

LATE DISTRIBUTION FOR COUNCIL - JUNE 27, 2006

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CITY OF VANCOUVER

POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: June 22, 2006
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Meeting Date: June 27, 2006

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: CD-1 Rezoning: 311 West 2nd Avenue

RECOMMENDATION

- A. THAT the application by Brook Development Planning to rezone 311 West 2nd Avenue (Lot C, Block 3, DL 302, Plan 22772) from M-2 to CD-1, to permit a 10 storey mixed use building with a total density of 3.5 Floor Space Ratio, be referred to a Public Hearing, together with:
- (i) plans received March 27, 2006;
 - (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 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.

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 the Public Hearing, the Noise Control By-law be amended to include this Comprehensive District in Schedule B as set out in Appendix C.

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

- C. THAT, consequential amendments to the Parking By-law establishing regulations for South East False Creek generally in accordance with Appendix I, be approved.

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law, generally in accordance with Appendix I, for enactment.

- D. THAT Recommendations A to C 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; 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 Service RECOMMENDS approval of the foregoing.

COUNCIL POLICY

Relevant Council Policies for this site include:

- 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 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 June 24, 2003 and amended on February 12, 2004.
- Neighbourhood Energy Utility adopted by Council on March 2, 2006.

SUMMARY AND PURPOSE

This report assesses an application to rezone the site located at 311 West 2nd Avenue from M-2 (industrial) to CD-1 (comprehensive development district) to permit development of a mixed use development with a five storey podium along West Second Avenue and a ten storey mid-rise building at the corner of West Second Avenue and Crowe Street. The five storey podium would contain two storey live/work units at grade with three storey townhouse units above to a height of 55 ft. (16.76 m). The ten storey mid-rise building would contain two storey live/work units at grade and eight storeys of residential above to height of 93 ft. (28.35 m). The development would contain a total of 76 residential units and 14 live/work units with 124 vehicle parking spaces and have a density of 3.5 FSR. This site is located within the boundary of the South East False Creek ODP which supports the proposed use and density.

Staff have reported to Council on a comprehensive Public Benefits Strategy which outlines the proposed funding and delivery of new public amenities and infrastructure in SEFC. The Strategy aims to ensure that new development pays a fair share towards public benefits to meet the demands created by the new population. The approach includes the use of the city-wide DCL, and an area-specific DCL. In addition, it outlines objectives for possible Community Amenity Contributions (CACs). Staff are currently in discussions with the applicant regarding a possible Community Amenity Contribution (CAC). The proposed contributions will be reported to Council prior to the Public Hearing for this rezoning application.

Staff recommend that the application be referred to a Public Hearing and be approved with conditions.

BACKGROUND

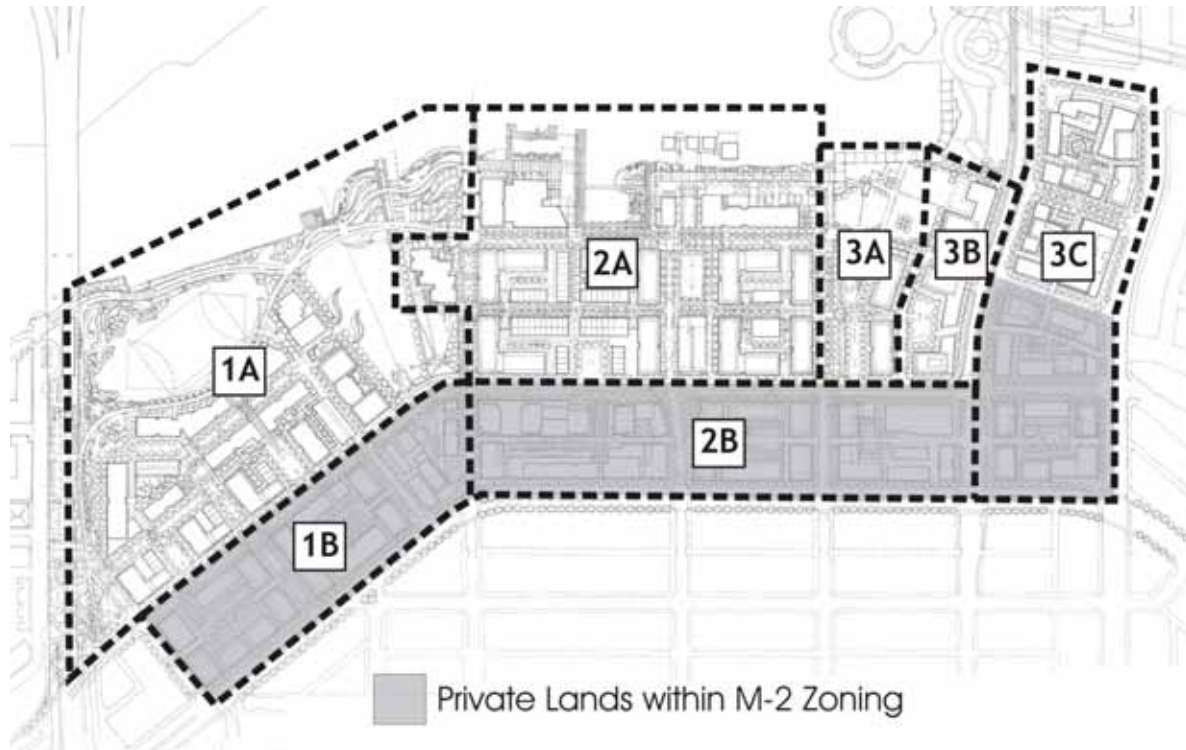
The South East False Creek area is currently occupied by a variety of industrial uses including warehousing, manufacturing, auto repair shops and wholesalers. A number of sites are vacant or underutilized.

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 learning experience which can be applied across the city. The SEFC ODP provides the framework to create a complete community where goods and services are within walking distance and housing linked by transit to nearby jobs. This is to be achieved incrementally by way of site-specific CD-1 rezonings.

There will be significant improvements to the transportation network within SEFC which will be designed to accommodate all forms of transportation with particular priority on more

sustainable modes to encourage walking, cycling and transit. Details of the sustainable transportation strategies are outlined in Appendix D.

Out of the 80 acres covered by the SEFC ODP, approximately 30 acres are in private ownership. Sub-areas 1B, 2B and the M-2 portion of 3C are shown in grey on the map below.

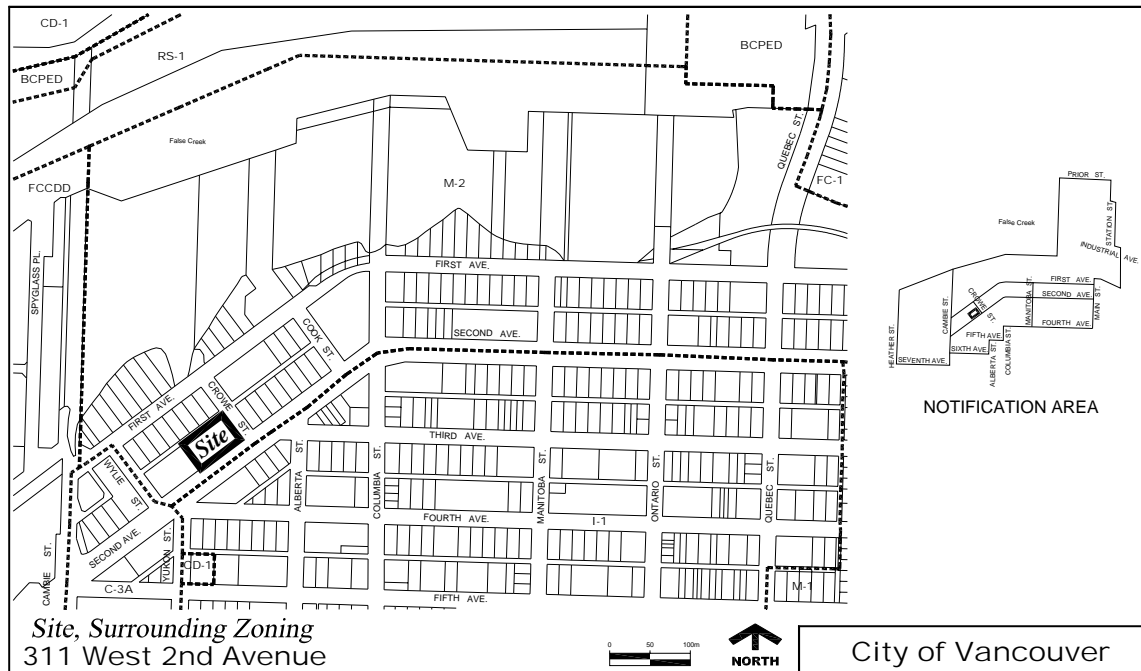


Most of the owners of these properties have been involved in the SEFC planning process since the outset leading to some participating in a coordinated cost recovery process to deal simultaneously with eight CD-1 rezonings for private properties within the SEFC ODP. The subject site was included in this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

The level of community involvement in the development of the SEFC ODP has been extensive. As part of the coordinated cost recovery process for private land rezonings two well attended open houses were held on April 29 and May 1, 2006. The application was largely supported by the public. The application has also been reviewed by the Urban Design Panel, which gave it unanimous support. The detailed Public and Design Panel commentary are included in Appendix D.

DISCUSSION

Site: The proposed development consists of a single parcel which is currently zoned M-2. It is currently developed with three small industrial buildings with some surface parking. The site is located at the northwest corner of 2nd Avenue and Crowe as indicated on the map below.



Context: 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.

Two blocks to the west of the subject site will be the future Canada Line 2nd Avenue Station. Also to the west is the Cambie Bridge, under which the SEFC ODP calls for an assortment of outdoor, covered recreational facilities. Three blocks to the east is Manitoba Street, which the SEFC ODP identifies as the commercial "high" street which will be the focus for the emerging community. To the south, 2nd 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.

Use: The proposal is for a ten storey mixed-use development containing 76 dwelling units above 14 two-storey live/work units at ground level. Staff support the amount and location of the live/work and residential uses which are in keeping with the SEFC ODP.

In late 2005, Council considered a referral report for the adoption of "live-work" as a new definition in the Zoning and Development Bylaw (and replacing the term "general office live-work in the Downtown District ODP); and extending this use into the heritage areas Gastown, Chinatown, Victory Square and Hastings Street. At that time, noting the assessment and taxation difficulties that live-work uses create for the assessor and for owners, Council passed the staff recommendation that "no further expansion to live-work zoning be approved by Council until after a solution to the property assessment, classification and taxation issues has been implemented." The Director of Finance, in consultation with the Director of Current Planning, will report back to Council on potential solutions to the issues. However, this moratorium was not intended to apply to the Southeast False Creek ODP area which had been in process during the live-work discussion.

Based on the current rezonings in process in SEFC, the "take-up" on live-work is small: about 40 out of 1042 units in the 6 rezonings in process.

Density: The proposed total density of 3.5 FSR is consistent with the SEFC ODP. The SEFC ODP allocates 81,655 m² residential floor area for sub-area 1B. This equates to 3.5 FSR for each individual development site. Where live/work uses are included in a proposal, as in this application, they are counted as residential for the purpose of determining total density.

To facilitate the preservation and restoration of heritage resources throughout SEFC, the purchase and allocation of up to 10 percent additional heritage density from donor sites within South East False Creek may be considered on this site subject to urban design assessment. Preliminary urban design evaluation suggests that additional floor space may be accommodated within the development.

Form of Development: (Note Plans: Appendix G) The SEFC ODP provides a clear direction for built form. While the overall maximum height limit is 38 m, the illustrative plan of the optimal massing envisions a variety of heights across sub-area 1B ranging from 3 to 15 storeys. 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 mid-rise building at the corner of 2nd Avenue and Crowe Street tapers at the northwest corner to add livability to the residential units and create a better interface at the lane with the proposed mid-rise to the north.

This proposal generally follows the form of development illustrated in the SEFC ODP with the exception of the height of the mid-rise building and cross-site pedestrian links.

Staff support a height increase in the mid-rise corner massing from the optimum height referred to in the Illustrative Plan of the SEFC ODP. The optimum height of this building is shown in Figure 10 of the ODP to be 8 storeys. For all the rezoning applications, staff have utilized a 10 ft. floor-to-floor multiplier to establish the optimum heights that the ODP illustrative plan represents. Based on this the optimum height for this parcel is 24.38 m (80 ft.). Staff support the 3.05 m increase (one 10 ft. floor-to-floor equivalent) in height to 27.43 m (90 ft.) as it provides a stronger form on 2nd Avenue and provides more of a variation in height between the lower mid-block form and the corner to emphasize the “bookend” of higher forms at the ends of blocks. The parapet wall will be excluded from maximum height calculations.

The application also differs from the ODP by proposing a pedestrian walkway between the corner mid-rise and the mid-block forms for use primarily by the development, as opposed to the mid-block public pedestrian link illustrated in Figure 12 of the SEFC ODP. The walkway will provide a visual link through both the subject development and the proposed development to the north allowing views from 2nd Avenue into the neighbourhood to 1st Avenue. Staff support this approach considering that this is a regular length block and does not need an additional public pedestrian link.

The Urban Design Panel unanimously supported the application (see minutes in Appendix D).

Parking, Loading and Circulation: The applicant proposes 124 vehicle parking spaces. Access will be from an entrance off the lane at the western property line. This location will provide an opportunity to share the ramp with a future development to the west, potentially reducing the number of vehicle ramps off the lane. Parking for bicycles will be provided within the parking garage.

The laneways between 1st and 2nd Avenue will continue to function as important utility corridors servicing infrastructure and utilities. In addition, lanes are intended to be more walkable while allowing for standard vehicle access and manoeuvring. The proposal includes specialty paving and bench seating at the lane edge where the walkways occur.

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 of these utilities and the public realm enhancements as part of either a local improvement process, or other suitable arrangements. The improvements to the lane between 1st and 2nd Avenues are to be designed according to the SEFC Public Realm Plan.

Staff support the parking and loading provisions which are generally consistent with the parking standards that are outlined in the SEFC Green Building Strategy.

Parking By-law Amendments (SEFC): As this is the first rezoning in South East False Creek, private or public, provisions for the promotion of sustainable transportation, as developed in staff's consultations over the past 3 years with the Stewardship Group, private owners, and the general public, are recommended for Council approval and enactment (see Appendix I). Amendments to the Parking By-law based on these standards are recommended in this report and if adopted, will provide regulations for all 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 as a rezoning condition. An option whereby applicants can provide less than the required parking through provision of a Transportation Management Plan will also be available. The parking and loading provisions are generally consistent with the parking standards that are outlined in the SEFC Green Building Strategy. For a discussion of the standards, see Appendix E.

Environmental Sustainability: This 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, and contains a number of key updates, notably in the arena of energy requirements, which have been discussed with the applicant since the outset of this rezoning process and agreed to. 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 as outlined in Appendix E. In addition, the SEFC Green Building Strategy identifies suggested benchmarks for achieving LEED™ Silver equivalency.

Sustainability is a core concept of the proposed development, and an integrated approach was taken in the design and development of the application.

Key sustainability features proposed in this application include:

- reduced energy consumption and greenhouse gas emissions;
- stormwater management;
- green roofs (includes useable, intensive roofs and inaccessible, extensive roofs);
- water efficient irrigation and drought resistant planting;
- reduced use of potable water for irrigation;
- water use reduction for all household fixtures;
- urban agriculture;
- construction waste management; and
- three-stream waste management.

The applicant's detailed approaches to sustainability are displayed in Appendix F.

Universal Design: The ODP states that development in the South East False Creek area is subject to the principles for "universal design" to ensure 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". A copy of "The Safer Home Certification Criteria" which has been attached in Appendix F 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 Southeast False Creek are designed to "measure up" 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 those aspects of "The Safer Home Certification Criteria" which are not regulated through the VBBL will be addressed voluntarily by the developer.

Public Input: A rezoning information sign was installed on the site on April 12, 2006 and a notification letter dated April 19, 2006 was mailed to the surrounding property owners. In response to notification, three telephone calls were received primarily with clarification questions and were generally supportive of the project.

Two Public Open Houses were held Saturday, April 29, 2006 and Monday, May 1, 2006 to review and discuss five rezoning applications that were being processed within the SEFC private lands. Approximately 150 people signed in at over the course of the two days. In terms of commentary, three comment forms were received for this project. All were supportive with one showing appreciation for pedestrian friendly mid-rise character and sustainable development approach. A desire for larger well designed suites was also mentioned.

PUBLIC BENEFITS

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.

On March 1, 2005, City Council approved the 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.

Staff have reported to Council on a comprehensive Public Benefits Strategy which outlined the proposed funding and delivery of new public amenities and infrastructure in South East False Creek. The Strategy aims to ensure that new development pays a fair share towards public benefits to meet the demands created by the new population. The approach includes the use of the city-wide DCL, and area-specific DCL. In addition, it outlines objectives for community amenity contributions (CACs).

Staff are currently in discussions with the applicant regarding a possible Community Amenity Contribution (CAC). The proposed contributions will be reported to Council prior to the Public Hearing for this rezoning application.

FINANCIAL IMPLICATIONS

There are no financial implications with respect to the City's operating expenditures, fees, or staffing.

CONCLUSION

Planning staff conclude that the application is consistent with the South East False Creek Official Development Plan (SEFC ODP) and recommend that the application be referred to Public Hearing and be approved with conditions.

* * * * *

DRAFT CD-1 BY-LAW PROVISIONS

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

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 base surface calculated from the official established building grades.

2. Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (***) .

2.2 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) Dwelling Uses, limited to Multiple Dwelling;
- (b) Institutional Uses, limited to Child Day Care Facility, Social Service Centre, and Special Needs Residential Facility;
- (c) Live-Work Use;
- (d) 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;
- (e) Office Uses;
- (f) Parking Uses;

- (g) Retail Uses, excluding Gasoline Station - Full Service, Gasoline Station - Split Island, Liquor Store and Vehicle Dealer;
- (h) Service Uses, limited to Barber Shop or Beauty Salon, Bed and Breakfast Accommodation, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Restaurant - Class 1, School - Arts or Self-Improvement, and School - Business;
- (i) Accessory Uses customarily ancillary to the above uses; and
- (j) 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 the noise 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 floor area for all permitted uses must not exceed 3.5 FSR. For the purpose of computing floor space ratio, the site is deemed to be 2 243.6 m², being the site size at time of application for rezoning, prior to any dedications.

4.2 Despite section 4.1, the Development Permit Board may permit an increase in floor space ratio where the increase results from a transfer of heritage floor area from a designated heritage property in SEFC in relation to which the increase was received as compensation for the reduction in market value at the time of designation, to a maximum of 10% over the total permitted floor space ratio.

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) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves 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;
- (b) 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;
- (c) 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;
- (d) 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; and
- (e) features generally on the westerly facades of buildings, to reduce solar gain which maybe in the form of french balconies and horizontal extensions; and
- (f) 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

5.1 The maximum building height, measured above base surface, and to the top of the roof slab above the uppermost habitable floor excluding parapet wall must not exceed 27.43 m (90 ft.).

5.2 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 building setback from the rear property line of 1.5 m.

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 feet; 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 6.1 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 For the purpose of Section 7.1, the following should not be considered as habitable rooms:

- (a) bathrooms; and
- (b) kitchens, unless the floor area is greater than 10 percent of the total floor area of the dwelling unit, or 100 sq. ft., whichever is the greater.

8. Parking, Loading and Bicycle Parking

8.1 Off-street parking, loading and bicycle parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, including those for relaxation and exemption.

9. Acoustics

9.1 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

PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approved conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by HB/IBI Architects and stamped "Received City Planning Department, March 27, 2006", provided that the Director of Planning 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 approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Design Development

- (i) design development to provide improved interface between the ground level open space on site and the public lane;

Note to Applicant: A fully public setback is to be provided adjacent to the lane including walking area with specialty paving, bench seating, lighting and landscaping. The remainder of the open space should transition from public, semi-private to private open spaces striving not to use fencing or gating.
- (ii) design development to the roof mechanical penthouse/roof access to provide a form and material treatment as an extension of the building architecture;
- (iii) provide high quality, durable architectural materials and detailing including rain protection overhangs;
- (iv) design development to treat the exposed end wall at the western property line through variations in colour and texture;
- (v) design development to provide improved daylight access and privacy;

Note to Applicant: The objective is to maintain approximately 24.4 m separation between main living spaces facing each other above the 2nd floor across Crowe Street. Primary living spaces for units adjacent to the lane are to be oriented east or west.

CPTED

- (vi) design development to reduce opportunities for theft in the underground;

Note to Applicant: This can be achieved by providing separation between the live-work parking and the residential. Visitor parking may be provided in the live-work parking area.

- (vii) design development to reduce opportunities for mischief by deleting the free-standing exit stair at the lane and replacing with a walkway on the side of the parking ramp;
- (viii) design development to reduce opportunities for mail theft by locating the mail boxes within a fully enclosed room or in the lobby are to be fully visible to the elevators;

Landscape

Technical

- (ix) Provide a full Landscape Plan at the Development Permit application stage;
- (x) The Landscape Plan should clearly note proposed paving, walls, fences, light fixtures and other landscape elements including site grading; all existing street trees and public utilities such as lamp posts, hydro poles, fire hydrants, etc., and the proposed landscape design illustrating proposed plant materials (common and botanical names), sizes and quantities keyed to a planting schedule. Plans to be at 1/8"=1'-0" minimum scale;
- (xi) Provide large scale 1/4"=1'-0" or 1:50 scale partial plans, elevations and sections illustrating the detailed treatment of the project's public realm interface at the street and lane; include planter walls, stairs, landscaping, soil depth (indicated by underground structures), semi private patios, and privacy screens. Provide technical drawings of storm water recycling. Clarify "storm spouts" with section/elevation detail;

Note to Applicant: Grades, retaining walls, walkways and structural elements, such as underground parking, are to be designed to provide maximum plant growth (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 shrubs. Continuous soil troughs for street and lane trees and climbing plants for green walls are to be provided wherever possible;

- (xii) Provide a Lighting Plan for each site;
- (xiii) Provide hose bibs for all patios that cannot be serviced by at grade non-potable water;

- (xiv) Lane trees are to be protected with stand up metal tree guards, low curbs or bollards;

Universal Design

- (xv) Applicant to work with a Universal Design consultant to achieve the objectives for Universal Design through implementation of "The Safer Home Certification Criteria" as outlined in Appendix F;

Environmental Sustainability

- (xvi) 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

- (xvii) provide energy efficient design and modelling results to meet or exceed the CBIP (Commercial Buildings Incentive Program) standard for energy efficiency;
- (xviii) 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 "xvii", 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 is to be submitted at the time of application for Building Permit.

- (xix) provide compatible, energy efficient design and details of the heating and domestic hot water for the referenced connection to the "district heating system" proposed for the area;
- (xx) 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;
- (xxi) provide roughed-in capacity for future individual metering for energy and water supplies;
- (xxii) provide climate zone control for residential and live-work units;

- (xxiii) 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 is to be submitted at the time of application for Building Permit.

Stormwater Management and Green Roofs

- (xxiv) provision of a green roof (including useable, intensive roof and or inaccessible, extensive roof) on principal building roofs;
- (xxv) 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);
- (xxvi) provision of best current practices for managing water conservation including high efficiency irrigation, aspects of xeriscaping including drought-tolerant plant selection and mulching;
- (xxvii) design development to reduce the use of potable water for irrigation through the provision of a stormwater retention system (i.e. cistern, on-site pond, infiltration galleries, etc.);

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 is to be sized for the summer drought periods. In addition, water storage for the roof top shared open space should be considered. All hose bibs to be served with potable water unless clearly indicated otherwise. This system is to be designed in coordination with Building - Processing.

- (xxviii) provide details and arrangements for connection and flow rates to meet the SEFC Stormwater Management Plan (see engineering condition "c iii");
- (xxix) 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 is to be submitted at the time of application for Building Permit.

In-Building Water Efficiency

- (xxx) 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 is to be submitted at the time of application for Building Permit.

Urban Agriculture

- (xxxi) design development to incorporate the objectives of urban agriculture including provision of garden plots of an adequate size and number are to be productive and viable. The total amount of gardening spaces is to 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 needed 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

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

Waste Management

- (xxxiii) 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;

AGREEMENTS:

- (c) That prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services, the registered owner shall:

ENGINEERING

Make Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

- (i) Dedication or other arrangements for the south 5'-0" of the site for road purposes. (should the parkade design require use of this proposed dedication

area to achieve an approvable parkade design then Engineering would support this area as a surface right of way for public use in lieu of full dedication);

- (ii) Provision of a 1.5 m Right of Way along the north property line of the site (the lane) for pedestrian purposes;
- (iii) 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.);
- (iv) Provision of new sidewalks, curb, pavement, concrete lane crossings, lamp standards, street trees and street furniture adjacent to the site in keeping with the final SEFC Public Realm Plan requirements;
- (v) Improvements to the lane south of 1st Avenue from Crowe Street to the west property line of the site in keeping with the final SEFC Public Realm Plan approvals;
- (vi) Release of indemnity agreements 67629H and GD48106 and easement and indemnity agreements 189341M, 269280M, GD48105 and GD48107 prior to occupancy of the building;
- (vii) 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;
- (viii) 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;
- (ix) Building design is to include provision for connections to and be compatible with the "district heating system" proposed for the area;
- (x) Provision of a shared vehicle ramp with knock-out panel for future access to underground parking and services for adjacent site;
- (xi) make arrangements to the satisfaction of the General Manager of Engineering Services, in consultation with the Director of Planning for:
 - (A) the provision, operation, and maintenance of one cooperative vehicle and the provision and maintenance of one parking space for use exclusively by

- such cooperative vehicle, such parking space to be in addition to the minimum parking spaces required by the Parking bylaw and;
- (B) designation of one visitor or surplus parking space which is publicly accessible for future use by a cooperative vehicle.

SOILS

- (xii) the property owner shall do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion;
- (xiii) 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 Certificate of Compliance have been provided to the City by the Ministry of Water, Land and Air Protection;

OLYMPIC SECURITY REQUIREMENTS

Prior to enactment of the CD-1 By-law, the registered owner of the Lands (the "Owner") shall:

- (xiv) 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 all applicable permits to construct and occupy the improvements permitted pursuant to the Rezoning (the "Improvements") at any time and may construct and occupy the Improvements in accordance with any development permits, building permits and occupancy permits issued in respect of the Improvements. However, if all construction of the Improvements is not fully completed on or before January 12, 2010, the Owner shall, during the period between January 12, 2010 and March 12, 2010;
- i. cease, or cause to cease, all servicing and/or construction activities on the Lands; and
- ii. not access or use the Lands for any purpose other than for maintenance of and security for the Improvements. The Owner and the Owner's personnel shall comply with any security protocols established by the City during such access or use;
- (B) 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;

- (C) the Owner acknowledges and agrees that vehicular and/or pedestrian access to the Lands from Quebec Street may be restricted or unavailable for a period of time before, during and after the 2010 Olympic Winter Games, at the sole discretion of the City Engineer;
- (D) 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; and
- (E) 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, the Security Agreement shall be fully registered 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.

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

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; provided however the Director of Legal Services may, in her sole discretion and on terms she considers advisable, accept tendering of the preceding agreements for registration in the appropriate Land Title Office, 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 THE SIGN BY-LAW NO. 6510

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

"311 West 2nd Avenue [CD-1 #] [By-law #] B (DD)"

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

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

"[CD-1 #] [By-law #] 311 West 2nd Avenue".

ADDITIONAL INFORMATION

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.

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

- 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

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 great size in such units for a single space; however, should a live-work unit get very large [250 m² or more], then it is to 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.

Public Input: A rezoning information sign was installed on the site on April 12, 2006 and a notification letter dated April 19, 2006 was mailed to the surrounding property owners including residents of City Gate.

Approximately 150 people signed in at over the course of two Public Open Houses held Saturday, April 29, 2006 and Monday, May 1, 2006 to review and discuss five rezoning applications that were being processed within the SEFC private lands. Three comment forms were submitted for this specific proposal, all indicating support. Many of the attendees offered support verbally.

Comments of the General Manager of Engineering Services: The General Manager of Engineering Services has no objection to the proposed rezoning, provided that the applicant complies with conditions as shown in Appendix B.

Processing Centre - Building: Staff have reviewed the architectural drawings prepared by IBI/HB Architects dated March 9, 2006 for the proposed REZONING application. The applicant has received preliminary review comments regarding project conformance to the requirements of the Vancouver Building By-law, and is aware of issues to be resolved at the building permit stage.

Processing Centre - Development: Staff have reviewed the application and the applicant has received preliminary review comments regarding information deficiencies and to be rectified at the Development Application stage.

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 PEF and the private lands within the ODP area.

Urban Design Panel Comments: The Urban Design Panel reviewed this proposal on April 12, 2006 and supported the proposed use, density and form of development and offered the following comments:

Panel's Consensus on Key Aspects Needing Improvement:

- The publicness of the lanes vs. private spaces should be clearly defined;
- Concern about the relationship and proximity of the two tower masses;
- Suggestion to separate the grade from the outdoor landscaping on the lower main floor units;
- the north-south routes through should be reinforced and consideration should be given to making them more public.

Related Commentary:

- The Panel unanimously supported this application. It was noted that this is the first SEFC application which tests 3.5 FSR in this form and overall it is very successful. Clearly, there will be areas in which the orientation of spaces in terms of privacy and overlook are critical, but they can be solved;
- There was a suggestion that there could be greater flexibility on height in this neighbourhood in order to make views, sun and light access work better. The ODP should be sculpted a bit to have the buildings speaking to each other and creating a strong courtyard;

- The five-storey massing on West 2nd Avenue was thought to be very successful and there were no concerns about the proposed 9-storey building;
- The applicant was commended for taking full advantage of building orientation in terms of energy conservation. The low rise building is very well considered for shading although it was noted the tower has full glass on the east and west elevations and not on the north;
- It was stressed that there should be as many north-south mid block routes to the water as possible. They should be as public as possible and under no circumstances turned into gated places. While this does create a certain amount of intimacy between some suites and amenity spaces, it is in the spirit of this place;
- With respect to the lane/courtyard interface it was thought there should be no sudden transition on the property line between the public and private space and there needs to be a transitional landscaped zone that feels public while respecting the concerns of the semi public space needs of the development. The coordination with the development across the lane was supported;
- The Panel endorsed the environmental and sustainability initiatives indicated in the proposal and hoped they would be carried through to completion;
- Some Panel members were concerned about livability issues created by the proximity of the towers;
- The rooftop amenities were strongly supported;
- One Panel member cautioned there is a large amount of private roof deck that will depend upon the efforts of individual owners for its success. A way must be found to ensure that every aspect of these projects is as rich and expressive as the whole vision for South East False Creek.

Other comments and suggestions for consideration at the next stage included:

- there was a question about the provision of affordable units in this scheme, with the suggestion that some could be provided in return for allowing the extra height;
- consider lightening the density of the low-rise somewhat at the back to reduce shadowing on the common open space;
- the parking ramps could be less intrusive to the common open spaces on both sides;
- there should be a subtle differentiation of public and private space and it should be done in a way that does not bisect the properties. In this case where there is opportunity for the two courtyards to bring a sense of grandness to how this precinct is defined;
- The City's guidelines for the public realm should be made available as soon as possible;
- Consider using less glass, not only for energy impacts but for personal comfort;
- Consider providing some grade separation for the live/work units given these units tend to be used mostly as live only.

Some Panel members voiced some concern about living up to the vision for this neighbourhood. It is a very different kind of community for Vancouver, not only in terms of sustainability but in social economic terms. The buildings should be very adventurous and aggressive in how they express themselves in materiality, windows, and orientation. The design team was urged to ensure that the buildings are not just lower versions of the glass buildings seen elsewhere in the city. Something very different is anticipated for this area and

the buildings and landscape must fully express sustainability and creativity in order for the vision to be realized.

Applicant's Response: Mr. Hancock thanked the Panel for its comments. He said he was confident that once the detailed analysis of the buildings has been carried out the development will start to take on a unique character.

Comments of the Applicant:

We have reviewed the Referral Report for 311 West 2nd Avenue dated June 21, 2006 and are generally satisfied with the contents and conditions. However we do have comments and concerns regarding the following conditions:

- 1) As we have yet to see the Public Realm Plan it makes it difficult to comment on its requirements as we cannot assess the impact it will have on our overall design.
- 2) Appendix B - Design Development Item (i) design development to provide improved interface between the ground level open space on site and the public lane.
Response: As per the SEFC Design Guidelines we have provided a 5 foot setback along our north property line, to allow for public seating, landscaping, and decorative storm spouts etc. We have not allowed for a walkway along the lane.
- 3) Appendix B - Design Development Item (v) design development to provide improved daylight access and privacy. Response: Setbacks have been provided along Crowe Street for both the Live/Work units and the residential units as previously requested by the City's Planning staff that at the time were deemed to be adequate. In an effort to satisfy this condition we will work to ensure that main living spaces for our project along Crowe Street are oriented north and south as opposed to east.

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

- 1.0 Minimum energy efficiency to meet CBIP. ****Participation in the False Creek Neighborhood Energy Utility is encouraged to be undertaken in order to facilitate achievement of this LEED™ intent.*
- 1.1 Full best practice building commissioning.
- 1.2 Specify energy efficient appliances -- EnergyStar rated appliances, except for laundry dryer.
- 1.3 Energy efficient lighting to follow ASHRAE 90.1 2001 including user metering, smart controls, and occupancy sensors for public spaces.
- 1.4 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.*
- 1.5 If supplemental heating of domestic hot water is necessary (e.g. in the case of the building not being hooked into the Neighbourhood Energy Utility) it is to be done with high efficiency condensing boilers ****investigate opportunities for possible supplement by solar hot water 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 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.

Note for: The Playhouse (theatre) site:

- A minimum of one Class C loading space shall be required for **theatre use** in-lieu of the first Class B loading space required for that use.

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.

Social Housing

There are three categories for the number of required and permitted parking spaces:

	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 >= 250m²

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

Here 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

- 1.6 Dual flush toilets that meet or exceed 6/3 dual flush toilets.
- 1.7 Low flow faucets and showerheads to meet or exceed flow rates of 1.8gpm.
- 1.8 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) 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.*
- 1.9 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.*
- 1.10 Rain water beyond landscaping irrigation, green roof retention, and other on-site water management systems 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

- 1.11 Composting for on-site gardens and/or landscaping.
- 1.12 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).
- 1.13 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.

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.

SUSTAINABILITY STRATEGIES

In order to assist in the creation of a sustainable neighbourhood, the proposed development will use the following points as a basis for its design:

Energy

- Efficient building envelope
- Green roofs
- District heating system
- Building orientation
- Specify energy efficient appliances
- Reduce lighting loads

Water

- Provide irrigation through rainwater collection. No potable water used for irrigation
- Low flow plumbing fixtures

Storm Water (Manage storm water through:)

- Green roofs - min 50 percent
- On site retention - landscape irrigation system to transport surplus to False Creek along the surface in ROW bioswales

Solid Waste and Recycling

- Recycling collection
- Onsite composting
- Maintain minimum 50 percent landfill diversion

- Provision for three streams of waste collection
- Materials which have a high recycled content will be specified

Landscaping

- Drought tolerant landscaping
- Storm water irrigation
- Urban agriculture (refer to City's Urban Agriculture Policy Report)

Urban Agriculture

- Roofs and podiums for urban agriculture
- Provision of edible landscaping within public spaces

Movement

- Promote transportation: Pedestrian, Bicycle and Transit

Parking

- Provide maximum number of stalls as outlined in the Green Building Strategy
- Provide designated visitor parking
- Provide designated parking for uses other than residential

LEED CHECKLIST

The application included the following LEED™ CANADA Checklist:

		LEED CANADA Registered Project Checklist	
		311 West 2nd Avenue	
		Vancouver, BC	
9 2 3		Sustainable Sites	14 Points
Y		Prereq 1	Erosion & Sedimentation Control Required
1		Credit 1	Site Selection 1
1		Credit 2	Development Density 1
1		Credit 3	Redevelopment of Contaminated Site 1
1		Credit 4.1	Alternative Transportation, Public Transportation Access 1
1		Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms 1
1		Credit 4.3	Alternative Transportation, Alternative Fuel Vehicles: <i>electrical outlets</i> 1
	1	Credit 4.4	Alternative Transportation, Parking Capacity 1
	1	Credit 5.1	Reduced Site Disturbance, Protect or Restore Open Space 1
	1	Credit 5.2	Reduced Site Disturbance, Development Footprint 1
1		Credit 6.1	Stormwater Management, Rate and Quantity 1
	1	Credit 6.2	Stormwater Management, Treatment 1
1		Credit 7.1	Heat Island Effect, Non-Roof 1
1		Credit 7.2	Heat Island Effect, Roof 1
1		Credit 8	Light Pollution Reduction 1
4 1		Water Efficiency	5 Points
1		Credit 1.1	Water Efficient Landscaping, Reduce by 50%; high effc. <i>Irrigation</i> 1
1		Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation: <i>Irrigation with rainwater</i> 1
	1	Credit 2	Innovative Wastewater Technologies: <i>need waterless urinals</i> 1
1		Credit 3.1	Water Use Reduction, 20% Reduction; <i>dual flush, low-flow fixtures, aerators</i> 1
1		Credit 3.2	Water Use Reduction, 30% Reduction: <i>no irrigation = up to 40%= innovatopn point</i> 1
2 2 4		Energy & Atmosphere	17 Points
Y		Prereq 1	Fundamental Building Systems Commissioning Required
Y		Prereq 2	Minimum Energy Performance Required
Y		Prereq 3	CFC Reduction in HVAC&R Equipment Required
1		Credit 1	Optimize Energy Performance: <i>Mechan. Eng.: how?</i> 1 to 10
	1	Credit 2.1	Renewable Energy, 5% 1
	1	Credit 2.2	Renewable Energy, 10% 1
	1	Credit 2.3	Renewable Energy, 20% 1
	1	Credit 3	Best Practice Commissioning: <i>extra consultant \$\$\$\$</i> 1
1		Credit 4	Elimination of HCFCs and Halons: <i>Mechan Engineer in spec</i> 1
	1	Credit 5	Measurement & Verification 1
1		Credit 6	Green Power: 2 year green power : <i>10% extra cost</i> 1
5 3 6		Materials & Resources	14 Points
Y		Prereq 1	Storage & Collection of Recyclables Required
	1	Credit 1.1	Building Reuse, Maintain 75% of Existing Walls, Floors and Roof 1
	1	Credit 1.2	Building Reuse, Maintain 95% of Existing Walls, Floors and Roof 1
	1	Credit 1.3	Building Reuse, Maintain 50% of Interior non-Structural Elements 1
1		Credit 2.1	Construction Waste Management, Divert 50% 1
1		Credit 2.2	Construction Waste Management, Divert 75% 1
	1	Credit 3.1	Resource Reuse, Specify 5% 1
	1	Credit 3.2	Resource Reuse, Specify 10% 1
1		Credit 4.1	Recycled Content, Specify 7.5% (post-consumer + ½ post-industrial) 1
	1	Credit 4.2	Recycled Content, Specify 15% (post-consumer + ½ post-industrial) 1
1		Credit 5.1	Regional Materials, 10% Extracted and Manufactured Regionally 1
	1	Credit 5.2	Regional Materials, 20% Extracted and Manufactured Regionally 1
	1	Credit 6	Rapidly Renewable Materials 1
1		Credit 7	Certified Wood: <i>dimensional lumber \$</i> 1
	1	Credit 8	Durable Building: <i>insurance issue for sign-off</i> 1

10		5		Indoor Environmental Quality		15 Points	
Y				Prereq 1	Minimum IAQ Performance		Required
Y				Prereq 2	Environmental Tobacco Smoke (ETS) Control		Required
1				Credit 1	Carbon Dioxide (CO ₂) Monitoring		1
			1	Credit 2	Increase Ventilation Effectiveness		1
1				Credit 3.1	Construction IAQ Management Plan, During Construction		1
1				Credit 3.2	Construction IAQ Management Plan, Testing before Occupancy		1
1				Credit 4.1	Low-Emitting Materials Adhesives & Sealants		1
1				Credit 4.2	Low-Emitting Materials Paints and Coating		1
1				Credit 4.3	Low-Emitting Materials Carpets		1
1				Credit 4.4	Low-Emitting Materials Composite Wood and Laminated Adhesives		1
1				Credit 5	Indoor Chemical & Pollutant Source Control		1
			1	Credit 6.1	Controllability of Systems, Perimeter Spaces		1
			1	Credit 6.2	Controllability of Systems, Non-Perimeter Spaces		1
			1	Credit 7.1	Thermal Comfort, Comply with ASHRAE 55-2004		1
			1	Credit 7.2	Thermal Comfort, Monitoring		1
1				Credit 8.1	Daylight & Views Daylight 75% of Spaces		1
1				Credit 8.2	Daylight & Views Views for 90% of Spaces		1
Yes		No					
3				Innovation & Design Process		5 Points	
1				Credit 1.1	Innovation in Design: reduce potable water up to 40%		1
1				Credit 1.2	Innovation in Design: Urban agriculture		1
				Credit 1.3	Innovation in Design: Provide Specific Title		1
				Credit 1.4	Innovation in Design: Provide Specific Title		1
1				Credit 2	LEED™ Accredited Professional		1
Yes		No					
33		18		Project Totals (pre-certification estimates)		69 Points	
Silver		Certified 26-32 points Silver 33-38 points Gold 39-51 points Platinum 52-69 points					

THE SAFER HOME CERTIFICATION CRITERIA

The application includes the following SAFER Home Certification Criteria Checklist:

- ✓ All exterior thresholds are flush
- ✓ Interior thresholds meet minimal code constraints
- ✓ Bath and shower controls off set from center
- ✓ Pressure/temperature control valves on all shower faucets
- ✓ 2"x12" 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 be 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 water closet
 - ✓ 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-5 coaxial cable runs returning to one central area
- ✓ 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

ALL:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
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 VANCOUVER, BC V6C 3K7
 TEL: 604.681.1770
 FAX: 604.681.1770

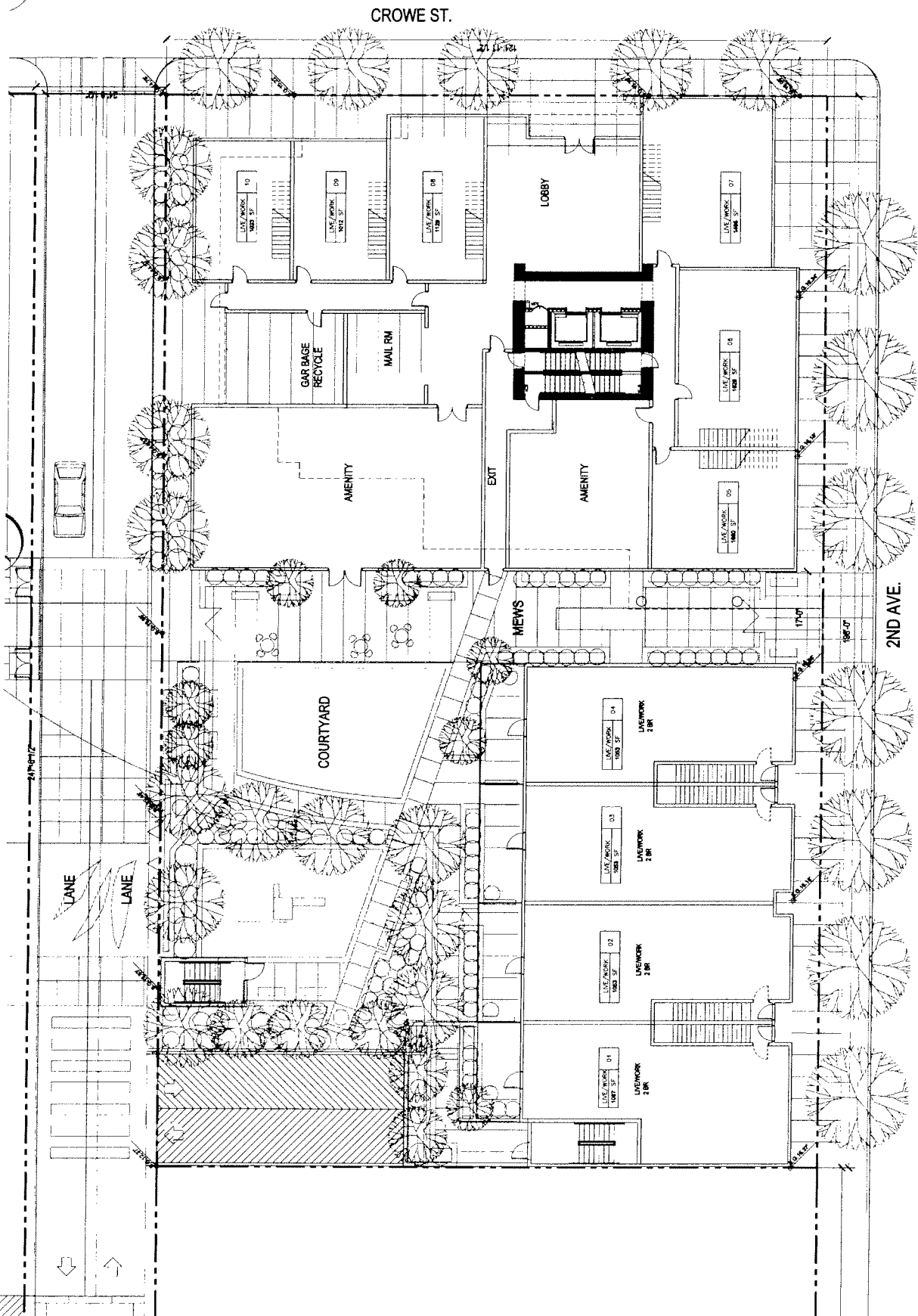
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 311 WEST 2ND AVE

VANCOUVER

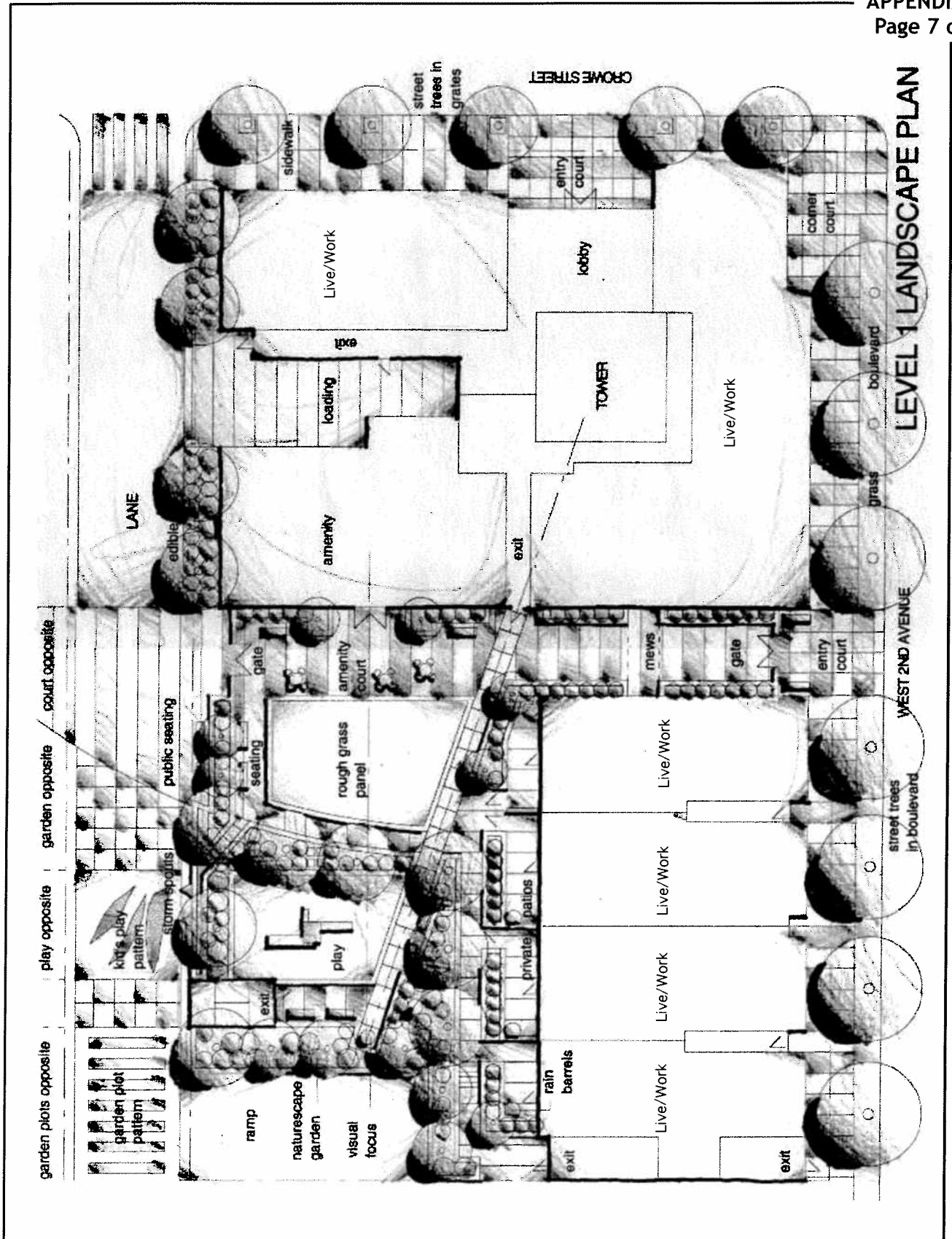
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PROJECT NO.	200-1558 WEST AVENUE VANCOUVER, BC V6J 1B2 Landscape Architecture Inc. (Company)
PROJECT TITLE	2nd and Crowe Vancouver, BC
DATE	05-07-17
SCALE	1/8" = 1'-0"
DESIGNED BY	LANDSCAPE ARCHITECTURE INC.
DRAWN BY	LANDSCAPE ARCHITECTURE INC.
CHECKED BY	LANDSCAPE ARCHITECTURE INC.
DATE	05-07-17
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LEVEL 1 LANDSCAPE PLAN

APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Street Address	311 West 2 nd Avenue
Legal Description	Lot C, Block 3, DL 302, Plan 22772
Applicant	Brook Development Planning
Architect	IBI / HB Architects
Property Owner	Shindler Enterprises Ltd.
Developer	Crowe Street Enterprises Ltd.

Site Statistics

	Gross	Dedications	Net
Site Area	2 243.6 m ² (24,151 sq.ft.)	1.5 m on W. 2 nd Ave (90.53 m ²)	2 153.197 m ² (23,176 sq.ft.)

Development Statistics

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (IF DIFFERENT THAN PROPOSED)
ZONING	M-2	CD-1	
USES	Industrial	Mixed Use (Residential - Live/work)	
DWELLING UNITS	0	76	
LIVE/WORK UNITS	0	14	
MAX. FLOOR SPACE RATIO	5.0	3.5	
MAXIMUM HEIGHT	30.5 m (100 ft)	28.35 m (93.0 ft.)	27.43 m (90.0 ft.)
PARKING SPACES	As per Parking By-law	124	As per Parking By-law amendments for SEFC
LANE SETBACK	0	1.5 m	

DRAFT PARKING BY-LAW AMENDMENTS - TO APPLY THROUGHOUT SEFC

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.*

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.

Note for: The Playhouse (theatre) site:

- A minimum of one Class C loading space shall be required for theatre use in-lieu of the first Class B loading space required for that use.

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.

Social Housing

There are three categories for the number of required and permitted parking spaces:

	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 >= 250m²

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