damages), injuries or liabilities of any kind suffered or incurred by the Owner and/or the Owner's officers, employees, contractors and agents ("Owner's Personnel") which arise due to the use or occupation of the Lands by the City and/or City Personnel and/or any restrictions placed on the Owner's use, occupation and development of the Lands, as set out in the Security Agreement. The Owner shall indemnify and hold harmless the City and City Personnel for any costs, damages (including special, indirect and consequential damages), injuries or liabilities of any kind suffered or incurred by the City or City Personnel due to the breach of any term or condition of the Security Agreement by the Owner and/or the Owner's Personnel;
- i. the Owner acknowledges and agrees that vehicular and/or pedestrian access to the Lands from City streets may be restricted or unavailable for a period of time before, during and after the 2010 Olympic Winter Games;

the Security Agreement shall be fully registered against title to the Lands in the applicable Land Title Office, to the satisfaction of the Director of Legal Services, prior to the enactment of the CD-1 By-law.

PUBLIC ART

- (xviii) Execute an agreement, satisfactory to the Directors of Legal Services and the Office of Cultural Affairs for the provision of public art in accordance with the City's Public Art Policy and the SEFC Public Art Plan, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and

- (xix) Submit a preliminary public art plan to the satisfaction of the Managing Director, Cultural Services setting out the proposed public art program aims, artist terms of reference, site and artist selection methods, project budget, implementation plan and a schedule consistent with the objectives and intent of the SEFC Public Art Plan;

CULTURAL AMENITY SPACE

- (xx) execution of a Section 219 Covenant providing for the design and construction by the property owner of the shell space for a cultural amenity space in the development as detailed in Appendix H and as included as part of the approved form of development, including a minimum area of 4 081.79 m² to be designed to the satisfaction of the Development Permit Board and the Managing Director, Cultural Services and to be constructed to the satisfaction of the Director of Facilities Design and Development;
- (xxi) an option to purchase in favour of the City for an air space parcel (which air space parcel will be created by the registered owner at its cost) for the cultural amenity space for a nominal purchase price;
- (xxii) a statutory right of way in favour of the City to allow the City access to the site during construction to monitor construction of the cultural amenity space;

COMMUNITY AMENITY CONTRIBUTION

- (xxiii) execution of Section 219 Covenant providing that prior to issuance of the development permit the agreed Community Amenity Contribution in the amount of \$3,812,220, is to be paid to the City, such Covenant to be on terms and conditions satisfactory to the Director of Legal Services;

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

DRAFT AMENDMENTS TO BY-LAWS

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

Amend Schedule E (Comprehensive Development Areas) by adding the following:

"102 to 160 West 1st Avenue [CD-1 #] [By-law #] B (DD)"

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

Amend Schedule B (Activity Zone) by adding the following:

"[CD-1 #] [By-law #] 102 to 160 West 1st Avenue"

* * * * *

ADDITIONAL INFORMATION

1. Integrated Site Servicing

The SEFC Project Office, staff, and a team of consultants are working to finalize the Integrated Site Servicing plans for the Olympic Village Site and 1st Avenue between Wylie Street and Ontario Street. This work includes the design and construction of utilities, roads, waterfront, a portion of Hinge Park, and the Neighbourhood Energy Utility (NEU). Some of this work has already been tendered for construction. The proposed utility and NEU work along 1st Avenue, and the development of the waterfront and a portion of Hinge Park will be important amenities for the Private Lands in the SEFC ODP area, including this site.

As reported to Council previously, the NEU is a district energy system that will provide space heating and domestic hot water to all buildings in the SEFC ODP area. The first phase of the NEU will include a central plant, underground pipes supplying hot water, and energy transfer stations to provide thermal heat to the Olympic Village and Private Lands. The central plant is expected to use sewer heat recovery as its primary base heat source. It has not yet been determined if the City of Vancouver or a private utility will own and operate the NEU.

As the NEU provides reduced energy costs and fossil fuel and electricity consumption by incorporating a renewable energy source and high efficiency equipment, it will be easier for developers to design buildings that meet the SEFC Green Building Strategy. In addition, the NEU is safer and more reliable than traditional mechanical systems and will save space in the buildings by eliminating the need for hot-water boilers.

2. Sustainable Transportation Strategies

The transportation network in SEFC is designed to accommodate all modes but with a focus on higher priority sustainable transportation modes - walking, cycling and transit.

Pedestrians/Cyclists

- Highly walkable streets and with pedestrian friendly sidewalks with trees and landscaping,
- many pedestrian routes and connections through parks and along the waterfront,
- minimal number of driveways interrupting pedestrian routes,
- off-street bicycle pathways along the waterfront street and the Ontario Greenway,
- dedicated bicycle lanes along 1st Avenue.

Transit

- SEFC is close to two regional rapid transit lines - the Main Street station at the Expo Line to the east and the future Olympic Village Station at the Canada Line,
- along 1st Avenue, the Downtown Streetcar will run along double-track segregated system in a permeable, greened centre median,
- as soon as feasible, the Downtown Streetcar will operate between Science World to Granville Island, linking the two rapid transit stations,
- a new ferry dock in the SEFC waterfront will provide ferry service between False Creek and downtown Vancouver,

- a new cross-town bus route is now operating along 2nd Avenue connecting the Millennium Line to UBC,
- transit priority improvements are being completed along the Main Street corridor.

Vehicles

- the proposed revisions to the parking by-law will limit parking spaces in SEFC to reduce automobile dependency,
- 2nd Avenue will be redesigned to improve the public realm and channel cross-town traffic away from 1st Avenue,
- neighbourhood streets will include traffic calming such as traffic circles and pedestrian bulges wherever possible.

3. Parking

Parking and loading provisions for SEFC have been designed to be functional, flexible, and sustainable. Staff believe that these provisions achieve an appropriate balance of achieving a leading edge sustainable transportation plan while still allowing developers to market their projects. Outlined below is an overview of standards proposed for SEFC which depart from the existing parking and loading standards of the Parking By-law.

Residential Parking - The starting point for parking standards was the level of vehicle ownership observed for dwelling units of various sizes in the surrounding precincts, namely City Gate, Brewery Creek, and False Creek South, just west of the Cambie Bridge. To ensure sustainability, i.e. prevention of excess parking provision, while allowing for developable projects, staff set the maximum permissible parking at the level observed in the surrounding areas. This would ensure that parking provision in SEFC would not support a level of vehicle ownership higher than observed nearby. At the low end of the size range, market units are to be allowed no more than one parking space, and at the high end no more than two spaces. The minimum required parking was set at a low level, as low as half a space per unit for small units and one space per unit for large units. For dwelling units in the middle of the spectrum, the requirement assumes that which Council recently adopted for transit-oriented areas of the city, such as Central Broadway, Marpole, the Canada Line Corridor and eastward to Boundary Road. To promote livability for residents and guests, a distinct visitor component is required, which may be allowed at centralized locations at another site if preferred. In unprecedented support of carsharing, co-operative vehicles and spaces are required [for sites with 50 or more dwelling units], and among visitor parking there must be spaces identified which would host additional co-op vehicles should parking for these become needed in future. To allow flexibility to drop beneath the minimum parking prescribed, the regulations include provisions for such in connection with working out a Transportation Management Plan (TMP) with staff on a site-specific basis. A typical TMP might include guaranteed unbundling of parking assignment [such that no parking space automatically is sold with a unit], subsidy of transit passes for residents, shared usage of parking on a mixed-use site, and/or other measures to reduce reliance on motor vehicles.

For non-market housing, minimum and maximum parking standards are tailored to the target resident group, whether it be for families, seniors, or others. Provisions for visitor parking, co-op vehicles, and loading would apply to these sites, same as for market sites.

Transportation Management Plan - A Transportation Management Plan [TMP] may be required, to the satisfaction of the Director of Planning and General Manager of Engineering Services, where a site is a centre of employment, and/or where a relaxation of the minimum amount of parking required is sought. The TMP should emphasize elements in the development of the site which can be incorporated or established prior to occupancy to reduce automobile dependency and facilitate other modes of transportation consistent with the objectives of the South East False Creek Official Development Plan. These elements may include share-use of parking, subsidized transit or ferry passes, bicycle facilities in excess of minimum requirements, loaner bikes, carpool and/or vanpool promotion, employee transportation allowance with pay parking, incentive and communication programs, full unbundling of residential parking (all dwelling unit owners must elect to purchase each and every parking space as a distinct option, when buying the dwelling unit) and other measures. A professional transportation consultant's report may be required before the TMP is approved.

Live-Work Parking and Loading - Generally these standards are the same as for live-work developments in the recently-approved policies for live-work use in Historic Areas and Victory Square. For new developments, one space is required up to 250 m² for SEFC, which allows for greater size in such units for a single space; however, should a live-work unit get very large [250 m² or more], then it should be treated as if it were "office use" to avoid a parking shortfall. To prevent excess provision, here a maximum permissible parking is proposed at 10 percent above the minimum requirement. Provisions for visitor parking, co-op vehicles, and loading would apply to live-work sites, same as for multiple residential use.

Non-Residential Parking and Loading - To allow for flexibility in changing use, while lowering the parking required similar to what was done in the Broadway Station Precinct, the minimum parking standard for office, retail [except grocery/liquor/drug store use], cultural/recreational, and small restaurant [under 250 m² gfa] uses is proposed at 1 space per 100 m² gfa up to 300 m² gfa, then 1 space per 70 m² gfa above 300 m² gfa. This would net a reduction of nearly 30 percent in the parking required for floor space over the initial 300 m² gfa compared with typical requirements elsewhere. Such discount is expected in consideration of the complete community being developed, with increased multi-purpose trip-making and use of modes other than cars. The maximum permitted parking would compare with the current minimum required elsewhere - 1 space per 50 m² gfa being proposed. For destination restaurants [250 m² gfa or greater] the normal By-law minimum standard is proposed to prevent a significant shortfall; however, to avoid excessive parking provision, a maximum is also recommended that is 10 percent greater than the minimum. For grocery, drug, or liquor stores, the By-law's general retail requirement is proposed. This would result in a reduction in the minimum requirement of up to 50 percent or greater for a typically-sized store, and is consistent with observations of reduced vehicle reliance at urban stores in Downtown South and Yaletown, where

there are large numbers of residents within convenient walking distance. Again, a maximum 10 percent above the minimum is proposed to constrain parking.

The loading requirements proposed are generally the same as for other areas in the city. The lone exception is that for theatre use, the first Class B loading space required would be increased in size to a Class C space in order to accommodate the semi-trailers typically serving theatres.

4. Comments of the General Manager of Engineering Services

The General Manager of Engineering Services supports the proposed rezoning application providing the applicant makes appropriate arrangements to address the Engineering conditions of rezoning included in Appendix B.

5. Comments from Environmental Health

The Environmental Health Division has reviewed the application and provides the following comments:

- The City's acoustical criteria shall form part of the Zoning By-Law, and an acoustical consultant's report shall be required which assesses noise impacts on the site and recommends noise mitigating measures.
- Written confirmation shall be supplied by the applicant that soil contamination has been evaluated and remedial measures adopted to the satisfaction of the Ministry of Environment.
- The Noise Control By-Law requires amendment at time of enactment of Zoning BY-Law to include this CD-1 or new zoning district in Schedule B.

6. Building Code Specialist's Comments

The revised drawings by GBL dated April 18, 2006 for the proposed Rezoning have been reviewed. The review includes a review of Subsection 3.2.5 "Provisions for Fire Fighting".

- Building construction is required to be noncombustible.
- Highrise building and VBBL 3.2.6 requirements for high buildings apply to the entire project as if it was one building.
- *The building is required to provide access to persons with disabilities to all common areas, storage, amenity, meeting rooms, each type of public facility, ticket office, etc.
- *The building is required to meet Enhanced Accessibility provisions.
- *Egress from dwelling units shall conform with 3.3.4.4.
- A roof patio which can accommodate more than 60 persons require access to two separate exits from the patio.
- *A maximum of one exit from any floor area is permitted to lead through a lobby.
- Additional exit may be required from storage garage where security gate is provided.
- Storage garage security shall conform to 3.3.6.7.
- The number and location of viewing positions for persons with disabilities shall conform to 3.8.2.5.

- *At least two exits are required from every floor area on the 2nd floor of the theatre.
- *The interconnected floors for the theatre and subsidiary areas shall conform to Articles 3.2.8.3 to 3.2.8.9, including vestibules at exits, and draft stops at the floor openings.
- At least one firefighters elevator is required to reach all floor areas of the building.

*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardise the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

7. Fire Protection Engineer's Comments

The Fire Protection Engineer provided the following comments:

- High rise stairs for above & below grade levels have to be separated (not connected).
- Review access (from residential lobby) to below grade parking.
- Separate Fire Department response required to Theatre.
- Review Fire Department response to Large Rehearsal Hall, Shop & ancillary services.
- Fire rated separation required between Tower 2 & Tower 3 (i.e., @ Apartment 4 storey).
- Applicant to review Fire Alarm System for entire complex (separate towers/parkade) with respect to Fire Department Response.
- Review Fire Department response to 2 storey Townhouse complex between Tower 3 & Tower 4.
- Fire hydrant locations to be determined.

The above comments are preliminary as the rezoning drawings are schematic in nature.

8. Social Planning Comments

Social Planning and Housing Centre staff provide the following comments on the application:

PLAY AREAS AND AMENITY ROOMS

The proposed residential buildings associated with this rezoning application, include 171 units, (47% of total units) with two or more bedrooms in four towers on a podium.

The plan proposes a secured children's play area within the at-grade courtyard of tower 4 adjacent to an indoor amenity room.

The plans do not indicate whether washrooms are proposed for the two amenity room. Staff recommend design development to include an accessible washroom in accordance with the City's High Density Housing for Families with Children Guidelines.

URBAN AGRICULTURE

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city, including creating opportunities for rooftop gardens and on-site composting facilities. On May 30, 2006 Council approved a motion calling for the creation of 2,010 new food-producing garden plots in the city by January 1, 2010 as an Olympic Legacy.

The Southeast False Creek Policy Statement seeks to explore gardening opportunities on private land, and on rooftops. The Southeast False Creek Official Development Plan (SEFC ODP) seeks to achieve green roofs which accommodate for urban agriculture in addition to storm water management, and to provide for on-site composting and rain water collection. The SEFC ODP also states that the design of green roofs for urban agriculture is to provide for soil depths and load bearing capacity sufficient to allow their intensive utilization including human occupancy, gardening, and significant landscaping. Edible landscaping, including garden plots, in specified locations, is to be provided at locations to be determined at the CD-1 rezoning stage.

The current plans incorporate an urban agricultural demonstration area on the southern end of the podium between towers 2 and 3. Staff recommend that additional opportunities for creating individual garden plots be explored noting the opportunities on the various landscaped roofs at various levels in the development. Opportunities to co-locate the community garden plots and the children's play area should be explored. All urban agriculture components within the development should be designed to benefit from on-site composting and rainwater collection systems.

9. Public Benefits

On March 1, 2005, City Council approved a comprehensive public infrastructure and amenity package that would serve the South East False Creek ODP area as well as a Financial Plan and Strategy which outlined the funding strategies to help in its delivery.

Council has a long-standing policy in regard to financing growth that ensures that new development contributes to the cost of growth and its impacts (i.e., Development Cost Levies)). The Financial Plan and Strategy states that the costs of delivering the required public infrastructure and amenity package would be shared between the Property Endowment Fund and the private lands within the ODP area.

Staff are currently in discussions with the applicant regarding the area-specific Development Cost Levy (DCL) and Community Amenity Contribution (CAC).

10. Public Input

Notification: A rezoning information sign was installed on the site on November 23, 2005 and a notification letter dated November 21, 2005 was mailed to the surrounding property owners including residents of City Gate.

Approximately 190 people signed in over the course of three Public Open Houses held Monday, March 20, 2006, Saturday, April 29, 2006 and Monday, May 1, 2006 to review and discuss this and four other rezoning applications being processed with the SEFC private lands. Sixteen comment forms were submitted for this proposal, indicating a variety of opinions and level of support on the proposal. Many of the attendees offered their opinions on the proposal verbally.

The public response towards this proposal was generally positive. Praise was given to the proposal's incorporation of the Playhouse Centre, which people feel will contribute considerably to the character and cultural diversity of the neighbourhood. The publicly accessible mews that bisects the site was also identified as a very positive feature, especially because of the presence of the Playhouse Centre entrance. The public was also encouraged by the proposal's creative response to environmental sustainability, which includes excellent transit accessibility as well as the provision of extensive landscaping, green roofs, and opportunities for urban agriculture. Positive commentary also makes mention of the proposal's reasonably sized suites, its strong massing that fits well with its proximity to downtown, and the proposed mix of uses.

There is concern that the large size of the development will contribute to a lack of architectural variety, creating a large-scale, monotonous and predictable development. To address this, the public feels that each mid-rise building should be somewhat unique, and that the applicant should pay close attention to the variety of materials and details, as well as make efforts to incorporate elements of the historic industrial heritage of the area. It was identified that this is an important opportunity to do something different than the north side of False Creek. Some stressed the need for more affordable housing, especially larger suites for younger families in order to make the neighbourhood more economically and socially sustainable. Others had concern with the low building height found across the Southeast False Creek area as a whole, feeling that greater heights would better reflect the community's proximity to downtown while presenting an opportunity to provide more park and recreation space.

11. Comments from the Urban Design Panel (April 26, 2006)

EVALUATION: SUPPORT (9-0)

- **Introduction:** John Madden, Project Planner, referred to the model and noted that the surrounding site context was the same as the previous two proposals discussed. Mr. Madden advised that this scheme locates the Playhouse Theatre at the western corner on 1st Avenue with the main entrance on the mews. There will be townhouse units on the mews as well as on 1st Avenue. A centre courtyard is planned to help animate the laneway.

Mary Beth Rondeau, Development Planner, noted that staff have identified no specific design issues at this stage.

- **Applicant's Introductory Comments:** Stu Lyon, Architect, briefly reviewed proposal. Mr. Lyon described the order of events since the previous Panel review. He advised that one of the tower forms was reduced by 20 ft. to reduce the overshadowing effect on the park across the street. Mr. Lyon said another major difference was the Playhouse Theatre workshop and rehearsal hall spaces were flipped.

The applicant team reviewed the project in greater detail and responded to questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:** The Playhouse Theatre interface with the streetscape and mews is very important at this location. Continue to develop more coherence for the Playhouse so that it has a strong read on the street.
- **Related Commentary:** The Panel unanimously supported this proposal. The applicant team was commended for their quick and thorough response to the Panel's comments from the previous review. The Panel felt that the public realm was well addressed and the alignment of the mews was much stronger.

In terms of the Playhouse Centre, the Panel felt it had gained better identity in this proposal and the move to locate the lobby off of the mews was supported. Several Panel members noted the importance of the Playhouse Centre as a visible landmark for the area and the importance of its interface with the mews and the street. The applicant was encouraged to create opportunities to enliven the mews including a suggestion to consider locating the proposed restaurant off of the mews and across from the Theatre lobby.

There was a minor concern that the rear of some of the townhouse units may not receive enough sunshine. Another Panel member offered a minor suggestion regarding tower placement that would see the two flanking towers closest to the street pushed back and the midblock towers pulled closer to the lane to create a better setback for the neighbouring developments as well as a better outlook for the towers. A Panel member expressed concern that the glass on top of the sloped roof might reflect onto the windows of neighbours above and create a problem in terms of livability and glare during the day time.

- **Applicant's Response:** Mr. Lyon thanked the Panel for their comments.

Applicant's Comment

The applicant has reviewed the report and has no comments.

SEFC GREEN BUILDING STRATEGY
JUNE 2006

General:

A green building strategy for the privately owned lands in South East False Creek must achieve a minimum baseline of environmental performance in all facets of building design and construction. This strategy applies to all medium and high density residential, mixed-use, commercial, institutional, and industrial developments in the privately owned lands in SEFC. This strategy is founded on the principles of the LEED™ green building assessment program, which provides a robust tool to guide development of a variety of green building types. To ensure that City of Vancouver objectives are fully met, specific points are required, as well as elements not specifically included in LEED™. Each building must be designed and perform according to a minimum LEED™ Silver certification (36 or more points) including implementation of all the LEED™ prerequisites and City requirements listed below. While registration and completion of the LEED™ program is not mandatory at this time, the City encourages certification.

If a project is formally registered through the CAGBC to achieve a minimum LEED™ Silver level, and registration is submitted with the development permit application and approved as condition of the development permit, then Part 2 (the LEED™-based portion) of the City's green building strategy will be waived. Part 1, mandatory requirements, must still be met.

All projects not formally registering with the CAGBC will follow the proposed green building strategy, with firm commitment taken through the City of Vancouver regulatory process. A draft working regulatory review and permitting process is being developed and will undergo continued refinement:

Submission on behalf of the proponent by a Green Building Consultant (LEED™ AP or demonstrated experience):

1. **Rezoning Application:** Green Building Consultant (GBC) submits overall rationale for achievement of Green Building Strategy objectives, including draft LEED™ scorecard.
2. **Development Application:** Green Building Consultant submits preliminary LEED™ scorecard - possible verification of formal CAGBC registration if pursued.
3. **Development Permit:** GBC submits detailed criteria of how Mandatory Measures will be achieved along with updated pre-development LEED™ scorecard as a condition of issuance.
4. **Building Permit:** GBC submits final building plans and final pre-development LEED™ scorecard as a condition of issuance.
5. **Occupancy Permit:** GBC provides final LEED™ scorecard and detailed report of specifications and contract for full best practice building commissioning as a condition of issuance.

The Strategy:

The strategy assumes that all prerequisites can be met and an integrated design process (IDP) with a LEED™ Accredited professional is undertaken from the outset.

Items *in italics* with a “***” indicate preferred/exceptional strategies that provide additional points to any project for innovation and the encouragement of GHG reduction.

PART 1: MANDATORY BASE LINE STRATEGY REQUIREMENTS

Energy

1. Minimum energy efficiency to meet NRCan Commercial Building Incentive Program (CBIP). ***Participation in the False Creek Neighborhood Energy Utility is encouraged to be undertaken in order to facilitate achievement of this LEED™ prerequisite.*
2. Full best practice building commissioning as outlined in CAGBC LEED 1.0 Energy and Atmosphere Prerequisite #1.
3. Specify energy efficient appliances -- EnergyStar rated appliances, except for laundry dryer.
4. Energy efficient lighting to follow ASHRAE 90.1 2001 including user metering, smart controls, and occupancy sensors for public spaces.
5. Specify fireplaces listed as a heating appliance with a minimum combustion efficiency to meet or exceed ASHRAE/IESNA Standard 90.1 - 2001 heating appliance standards. No continuous pilot lights; interrupted power ignition is preferred. ***fireplaces are not encouraged, but where fireplaces are specified, the proponent is encouraged to work with the False Creek Neighborhood Energy Utility to properly balance the unit’s space heating load.*
6. If supplemental heating of domestic hot water (DHW) is necessary (e.g. building not hooked into the False Creek Neighbourhood Energy Utility) it is to be done with high efficiency condensing boilers for heating and “near” condensing boilers for DHW. ***For DHW investigate opportunities for possible solar hot water supplement where appropriate.*

Parking

Parking, loading, and bicycle spaces shall be provided and maintained according to the provisions of the Parking By-law, including those concerning exemption, relaxation, and mixed-use reduction, except for the following:

Multiple dwellings

- The minimum required parking shall be as follows:

Total m ² GFA	Number of spaces
<50 m ²	0.5 space/dwelling unit
50-90 m ²	0.25 space/dwelling unit, plus 1 space/120 m ² GFA
>90 m ²	1 space/dwelling unit

- The maximum permitted parking shall be as follows:

Total m ² GFA	Number of spaces
<50 m ²	1 space/dwelling unit
50-189 m ²	0.65 space/dwelling unit, plus 1 space/140 m ² GFA
>189 m ²	2 spaces/dwelling unit

- Designated visitor parking shall be separately required at a minimum rate of 0.1 space per dwelling unit and a maximum rate of 0.2 space per dwelling unit.
 - *Required visitor parking may be permitted off-site at a suitable location to the satisfaction of the Director of Planning and the General Manager of Engineering Services.*
- Co-op vehicles and spaces shall be provided as follows: One vehicle and designated space should the site include 50 to 149 dwelling units, or two vehicles and designated spaces should the site include 150 or more dwelling units. For future car-sharing, at least one additional designated co-op parking space must be provided per 100 dwelling units (but no less than one for the site).

Co-op spaces must be provided in an area with 24-hour accessibility (e.g. within visitor parking or outside the building at the lane or 'mews').

- The provision of less than the minimum parking may occur, subject to approval by the General Manager of Engineering Services and Director of Planning of a site-specific Transportation Management Plan (TMP) plan that emphasizes elements in the development of the site which can be incorporated or established prior to occupancy to reduce automobile dependency and facilitate other modes of transportation consistent with the objectives of the SEFC ODP. Guarantee of zero-based unbundled parking assignment (all dwelling unit owners must elect to purchase each and every parking space as a distinct option when buying the dwelling unit) shall result in a 10 percent reduction in the minimum requirement.

Cultural/Recreational, *restaurant [under 250 m² GFA]*, office, and retail use

- The minimum required parking shall be 1 space for each 100 m² GFA up to 300 m² GFA, and one additional space for each additional 70 m² GFA. The maximum permitted parking shall be 1 space per 50 m² GFA.

Live-Work

- Required parking shall be as follows:

Total m ² GFA	Minimum Number of spaces
<250 m ²	1 space/unit
>=250 m ²	A minimum of 1 space for each 100 m ² GFA up to 300 m ² GFA, and one additional space for each additional 70 m ² GFA

- Maximum permitted parking shall be equal to the minimum required + 10 percent.
- Loading is required as per Section 5.2.9 of the Parking By-law.

Note: The total number of Live-Work units is to be included in the total number of residential units when calculating co-op vehicle & vehicle space, visitor parking and loading requirements.

	Minimum	Maximum
1) Seniors	1/6units	1/3 units
2) Families	0.5/unit	1/unit
3) Other (<i>calculated by total GFA</i>)		
Total m² GFA		
<37 m ²	none required	1/6 units
>=37 m ²	1/6 units	1/3 units

Note: The total number of Social Housing units is to be included in the total number of residential units when calculating co-op vehicle & vehicle space, visitor parking and loading requirements.

Restaurants >= 250 m²

Parking requirement:

As per Section 4.2.5.10 of Parking By-law -- Restaurant or Drive-in Restaurant:

A minimum of 1 space for each 50 m² GFA up to 100 m² GFA, one additional space for each additional 10 m² GFA up to 500 m², and 1 additional space for each 20 m² of gross floor area over 500 m². The maximum allowed = minimum + 10 percent

GROCERY STORE OR DRUG STORE, excluding Neighbourhood Grocery Store

(Equivalent to retail use):

As per Section 4.2.5.1 of Parking By-law -- Grocery Store or Drug Store, excluding Neighbourhood Grocery Store but including Small-scale Pharmacy, or Liquor Store:

A minimum of 1 space for each 100 m² GFA up to 300 m² GFA, and one additional space for each additional 50 m² GFA. The maximum allowed = minimum +10 percent

Attached is the URL for easy COV website access to the Parking By-law, Parking and Loading Design Supplement and the Bicycle Parking Design Supplement:

<http://www.vancouver.ca/engsvcs/parking/admin/developers.htm>

Landscape and Water

1. Dual flush toilets that meet or exceed 6/3 dual flush toilets.
2. Low flow faucets and showerheads to meet or exceed flow rates of 1.8 gpm.
3. Specify drought resistant and/or native indigenous planting species to ensure reduced irrigation demands; where ornamental landscapes are chosen for specific applications, specify high efficiency irrigation system (drip irrigation) and/or stormwater reuse. ***Pursue zero potable water for site irrigation in conjunction with rain water reuse. **Landscaped space designed for urban agriculture for building occupants is encouraged.*

4. Green roof designed to meet structural load, soil depths, and access & egress conditions necessary for an intensive green roof/urban agriculture on a minimum of 50 percent of all roof surfaces. ***Full development of intensive green roofs for occupant use is encouraged, with urban agriculture being a priority.*
5. Rain water not managed through green roofs and on-site infiltration and irrigation and other reuse strategies shall be transmitted to neighbouring off-site rain water management systems as specified at the time of development and in a rate and quantity to be determined by the City Engineer on a site by site basis.

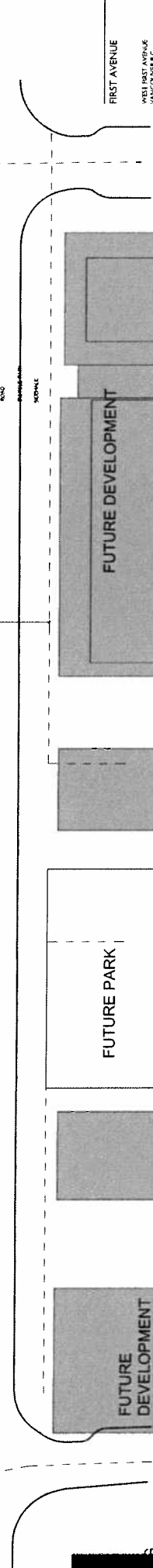
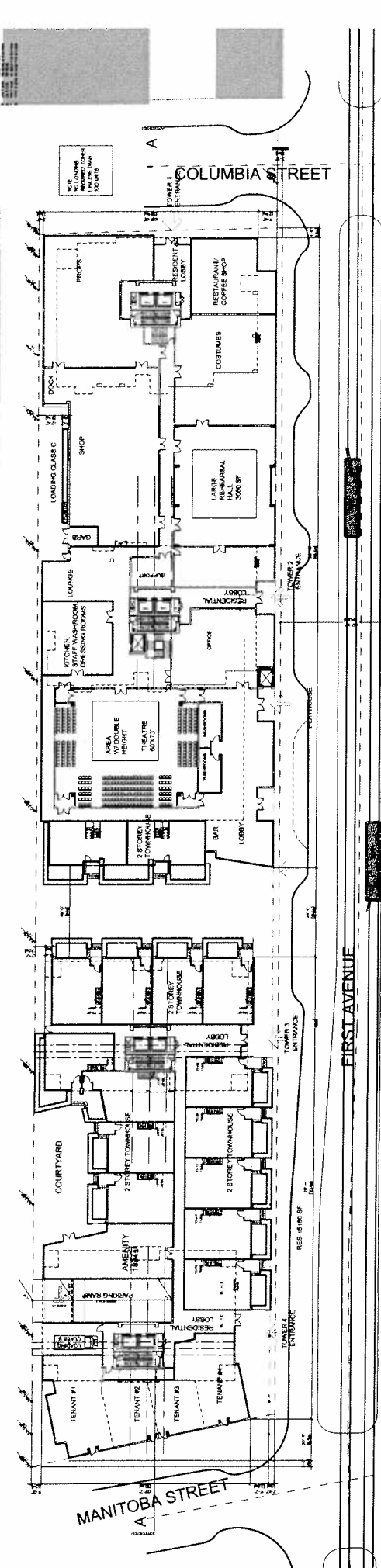
Waste Management

1. Composting for on-site gardens and/or landscaping.
2. Provision for 3 streams of waste collection (on-site infrastructure should be provided for organic pick-up for future implementation if no organic pick-up is available at time of sub-area rezoning).
3. Management of construction and demolition waste, ensuring a minimum of 75 percent landfill diversion through construction process.

PART 2: THE STEPS TOWARDS A LEED™ CERTIFIABLE BUILDING

Submission and verification according to the prescribed City of Vancouver regulatory review process of LEED™ Silver with a minimum target of 36 points is necessary to ensure full compliance with the SEFC baseline green building strategy.

* * * * *



GROUND FLOOR PLAN

DATE: 11/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"

A-1.02



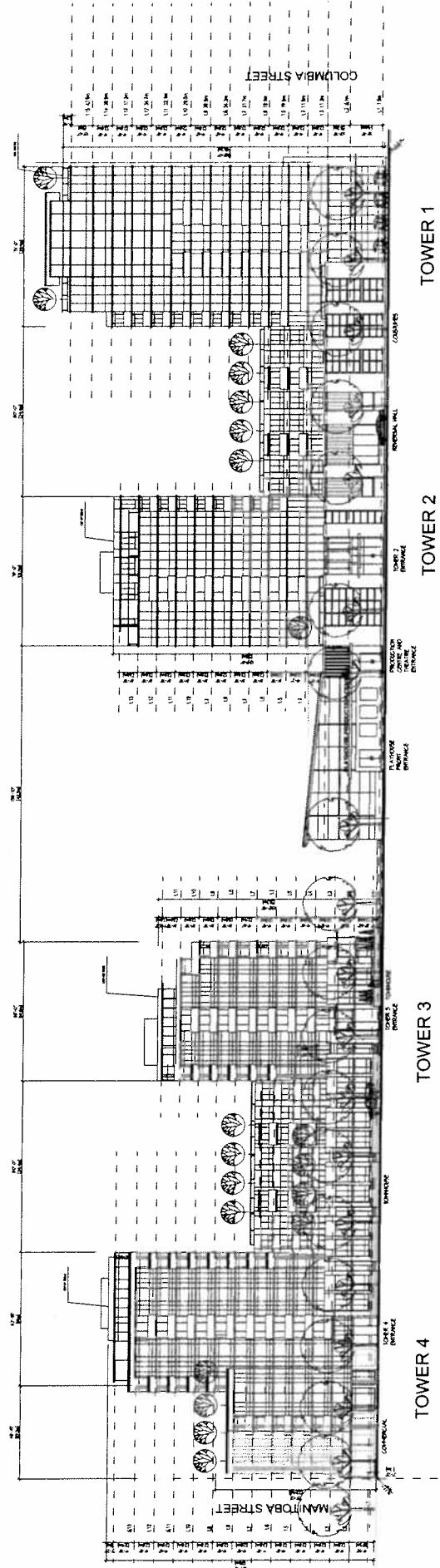
NOTES

REVISIONS

FIRST AVENUE
 WEST FIRST AVENUE
 VANCOUVER BC
 ELEVATION
 FIRST AVENUE
 DATE: 05/11/06
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 PROJECT NO: 0524

A-2.01

APPENDIX F Page 2 of 6

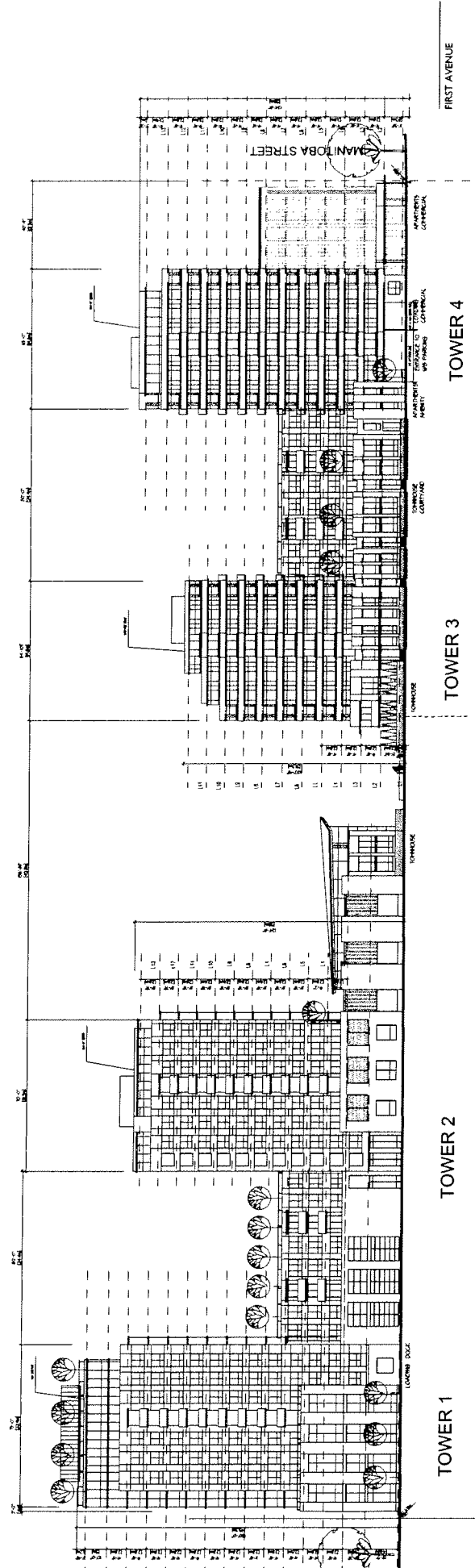


TOWER 4
REVISION APRIL 11 2006



NOTES

REVISIONS



FIRST AVENUE

WEST FIRST AVENUE
W4NCC2/5/8/3.C

LANE ELEVATIONS

DATE	05/11/08
PROJECT	W4NCC2/5/8/3.C
NO.	0534
BY	
CHECKED	
DATE	
BY	
CHECKED	
DATE	

A-2.02



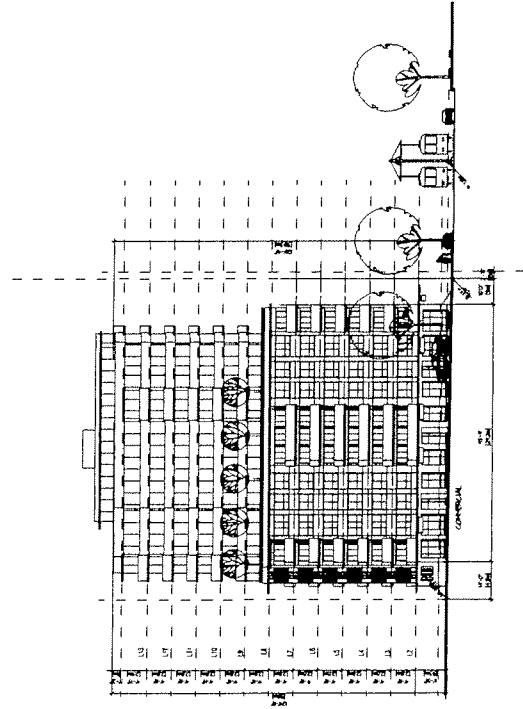
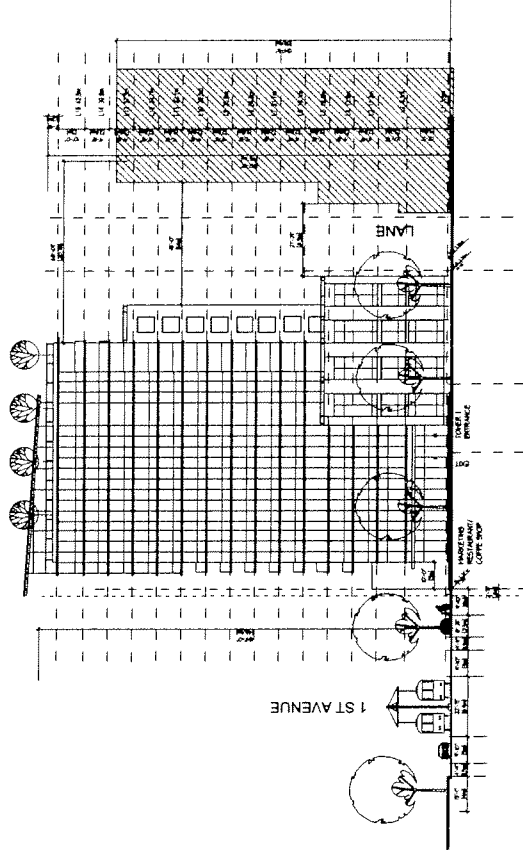
NOTES

REVISED

WEST FIRST AVENUE
 WANDERER, BC
 COLUMBIA AND MANITOBA
 ELEVATIONS
 DATE: 11/11/08
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 0524

A-2.03

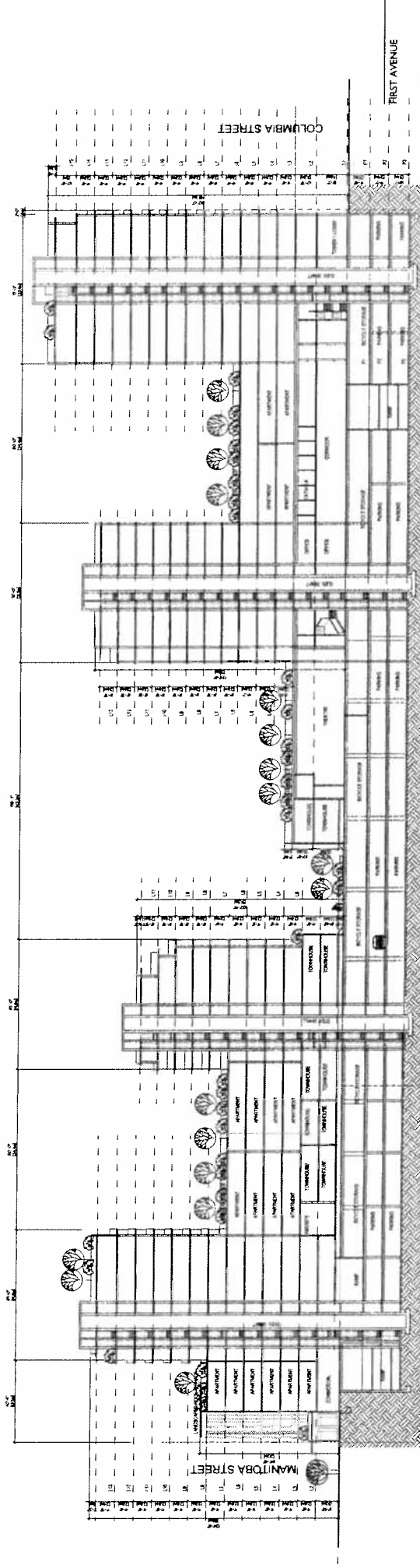
APPENDIX F
 Page 4 of 6





NOTES

SYMBOLS



SECTION A-A
WEST FIRST AVENUE
VANCOUVER, B.C.

DATE: 05/11/10
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO: 0524

A-3.01

APPROACHES TO SUSTAINABILITY AND UNIVERSAL DESIGN

South East False Creek is envisioned as a community in which people live, work, play and learn in a neighbourhood that has been designed to maintain and balance the highest possible levels of social equity, liveability, ecological health and economic prosperity, so as to support their choices to live in a sustainable manner.

The development of South East False Creek presents a unique opportunity to explore new ideas about how we live in the city. The opportunity is considered to be an on-going experiment to achieve an optimal balance between environmental, social and economic needs. As such, new development is expected to challenge conventional thinking about sustainability while integrating sufficient flexibility to incorporate new ideas and systems later.

PROPOSED SUSTAINABILITY STRATEGIES

The site for the First Avenue buildings is a previously developed area. There are several existing low-rise buildings on the site, including the one-and-a-half storey Playhouse Theatre offices and production centre, a one-storey warehouse, a climbing wall facility, and an automotive repair shop. These buildings are industrial in nature and provide 100 percent site coverage. All buildings are scheduled to be removed as part of the proposed redevelopment, and their demolition will be carried out with re-use and recycling of the materials in mind. The site density will be increased significantly, and the soil remediated. During construction we will implement a stormwater management plan that results in a permanent decrease in the rate and quantity of stormwater runoff by at least 25 percent.

The site is within 400 metres of two or more existing frequent-service bus lines. The First Avenue residences will provide high-efficiency hybrid or alternative-fuel vehicles for three percent of building occupants, including employees of the Playhouse Theatre. Preferred parking will be provided for these and other highly fuel-efficient vehicles. All parking on the site will be underground and the majority of the outdoor space on the site will be landscaped, reducing the impact of non-roof, heat-island effect.

As the requirements of the Vancouver Parking Bylaw for covered bicycle-storage facilities exceed the requirements of the LEED™ rating system, we will be providing at least 1.25 bicycle storage spaces per unit; as the unit count is currently 370, we will be providing 463 secure spaces for bicycle storage.

The site landscaping plan is designed to incorporate native and adapted vegetation to reduce water consumption, and green roofs will be installed on all buildings, covering at least 50 percent of the roof area. In addition to residential bicycle storage, bicycle racks will be provided for both staff and visitors to reduce the use of automobiles, and a shower and changing facility will be provided for commercial and theatre-space staff.

Site lighting will be designed to a minimum, and full-cutoff fixtures will be specified to eliminate light trespass. Where possible, being mindful of CPTED requirements, exterior lights will be controlled by timers and motion sensors to further reduce unnecessary light pollution and reduce energy consumption.

Water Efficiency

Measures have been taken to reduce the amount of water consumption for the entire site. Low-flush toilets and urinals and volume-efficient showerheads and faucets will be specified for all washrooms.

The landscape design calls for drought resistant plantings, using native species of grasses and trees. We will use captured rainwater to reduce potable water consumption for irrigation by over 50 percent of conventional means. Collected rainwater will be stored in a large tank on the parking level below ground. While it is necessary to install a permanent irrigation system, it will be highly efficient; we anticipate it will not be required, except in the most extreme, dry conditions.

Energy + Atmosphere

During the design and construction of the project, the design team will focus on reducing the buildings' overall energy consumption. Using a series of whole-building simulations, we aim to reduce the design energy cost by at least 38 percent of the Model National Energy Code (MNECB). The project will connect to the municipality's network of heat recovery systems from underground utilities, as planned for the entire neighbourhood. When supplemental heating and cooling is required, it will augment its heat and energy supply by making use of available renewable, efficient, greenhouse-gas-neutral energy sources.

The tower buildings are oriented in a north-south direction; this, combined with an energy-efficient envelope, will reduce heating and cooling loads naturally by appropriate orientation of the buildings with respect to the sun. Both the residential areas and the commercial spaces will be daylighted and have manual controls for ventilation, both greatly reducing the need for artificial lighting and increasing occupant comfort. Given the nature of the theatre program, they need to be able to control light passage into their spaces to a large degree, but we will daylight their spaces where it is appropriate. Electric lighting will be designed to match or have lower lighting power densities than the MNECB allowances, and occupancy sensors are included to further improve energy performance. No CFC-based refrigerants or halons will be used anywhere in the project.

Annual energy consumption will be reduced by an estimated 38 percent through a combination of process and building systems, including:

- High performance building envelope (windows, walls, and roofs)
- Use of daylighting in residential, office and retail areas, where possible
- Efficient lighting
- Green roofs
- Manual ventilation
- Occupancy sensors
- Heat recovery systems from underground utilities
- Long-term measurement and verification
- Best Practice Commissioning, above the LEED™ prerequisite level.

Materials + Resources

A comprehensive construction waste-management program will be implemented throughout the project, commencing with the demolition of the pre-existing buildings. Waste materials will be separated on site and recycled whenever possible. The buildings will be extremely durable, and materials such as certified wood will be selected to maximize recycled content and local content. Wherever possible, these will include some rapidly renewable material.

Indoor Environmental Quality

Great care will be taken to provide a superior indoor environment for all occupants, residents, and theatre and commercial space employees. A comprehensive Construction Indoor Air Quality Plan will be followed to protect materials and prevent contamination of the building from dust, dirt, moisture and other harmful contaminants. We will perform, at a minimum, a building flush prior to occupancy.

The buildings are designed to maximize the magnificent views for most residents to provide a strong visual connection with the surrounding environment. The four tower buildings are separated by at least 80 feet to allow all residents visual privacy. Throughout the project, views to the outdoors will be provided for 90 percent of the regularly occupied spaces. Operable windows for all residential units will be provided; one operable window and lighting control for every 18.5 square metres of regularly occupied space in the commercial and theatre spaces will be supplied, where permitted by the theatre's programmatic needs.

Materials such as paints, composite wood, architectural coatings and carpets will be specified to minimize off-gassing of volatile organic compounds (VOCs). The presence of tobacco smoke is still acceptable in private homes, which poses a challenge when constructing residential buildings. We will implement air-separation measures to reduce air leakage between suites, and all public areas of the buildings will be designated as entirely non-smoking areas.

Innovation + Design Process

Energy-saving and environmentally responsible measures will be promoted through the creation and implementation of a green building education program, which will demonstrate all the measures taken to protect the environment.

A Green Housekeeping Program will be developed that adopts best practices in environmentally friendly cleaning activities. Products that meet the requirements of the Green Seal Standard GS-37 will be specified for use in the building, to improve indoor air quality and minimize harm to the environment.

A comprehensive waste management program will be implemented to divert waste materials from landfill.

LEED™ CHECKLIST

The application included the following LEED™ checklist:

Y	LEED CHECKLIST: ANNOTATED
	SUSTAINABLE SITES
PR	<p>SS Prerequisite 1 Erosion & Sedimentation Control Design to a site-sediment- and erosion-control plan that conforms to the best management practices in the EPA's Stormwater Management for Construction Activities, EPA Document No. EPA-832-R-92-005 (September 1992), Storm Water Management for Construction Activities, Chapter 3, or local erosion and sedimentation control standards and codes, whichever is more stringent. The plan shall meet the following objectives:</p> <ul style="list-style-type: none"> • Prevent loss of soil during construction by stormwater runoff and/or wind erosion, including protecting topsoil by stockpiling for reuse. • Prevent sedimentation of storm sewer or receiving streams. • Prevent polluting the air with dust and particulate matter.
1	<p>SS Credit 1 Site Selection We are not developing buildings on portions of sites that meet any one of the following criteria:</p> <ul style="list-style-type: none"> • Land that is part of a Provincial Agricultural Land Reserve or Forest Land Reserve. • Previously undeveloped land. • Ecologically sensitive land. • Land that provides habitat for rare or endangered species. • Within 30.5m (100 ft.) of any wetland. • Land which, prior to acquisition for the project, was public parkland.
1	<p>SS Credit 2 Development Density We will increase localized density to conform to existing or desired density goals by using a site that is located within an existing minimum development density of 13 800 m² (600,000 sq. ft./acre).</p>
1	<p>SS Credit 3 Redevelopment of Contaminated Sites We are developing on a contaminated site and providing remediation as required by the Provincial Contaminated Sites Program.</p>
1	<p>SS Credit 4.1 Alternative Transportation, Public Transportation Access We are locating our buildings within 800 m (1/2 mile) of a commuter rail, light-rail or subway station or 400 m (1/4 mile) of two or more public bus lines offering frequent service.</p>
1	<p>SS Credit 4.2 Alternative Transportation, Bicycle Storage and Changing Rooms The requirements of the local authority are more stringent than that of the LEED program. As required for residential buildings, we are providing covered storage facilities for securing bicycles for 1.25% of building units, in lieu of changing/shower facilities as required of commercial buildings. (Current unit count is at 362.)</p>
1	<p>SS Credit 4.3 Alternative Transportation, Hybrid and Alternative-Fuel Vehicles We are providing high-efficiency hybrid or alternative-fuel vehicles for 3% of building occupants AND providing preferred parking for these vehicles as well as highly fuel-efficient vehicles.</p>

1	<p>SS Credit 6.1 Stormwater Management, Rate and Quantity As existing imperviousness is greater than 50%, we will implement a stormwater management plan that results in a 25% decrease in the rate and quantity of stormwater runoff.</p>												
1	<p>SS Credit 7.1 Heat Island Effect, Non-Roof We will be placing a minimum of 50% of parking spaces underground or covered by structured parking.</p>												
1	<p>Article I. SS Credit 7.2 Heat Island Effect, Roof We will be installing a “green” (vegetated) roof for at least 50% of the roof area.</p>												
1	<p>SS Credit 8 Light Pollution Reduction We will meet the following requirements:</p> <ul style="list-style-type: none"> • Meet or provide lower light levels and uniformity ratios than those recommended by the Illuminating Engineering Society of North America (IESNA) Recommended Practice Manual: Lighting for Exterior Environments (RP-3399). • Design exterior lighting so that all exterior luminaires with more than 1000 initial lamp lumens are shielded and all luminaires with more than 3500 initial lamp lumens meet the Full Cutoff IESNA classification. • The maximum candela value of all interior lighting shall fall within the building (not out through the windows) and the maximum candela value of all exterior lighting shall fall within the property. • Any luminaire within a distance of 2.5 times its mounting height from the property boundary shall have a shielding so that no light from that luminaire crosses the property boundary. 												
WATER EFFICIENCY													
1	<p>WE Credit 1.1 Water Efficient Landscaping, Reduce by 50% We will use high-efficiency irrigation technology. We will also use captured rainwater or recycled site water to reduce potable water consumption for irrigation by 50% over conventional means.</p>												
1	<p>WE Credit 3.1 Water Use Reduction, 20% Reduction We will employ strategies that in aggregate use 20% less water than the water use baseline calculated for the building (not including irrigation) after meeting the fixture performance requirements listed:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td>Toilets</td> <td style="text-align: right;">6.0 L/flush</td> </tr> <tr> <td>Urinals</td> <td style="text-align: right;">3.8 L/flush</td> </tr> <tr> <td>Showerhead</td> <td style="text-align: right;">9.5 L/flush</td> </tr> <tr> <td>Faucets</td> <td style="text-align: right;">9.5 L/flush</td> </tr> <tr> <td>Replacement Aerators</td> <td style="text-align: right;">9.5 L/flush</td> </tr> <tr> <td>Metering Faucets</td> <td style="text-align: right;">0.95L/cy</td> </tr> </table>	Toilets	6.0 L/flush	Urinals	3.8 L/flush	Showerhead	9.5 L/flush	Faucets	9.5 L/flush	Replacement Aerators	9.5 L/flush	Metering Faucets	0.95L/cy
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ENERGY AND ATMOSPHERE													
PR	<p>EA Prerequisite 1 Fundamental Building Systems Commissioning We will implement all of the following fundamental best practice commissioning procedures:</p> <ul style="list-style-type: none"> • Engage a commissioning authority (not including individuals directly responsible for project design or construction management). • Review the design intent and the basis of design documentation. • Incorporate commissioning requirements into the construction documents. • Develop and utilize a commissioning plan. 												

	<ul style="list-style-type: none"> • Verify installation, functional performance, training and operation and maintenance documentation. • Complete a commissioning report.
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<p>PR</p> <p style="text-align: right;">**</p>	<p>EA Prerequisite 2 Minimum Energy Performance We will be working with Option 3 – Low- and High-rise Multi-unit Residential Buildings (effective until December 31, 2006) as follows:</p> <ul style="list-style-type: none"> • Design the building to comply with ASHRAE/IESNA Standard 90.1 – 1999 (without amendments) or 10% better than the MNECB based on energy consumption, or the local energy code, whichever is more stringent. A modeling path (not the prescriptive path) must be used to demonstrate compliance. To establish savings relative to the MNECB, the calculation of percentage energy reduction shall be in accordance with the procedures used in CBIP (i.e., includes “non-regulated” plug loads but excludes process equipment. • The project must be registered under LEED Canada on or before December 31, 2006, AND a building permit must be issued within 12 months of December 31, 2006, in order to be eligible for this option. • Effective January 1, 2007, the LEED Canada requirements for new and existing buildings as described in options one and two will come into effect for low- and high-rise residential buildings. Option 3 for low- and high-rise multi-unit residential projects will no longer be available.
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<p>PR</p>	<p>EA Prerequisite 3 CFC Reduction in HVAC&R Equipment and Elimination of Halons Zero use of CFC-based refrigerants in new base-building HVAC&R systems and zero use of halons in fire suppression equipment. When reusing existing base building HVAC equipment, complete a comprehensive CFC phase-out conversion.</p>
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<p>0 (City of Van. Info notes that this is impossible to achieve at this time; there may be an acceptable alternate.)</p>	<p>EA Credit 1.1 Optimize Energy Performance We will reduce design energy cost compared to the energy cost of the MNECB OR ASHRAE/IESNA 90.1-1999 reference building for energy systems regulated by these standards. Points are awarded as described below. Compliance shall be demonstrated by using whole building energy simulation using the same compliance path (MNECB/CBIP or ASHRAE 90.1) as was used for EAP2. The calculation of percentage energy cost reduction shall exclude “non-regulated” loads.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">POINTS</th> <th style="text-align: left;">MNECB</th> <th style="text-align: left;">ASHRAE/IESNA 90.1-1999</th> </tr> </thead> <tbody> <tr><td>1</td><td>24%</td><td>15%</td></tr> <tr><td>2</td><td>29%</td><td>20%</td></tr> <tr><td>3</td><td>33%</td><td>25%</td></tr> <tr><td>4</td><td>38%</td><td>30%</td></tr> <tr><td>5</td><td>42%</td><td>35%</td></tr> <tr><td>6</td><td>47%</td><td>40%</td></tr> <tr><td>7</td><td>51%</td><td>45%</td></tr> <tr><td>8</td><td>55%</td><td>50%</td></tr> <tr><td>9</td><td>60%</td><td>55%</td></tr> <tr><td>10</td><td>64%</td><td>60%</td></tr> </tbody> </table>	POINTS	MNECB	ASHRAE/IESNA 90.1-1999	1	24%	15%	2	29%	20%	3	33%	25%	4	38%	30%	5	42%	35%	6	47%	40%	7	51%	45%	8	55%	50%	9	60%	55%	10	64%	60%
POINTS	MNECB	ASHRAE/IESNA 90.1-1999																																
1	24%	15%																																
2	29%	20%																																
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8	55%	50%																																
9	60%	55%																																
10	64%	60%																																

<p>1</p> <p style="text-align: right;">**</p>	<p>EA Credit 2.1 Renewable Energy We will supply at least 5% of the building’s total energy use (as expressed as a fraction of annual energy cost) through the use of on-site renewable energy systems.</p> <ul style="list-style-type: none"> • Renewable energy, 5% contribution for 1 point • Renewable energy, 10% contribution for 2 points • Renewable energy, 20% contribution for 3 points <p>(...solar, wind, geothermal, biomass, or bio-gas strategies, for example.)</p>
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1	<p>EA Credit 3 Best Practice Commissioning</p> <p>In addition to the Fundamental Building Commissioning prerequisite, we will implement the following additional commissioning tasks:</p> <ul style="list-style-type: none"> • A commissioning authority independent of the design team shall review the design prior to the construction documents phase. • An independent commissioning authority shall review the CD's near completion of the CD development and prior to issuing the contract documents for construction. • An independent commissioning authority shall review the contractor submittals relative to systems being commissioned. • Provide the owner with a single manual that contains the information required for re-commissioning building systems. • Have a contract in place to review building operation with O+M staff, including: <ul style="list-style-type: none"> ○ A plan for how occupants may report IAQ concerns, the subsequent investigation process and how they will be reported back to the occupant, and ○ A plan for the resolution of outstanding commissioning-related issues within one year after the construction completion date.
1	<p>EA Credit 4 Ozone Depletion</p> <p>We will install base building level HVAC and refrigeration equipment that do not contain HCFCs or Halons.</p>
1	<p>EA Credit 5 Measurement and Verification</p> <p>We intend to comply with the long-term continuous measurement of performance as stated in Option B: Methods by Technology of the US DOE's International Performance Measurement and Verification Protocol (IPMVP) for the following:</p> <ul style="list-style-type: none"> • Lighting systems and controls • Constant and variable motor loads • Variable frequency drive (VFD operation) • Chiller efficiency at variable loads (kW/ton) • Cooling load • Air and Water economizer and heat recovery cycles • Air distribution static pressures and ventilation air volumes • Boiler efficiencies • Building specific process energy efficiency systems and equipment • Indoor water risers and outdoor irrigation systems.
MATERIALS AND RESOURCES	
PR	<p>MR Prerequisite 1 Storage and Collection of Recyclables</p> <p>Provide an easily accessible area that serves the entire building and is dedicated to the separation, collection and storage of materials for recycling, including (at a minimum) paper, glass, plastics and metals.</p>
1	<p>MR Credit 4.1 Recycled Content</p> <p>We will specify a minimum of 25% of building materials that contain an aggregate, a minimum weighted average of 20% post-consumer recycled content material for 1 point.</p>
2	<p>MR Credit 5.1 to 5.2 Local/Regional Materials Manufactured Locally</p> <p>Use a minimum of 10% of building materials/products for which at least 80% of the mass is extracted, processed and manufactured within 800 km of the project site.</p>

	<p>OR</p> <p>Use a minimum of 10% of building materials/products for which at least 80% of the mass is extracted, processed and manufactured within 2,400 km of the project site and shipped by rail or water.</p> <p>OR</p> <p>Use a minimum of 10% of building materials/products that reflect a combination of the above extraction, processing, manufacturing and shipping criteria (e.g., 5% within 800 km and 5% shipped by rail within 2,400 km).</p> <p>One point for 10%; 2 points for 20%</p>
1	<p>MR Credit 7</p> <p>Certified Wood</p> <p>We will specify a minimum of 50% of wood-based materials that are certified in accordance with the Forest Stewardship Council Guidelines for wood building components including but not limited to framing, flooring, finishes, furnishings, and non-rented temporary construction applications like bracing, concrete formwork and pedestrian barriers.</p>
1	<p>MR Credit 8</p> <p>Durable Building</p> <p>We will develop and implement a building durability plan in accordance with the principles in CSA S478-95 (R2001) – Guideline on Durability in Buildings for the components within the scope of the Guideline, for the construction and pre-occupancy phases of the building.</p>
INDOOR ENVIRONMENTAL QUALITY	
PR	<p>EQ Prerequisite 1</p> <p>Minimum IAQ Performance</p> <p>We will meet the minimum requirements of voluntary consensus standard ASHRAE 62-2001, Ventilation for Acceptable Indoor Air Quality and approved Addenda.</p>
PR	<p>EQ Prerequisite 2</p> <p>Environmental Tobacco Smoke (ETS) Control</p> <p>Choose one of the following compliance options:</p> <ul style="list-style-type: none"> • Option 1, Prohibit smoking in the building. • Option 2, Establish negative pressure in the rooms with smoking. • Option 3, Reduce air leakage between rooms with smoking and non-smoking areas in residential buildings. This option is for residential buildings only. <p><i>Environmental Tobacco Smoke is a complicated issue in residential buildings. Personal use of tobacco in private residences is typically an accepted practice. However, measures can be instituted to protect non-smokers from second-hand smoke while accommodating smoking residents. These measures might include physical isolation of tobacco smoking areas, designation of particular floors for tobacco smokers and development of a zoned HVAC system to separate smoking rooms from non-smoking rooms. All communal spaces must be designated as non-smoking areas to comply with the prerequisite requirements. If a building has smoking allowed, then air-separation techniques must be used in construction.</i></p>
1	<p>EQ Credit 3.1</p> <p>Construction IAQ Management Plan</p> <p>We will develop and implement an Indoor Air Quality (IAQ) Management Plan for the construction and pre-occupancy phases of the building as follows:</p> <ul style="list-style-type: none"> • During construction meet or exceed the minimum requirements of the Sheet Metal and Air Conditioning National Contractors' Association (SMACNA) IAQ Guideline for Occupied Buildings under Construction, 1995. • Protect stored-on-site or installed absorptive materials from moisture damage. • If air handlers must be used during construction, media with a minimum Efficiency Reporting Value (MERV) of 8 must be used at each return air grille, as determined by ASHRAE 52.2-1999.

	<ul style="list-style-type: none"> Make provisions for inspections of building and HVAC systems for deficiencies that could adversely affect the IAQ (e.g., moisture in HVAC system, water-damaged walls, construction debris in ceiling spaces, materials stored near air intakes, etc.) and the correction of any deficiencies found from building inspections.
1 **	<p>EQ Credit 3.2 Construction IAQ Management Plan</p> <p>We intend to develop and implement an Indoor Air Quality (IAQ) Management Plan for the pre-occupancy phase that follows one of the following options:</p> <ul style="list-style-type: none"> Option 1 Building Flush prior to occupancy Option 2 Building Flush overlapping with occupancy Option 3 IAQ Testing prior to occupancy.
1	<p>EQ Credit 4.1 Low-Emitting Materials, Adhesives and Sealants</p> <p>The VOC content of adhesives, sealants and sealant primers used will be less than the VOC content limits of the State of California's South Coast Air Quality Management District (SCAQMD) Rule #1168, October 2003.</p>
1	<p>EQ Credit 4.2 Low-Emitting Materials, Paints and Coatings</p> <p>VOC emissions from paints will not exceed the VOC and chemical component limits of Green Seal's Standard GS-11 January 1997 requirements.</p> <p>AND</p> <p>The VOC content of anti-corrosive coatings used will be less than the current VOC content limits of Green Seal Standard GS-03 May 1993 requirements.</p> <p>AND</p> <p>For interior paints and coatings not already covered by GS-11 and GS-03, the VOC content of all primers, undercoatings, sealers and clear wood finishes used will be less than the current VOC content limits of South Coast Air Quality Management District Rule #1113 November 1996 requirements.</p>
1	<p>EQ Credit 4.3 Low-Emitting Materials, Carpet</p> <p>Carpet systems will meet or exceed the Carpet and Rug Institute Green Label Indoor Air Quality Test System.</p>
1	<p>EQ Credit 4.4 Low-Emitting Materials, Composite Wood</p> <p>Specified composite Wood and agrifiber products, including core materials, will contain no added urea-formaldehyde resins. Adhesives used to fabricate laminated assemblies containing these products will contain no urea-formaldehyde.</p>
1	<p>EQ Credit 6.1 Controllability of Systems, Operable Window</p> <p>We will provide at least an average of one operable window and one lighting control zone per 18.5 m² (200ft) of floor area for all regularly occupied areas within 5m of the perimeter wall.</p>
1	<p>EQ Credit 6.2 Controllability of Systems, Non-Perimeter</p> <p>We will provide controls for each individual occupant for airflow, temperature and lighting for at least 50% of the non-perimeter, regularly occupied areas.</p>
1	<p>EQ Credit 7.1 Thermal Comfort, Compliance</p> <p>We will comply with ASHRAE Standard 55-2004, "Thermal Comfort Conditions for Human Occupancy."</p>
1	<p>EQ Credit 8.1 Daylight and Views, Daylight 75% of spaces</p> <p>We will achieve a minimum Daylight Factor of 2% (excluding all direct sunlight penetration)</p>

	in 75% of all regularly occupied areas. Exceptions for areas where tasks would be hindered by the use of daylight will be considered on their merits.
1	<p>EQ Credit 8.2 Daylight and Views, Views for 90% of spaces We will adhere to the following requirements:</p> <ul style="list-style-type: none"> • Achieve direct line of sight to vision glazing for building occupants in 90% of all regularly occupied areas. • Areas directly connected to perimeter windows must have a glazing-to-floor area ratio of at least 0.07. • Parts of the floor area with horizontal view angles of less than 10 degrees at 1.27 m above the floor cannot be included in this calculation. • Areas not directly connected to perimeter windows must have a horizontal view angle of at least 10 degrees at 1.27 m above the floor involving 50% or more of the floor area. If a room meets these requirements then the entire room area is considered to meet the view requirement. • Exceptions will be considered on their merits.
INNOVATION AND DESIGN PROCESS	
1	ID Credit 1.1 Innovation in Design: Green Housekeeping Practices
1	ID Credit 1.2 Innovation in Design: Sustainability education for Occupants
1	ID Credit 1.3 Innovation in Design: Comprehensive Waste Management System
	ID Credit 1.4 Innovation in Design:
1	ID Credit 2 LEED™ Accredited Professional
36	TOTALS (WE MUST ACHIEVE 36 PER CITY REQUIREMENTS)

UNIVERSAL DESIGN

FIRST AVENUE DEVELOPMENT

Appendices

Appendix A



The next page gives you the same checklist laid out as a contract you can show to your builder to help ensure your new home is built the way you want it to be.

The SAFER Home™
Certification Criteria

The next page gives you the same checklist laid out as a contract you can show to your builder. We recommend having all parties sign to help ensure your new home is built the way you want it to be — that's SAFER, of course.

- All exterior thresholds are flush
- Interior thresholds meet minimal code constraints
- Bath and shower controls off set from centre
- Pressure/temperature control valves on all shower faucets
- ~~2x10~~ ~~2x12~~ blocking lumber in all washrooms tub, shower, and toilet locations
- Waste pipes brought in at 12" to the centre of the pipe from floor level
- Cabinets underneath sinks easily removable
- Doors a minimum of 34" wide but should ideally be 36"
- Hallways and stairways a minimum of 40" wide but should ideally be 42" wide
- Light switches 42" floor to the centre of the electrical box from the finished floor
- Receptacles 18" floor to the centre of the electrical box from the finished floor
- Electrical receptacles placed as follows:
 - Beside windows, especially where draperies may be installed
 - Top and bottom of stairways
 - Beside the watercloset
 - Above external doors (outside and inside)
 - On front face of kitchen counter
 - At Node Zero Location
- Larger grey electrical boxes utilized
- Four-plex receptacles in master bedroom, home office, garage, and rec room
- Level 5 (4 pair) telephone pre-wire to all areas returning to one central area
- RG-6 coaxial cable runs returning to one central area
- All low-voltage runs returning to one central area ~~2x10 at 24"~~
- * Walls at the top of stairs reinforced with ~~2"x12"~~ ~~at 36"~~ to centre
- Either: allowance made for elevator in stacked closets, or make the staircase 42" wide



DRAFT TERMS OF LEASE TO PLAYHOUSE THEATRE COMPANY

Term

Ten year term with an option to renew for two further ten year terms

Rent

Nominal rent of \$1 per annum

Taxes, if any

Payable by tenant

Utilities and common expenses

All costs assumed by the city are passed on to the tenant

Operating expenses

All costs and obligations related to the operating expenses of the premises will be the responsibility of the tenant

Third Party Use

No right to assign, sublet, grant mortgages or licenses

Naming Rights

No right to name the premises (including any portion of the premises) or the building in which the premises are situated without the Landlord's prior written approval or approved in accordance with any relevant policy the Landlord's Council may adopt from time to time.

Community Use agreement

Requirement to make the premises, excluding the ancillary office space, available to the community (non-profit arts and cultural community as well as the SEFC neighbourhood groups) for a minimum number of days per year on a cost recovery basis.

Additional Operating Covenants

To operate a non profit theatre, rehearsal, and production centre for the benefit of the citizens of Vancouver. The lease will set out a minimum number of hours per week that the premises must remain open and accessible by the public.

All other terms and conditions as required by the Director of Legal Services in consultation with the Managing Director of Cultural Services.



PLAYHOUSE
THEATRE COMPANY

GLYNIS LEYSHON
ARTISTIC DIRECTOR

Memo to: John Madden

CC: Sue Harvey
Bruno Wall

From: Darlene Howard
Chair, Playhouse Theatre Board of Governors

Subject: Playhouse Theatre Company Amenity

Date: December 13, 2005

On behalf of the Playhouse Theatre Company I want to assure you that the Board of Governors is fully committed to the redevelopment project at 160 West 1st Avenue. The lack of 'formal approval' referred to in the previous memo is purely a function of timing of reports.

At our most recent Board Retreat held in May of 2005, we reconfirmed our vision, our mission, our purpose and our values. The outcome of this work has led to a concentrated realization of our major areas of focus for the upcoming years, one of which is the redevelopment project at 160 West 1st Avenue. Although our timeline for the receipt of the Capital Campaign Assessment Phase report from our fundraisers has been delayed from the original date of November 29, we are continuing to work diligently through the planning phases with both Wall Financial Corporation and Proscenium Architects. We now expect to receive the report from Compton International in early March, and will plan to launch the initial phase of our Capital Campaign in early spring.

We are not pursuing any other long-term facility options. Our other major areas of focus working towards our vision are leadership, revenue generation, and sustainability. We are currently looking for temporary transition facilities to house our administration and production requirements from June 2007 to the spring of 2010, when we plan to move back in to the completed facility at 160 West 1st Avenue.

If I can be of any further assistance, please feel free to contact me at 604 922-4333, or by e-mail at darleneshoward@shaw.ca.

Sincerely,



Darlene Howard
Chair, Playhouse Theatre Board of Governors



THE PLAYHOUSE THEATRE COMPANY

The Playhouse Theatre Company is Western Canada's largest theatre dedicated exclusively to producing works of the contemporary repertoire.

Vision Statement: To be recognized as a vital cultural leader, transforming lives through our work onstage and our partnerships in the community.

Mission: Creating an artistically relevant and financially sustainable theatre company through the active engagement of all our stakeholders.

Purpose: Providing artistic leadership to our community through producing and nurturing theatre that enriches and inspires.

History: The Playhouse Theatre Company was founded in 1962 to satisfy the need for a professional theatre company to serve the people of British Columbia. Since its inception, it has performed at the 655 seat Vancouver Playhouse, a civic building located in the downtown core. A reputation for the highest standards enables the Playhouse to present the very best actors, directors, choreographers, designers and technicians from across Canada to an increasingly sophisticated audience.

Role in the Community

For over forty-three seasons, the Playhouse Theatre Company has been a leading large-scale theatre company in British Columbia producing a diverse range of high quality theatre for audiences throughout the Lower Mainland, in British Columbia and across Canada. The Playhouse produces a full season of 5 plays in its Mainstage Series at the Vancouver Playhouse Theatre. This season runs from September through May and within each season we perform more than 150 shows in Vancouver and over 60 performances /workshops throughout British Columbia and the rest of Canada for more than 63,000 people. The Playhouse also is active in producing, co-producing and presenting a range of important international and Canadian productions in its URBAN SERIES. In addition to producing theatre of the highest calibre, the Playhouse operates a large Production Centre at 160 West 1st Avenue. This unique facility functions as an important resource not only for the Playhouse but also for numerous arts organizations in the Lower Mainland.

Core to our mandate is our support of the artists and arts organisations in our community. The Playhouse provides significant support to the arts community and schools through our ongoing subsidized rentals of props, costumes, rehearsal and shop space. Over 200 organizations accessed our facilities and resources last season alone. As a significant cultural institution the Playhouse maintains an active leadership role by maintaining the following key initiatives. We maintain a Play Development programme, run a Summer Intensive Programme for Young Students, and we are committed to a number of innovative Community Outreach Programmes such as our Artist in the Classroom Programme, and our Pay What You Can Matinees.

Last season alone, more than 200 arts, community and educational groups used the resources provided by the Playhouse and its Production Centre at 160 West 1st Avenue. From emerging companies like Naked Goddess Productions to senior groups like Bard on the Beach and Vancouver Opera, the Playhouse is a vital resource to our vibrant arts community.

In addition to providing support to not for profit organizations of all sizes, the Playhouse has also played an active role in mentoring strong emerging companies. In the past six years the Playhouse has mentored companies like The Electric Company, Boca Del Lupo and Newworld Theatre with production residencies. And we take genuine pride that these companies are now touring throughout North America with rich and original work.

PLAYHOUSE THEATRE: DEFINITION OF THE SHELL SPACE PROVIDED BY DEVELOPER

The shell space is defined as follows:

- Smooth concrete slab ready for floor covering
- Glazed exterior storefront on ground floor with glazed entry doors
- Fire sprinkler and life safety systems as required for 'shell occupancy'
- Exterior walls dry-walled and fire-taped only.

Mechanical

- Plumbing vent lines and domestic cold water lines as required in the ceiling space
 - Tenant responsible for distribution
- Capped off sanitary lines as required in the ceiling space below the amenity space
 - Tenant responsible for distribution, including all coring
- Capped off washroom exhaust ducts for extension by tenant to serve washrooms
- Outside air intake louvers and exhaust air louvers, as required; ductwork connection for these louvers by Tenant. Provide area for heat pumps, cooling towers, etc.; supply and installation of heating and cooling units, ductwork and distribution by Tenant.

Electrical

- Electrical service with a capacity of 15 watts/sq. ft. to a main panel, complete with breakers, located within the Tenant space. Connection of mechanical equipment by others.
- Emergency lighting and exit signs required for 'shell occupancy'
- All distribution by the Tenant.

Other

- Suspended ceilings by Tenant
- Exterior signage by Tenant
- No allowance for kitchen or cooking facilities
- Twenty dedicated parking spaces for theatre use.

▪ **APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION**

Applicant and Property Information

Street Address	102 - 160 West 1 st Avenue
Legal Description	Lots 1 to 6,7 AMD, 8 AMD, and 9-12, Blk 10, DL 200A, Plan 197
Applicant	Gomberoff Bell Lyon Architects Group Ltd. (Stu Lyon)
Architect	Gomberoff Bell Lyon Architects Group Ltd. (Stu Lyon)
Property Owner	Wall Financial Corp.
Site Area	7 023.79 m ²

Development Statistics

	Existing Zoning	Proposed Development	Recommended
Zoning	M-2	Comprehensive Development District (CD-1)	as proposed
Uses	Manufacturing, Retail, Service, Transportation, & Storage, Utility, & Communication, Wholesale	Cultural, Recreational, Retail, Service, and Residential	as proposed
Max. Floor Area	n/a	33,149.57 m ²	as proposed
Floor Space Ratio	5.0 FSR	5.3 FSR	as proposed
Maximum Building Height	30.5 m (100 ft.)	47 m (154 ft.)	as proposed
Parking, Loading, and Bicycle Spaces	as per Parking By-law	As per SEFC Green Building Strategy Parking Standards	as per SEFC Green GBS