



CITY OF VANCOUVER

P4

POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: September 14, 2006
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VanRIMS No.: 11-3600-03
Meeting Date: September 26, 2006

TO: Vancouver City Council

FROM: Director of Planning in consultation with the General Manager of Engineering Services, the Director of the Housing Centre, and the General Manager of Parks and Recreation

SUBJECT: CD-1 Rezoning: 51-85 and 199-215 West 1st Avenue, 1599 -1651 Ontario Street and 1598 -1650 Columbia Street (Olympic Village site)

RECOMMENDATION

- A. THAT the application by Merrick Architecture Ltd. on behalf of Millennium Southeast False Creek Properties Ltd. and the City of Vancouver to rezone 51, 85 and 199 West 1st Avenue, 1599 -1651 Ontario Street, 1598 -1650 Columbia Street and a portion of 215 West 1st Avenue (Lots 314, 315, 316, 318, 319, 320 and 321, Plan BCP24394, a portion of Lot 309, Plan BCP20726 and a portion of Lot 313, Plan BCP24394) from M-2 (Industrial) to CD-1 (Comprehensive Development District) be referred to a Public Hearing, together with:
- (i) plans prepared by Merrick Architecture received Aug 10, 2006 represented in Appendix E;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A;
 - (iii) the recommendation of the Director of Planning to approve the application, subject to approval of conditions contained in Appendix B;
 - (iv) draft consequential amendments to the South East False Creek Official Development Plan (SEFC ODP) generally as presented in Appendix C;

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

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

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

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

- C. THAT Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

GENERAL MANAGER'S COMMENTS

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

CITY MANAGER'S COMMENTS

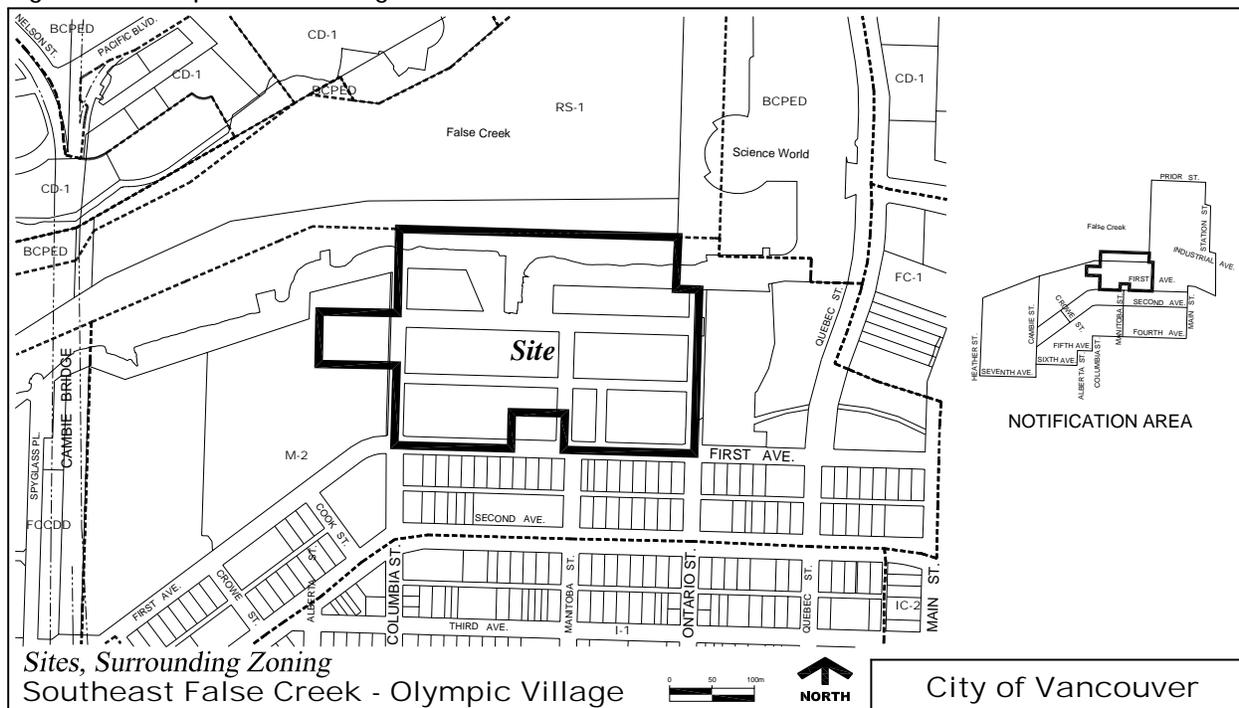
Based on the review by staff, the rezoning submission from Millennium Southeast False Creek Properties meets the intent of the Official Development Plan (ODP) and, in fact, exceeds the ODP objectives in the areas of sustainability and modest market housing. It is worth noting that Millennium is committing to deliver LEED Gold for all its market buildings, instead of Silver as required by the ODP. Also, as Council instructed, Millennium and staff have prepared a creative solution for the delivery of modest market housing that would result in approximately 100 units of modest market housing in addition to the 250 units of affordable housing. The City Manager supports recommendations A, B, and C.

COUNCIL POLICY

- **Southeast 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.
- **Southeast False Creek Financial Plan and Strategy**
Adopted by Council on March 1, 2005.
- **Southeast False Creek Public Benefits and Compatible Housing Strategy**
Adopted by Council on June 15, 2006.
- **Southeast 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.
- **Neighbourhood Energy Utility**
Adopted by Council on March 2, 2006.
- **Southeast False Creek Public Realm Plan**
Adopted by Council on July 20, 2006.
- **2010 Winter Olympic and Paralympic Games**
On March 26, 2002, Council endorsed the Olympic venues proposed for the City of Vancouver in the Vancouver 2010 Bid, including the use of the City-owned lands in Southeast False Creek for the Athletes Village. Vancouver was subsequently named host city for the 2010 Winter Games on July 2, 2003.

Figure 1 – Proposed rezoning site and context



PURPOSE AND SUMMARY

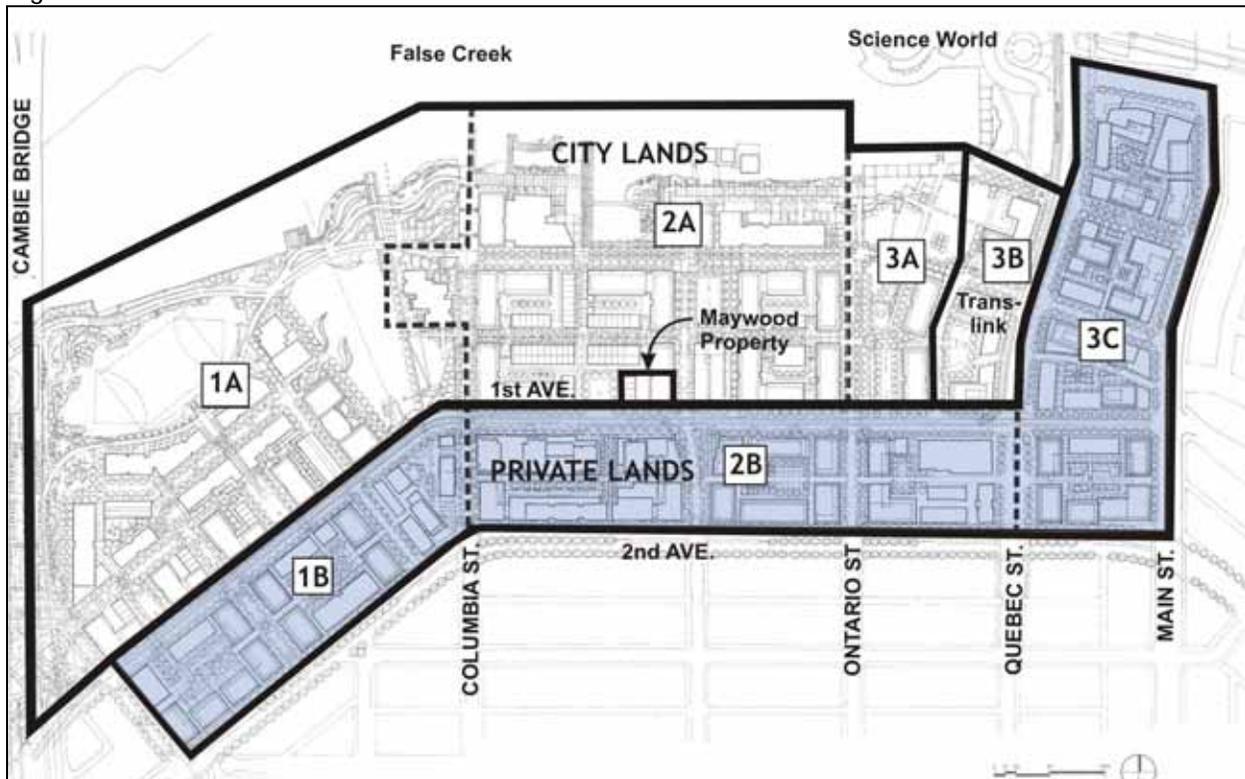
This report assesses an application by Merrick Architecture Ltd. to rezone this site (most of Sub-Area 2A) from M-2 (Industrial) to CD-1 (Comprehensive Development District) in accordance with the provisions for Sub-Area 2A in the SEFC ODP. The majority of Sub-Area 2A is owned by the City of Vancouver which has contracted with Millennium Southeast False Creek Properties Ltd. ("Millennium") to develop a new neighbourhood on its lands which will initially serve as the Olympic Village for the 2010 Winter Games. One small privately owned parcel (the "Maywood Property") is also part of Sub-Area 2A. This parcel is not included in the rezoning – it will come forward under its own application. The rezoning site, shown in Figure 1 above, includes six city blocks to be developed with a range of residential forms from townhouses to 13-storey apartment towers as well as a neighbourhood commercial centre, school, and community centre.

Staff have assessed the application and have concluded that it generally meets the intent of the SEFC ODP with the exception of variations outlined in this report. Staff recommend that the application be referred to a Public Hearing together with draft CD-1 By-law provisions generally as shown in Appendix A and the recommendation of the Director of Planning that the application be approved, subject to approval of conditions listed in Appendix B. Also recommended to be referred to the same Public Hearing are draft consequential amendments to the SEFC ODP generally as shown in Appendix C.

BACKGROUND

SEFC has been an industrial area since the early days of Vancouver. For the last 10 years, a major planning initiative has been underway aimed at redeveloping SEFC as a complete residential community in a process similar to that which has occurred on other former industrial sites around the False Creek waterfront. Since the beginning of this planning, SEFC has been envisioned as a community that is to achieve environmental, social and economic sustainability objectives.

Figure 2 – Sub-Areas in SEFC as defined in the ODP



Council adopted the SEFC Policy Statement in 1999 and the SEFC ODP in 2005. The next stage, of which this application is a part, is the rezoning of the lands to Comprehensive Development District (CD-1) designation. SEFC is comprised of sub-areas outlined in the ODP and shown in Figure 2 above. Sub-Areas 1A, 2A (excluding the Maywood Property) and 3A form the "City Lands", Sub-Areas 1B, 2B and 3C are the "Private Lands" and Sub-Area 3B is owned by Translink. The rezonings occur on a property ownership basis. So far in the Private Lands, three rezonings have been approved after public hearings, one has been referred to

public hearing, and four are in various stages of application processing or active pre-application discussion.

In 2005 the City established the SEFC and Olympic Village (SEFC/OV) Project Office with the task of delivering the City Lands both for the Olympics and for its long-term use as a new community. The SEFC/OV Project Office has overseen a Request for Proposals process that, in April 2006, resulted in the selection of Millennium to develop the City lands in Sub-Area 2A. Since then staff have been working with the developer and their consultants, Merrick Architecture and GBL Architects, on the rezoning application described in this report.

As part of the City’s commitment to the 2010 Winter Olympics, the City Lands in SEFC have been offered as the site of the Olympic Village. In particular, the City lands in Sub-Area 2A have been put forward as a site that will undergo most of its planned development prior to 2010, so that the new buildings can be used for housing athletes and officials before they are occupied by the end users after the Games. The design development process has included active work with the Vancouver Olympic Organizing Committee (VANOC) to ensure their requirements are met.

Maywood Property – The ODP anticipated that all of the land in Sub-Area 2A would be under one ownership, however one parcel, the Maywood Property (Parcel 5ii) has not been acquired by the City or by Millennium. So while the design development work and the rezoning submission by Millennium included this parcel, it is not included in the proposed CD-1 rezoning. The work completed under this application for this property can be the starting point for a separate application whenever the owner of the Maywood Property is ready to proceed.

Figure 3 – Parcels within rezoning site



DISCUSSION

1. Site and Parcels

Sub-Area 2A comprises about 7.2 ha (18 acres) of total land area which has been subdivided in preparation for redevelopment. New roads have been created as extensions of Ontario, Manitoba and Columbia streets. Other new streets include Slipway Street, Salt Avenue and Shipyard Avenue (provisional names), as well as the waterfront area which is established as road. These new roads are consistent with the roads shown in the SEFC ODP Illustrative Plan.

There are 12 "Parcels" in the rezoning site as illustrated in Figure 3 above. Parcels 2, 3, 4, 5, 6, 9 and 10 contain housing (including affordable and modest market) mixed with commercial. They will be developed by Millennium and are called the "housing parcels" in this report. Parcels 1, 7, 8, 11 and 12 contain community facilities or City-owned commercial space. They are called the "public parcels".

Sub-Area 2A includes one heritage building that will be retained in situ – the Salt Building at 85 West 1st Avenue. A separate parcel has been created for this building (Parcel 7). Also on its own parcel is a site for an elementary school (Parcel 1) which was planned in the ODP. This site will remain in City ownership until the Vancouver School Board is ready to develop the school. The basic provisions for the school are being included in this rezoning to enable it to proceed whenever funding becomes available. Parcel 11 is for the community centre and non-motorized boating facility called for in the ODP. It will be built prior to the 2010 Games. Parcels 8 and 12 are public plazas.

2. Land Uses

The predominant land use proposed is residential, but because Sub-Area 2A is at the heart of the overall SEFC community it is also the location of most of the community-serving uses. The proposed neighbourhood commercial centre includes the three "anchors" – a full size grocery store (Parcel 9), a drug store (Parcel 10) and a liquor store (Parcel 6) – as well as smaller "CRUs" that will house restaurants, cafés, smaller shops and services, such as banks and medical/dental offices. The centre is located around the plaza and the Salt Building, as called for in the ODP.

Other community-serving land uses in the rezoning site include institutional and recreational uses. The community centre is proposed on Parcel 11 and includes a non-motorized boating facility, a childcare centre and a restaurant. The community centre has been relocated from Parcel 4, in the ODP, to Parcel 11, in order to make it a more functional, better designed facility (see Section 7 below for more details). Parcel 1, on the west side of the site, is the location for a public elementary school, which may also include a childcare centre and/or after-school care. (See Section 8 below.)

Another potential use proposed in the application is an Interfaith Spiritual Centre. Church use has been included in the draft CD-1 By-law to permit this centre to locate within the rezoning area. (See Section 9 below.)

All of the proposed land uses are consistent with the ODP provisions for Sub-Area 2A.

Live-work use has been included as a permitted use in the draft CD-1 By-law. Although there is currently a Council direction not to pursue additional zoning for this use pending resolution of assessment and taxation issues, this was not intended to apply to the SEFC ODP area which had been in process during the live-work discussion. Live-work use has also been included in the CD-1 by-laws for the Private Land rezonings (Sub-Areas 1B, 2B and 3C). Its inclusion allows for grade-level units to be approved initially with a work space or to convert to live-work use in the future.

3. Form of Development

The ODP contains an illustrative form of development that, for Sub-Area 2A, consists of a rectilinear block pattern extending northward from the existing street grid to the waterfront, flanked on both sides by parks. Two of the blocks are to be public plazas, one block contains the existing Salt Building and the remaining blocks are to carry the new development. In the ODP, new development is illustrated as a mix of building forms from 3-storey townhouses to 12-storey apartments. The tallest forms are to be located along the sides of the site—in the “bookends”—with heights stepping down toward the Salt Building, as well as down toward lower forms along the waterfront. This overall built form was conceived to work in conjunction with the adjacent park lands and with building forms proposed in the other sub-areas of SEFC.

As in most cases when moving from the general level of an ODP to a specific rezoning, adjustments in massing have occurred. Staff have worked actively with the proponent in refining the proposal, as well as having two workshops and one voting session with the Urban Design Panel.

The site was subdivided by the City in a manner consistent with the ODP Illustrative Plan and the applicant has worked with the block pattern as given. Most changes in massing from that envisaged in the ODP respond to the need to design for sustainability (opening up courtyards, creating “through units”, using east-west building alignments where possible); or to the practicalities of accommodating certain uses (e.g. affordable housing, the community centre). The proposed form of development is shown in the plans in Appendix E.

The form of development proposed in the applicant’s August 10th submission is generally consistent with the ODP direction, but staff note the following variations:

- a) The ODP Illustrative Plan envisioned the community centre on Parcel 4 in combination with a substantial amount of housing, while Parcel 11 was to have housing combined with commercial uses. Through design development at the rezoning stage, it has been found preferable that the community centre locate on Parcel 11 without housing. Housing envisioned for both Parcels 4 and 11 has now been consolidated on Parcel 4. To accommodate that density, as well as to create a signature building on the waterfront, the building form proposed for Parcel 4 has increased from a 4-storey form to a 3- to 8-storey form. The higher building form is a logical waterfront termination of the westerly “bookend”. Staff, through design development conditions, are pursuing greater scale for the easterly portion of Parcel 11 (the community centre gymnasium) as a massing strategy to achieve a more appropriate transition for the easterly “bookend” as well.
- b) It was also determined through design development that an extra storey could be considered for the southerly “bookend” buildings while still achieving a demonstrable

transition in building heights between the Private Lands and Sub-Area 2A. This would entail the tallest buildings in the south corners of Sub-Area 2A being 13 storeys, instead of 12 storeys, or 40.5 m (133 ft.) instead of 38 m (125 ft.). While the additional height does not create adverse shadowing impacts, staff recognize that the additional storey on each of the corner buildings imposes minor view impacts for units in upper floors of buildings to the south. The proposed 2.5 m (8-ft.) increase assists in the provision of the additional floor space for modest market housing (see Sections 4 and 5 below) and should be considered only in that context.

- c) The applicant has also changed the orientation of some of the building forms from north-south to east-west to take advantage of passive solar opportunities. The resulting building forms no longer correspond exactly with the forms in the ODP Illustrative Plan. However the same variety of heights is still expressed and the overall theme of the built form –the bookends, lower around the Salt Building and the stepping toward the waterfront– is still present.

The Urban Design Panel supported this application however members expressed a number of concerns about the built form which are contained in their minutes of August 16, 2006 (see Appendix D). The most significant concern, with which staff concur, is that some of the middle blocks of the site are too dense. In particular, the streetwall along Salt Avenue is too high for the 12 m (39-ft.) width of this street. With regard to increased height on Parcel 4, the Panel was supportive but felt that the building massing needed to be broken up. Staff have included further design development instructions in the rezoning conditions to reduce and better modulate the massing. Additional design development conditions are also included to ensure that other outstanding concerns about the form of development will be addressed at the development permit stage. (See the design development conditions in Appendix B.)

Building Setbacks – Building setbacks were shown in the submission drawings on all residential frontages, varying from 3 to 5 m (10 to 16 ft.). A 1.0 m (3.3 ft.) commercial setback on the west side of Parcels 9 and 10 is also needed to provide a wider sidewalk along Slipway Street. These setbacks have not been included as requirements in the draft CD-1 By-law, but they are nonetheless secured through approval of the form of development and, in the case of the Slipway Street setback, by a required statutory right-of-way.

4. Floor Area and Density

For Sub-Area 2A, the ODP allows a maximum overall floor area of 102,135 m² (1,099,408 sq. ft.) and within that total a residential maximum of 94,505 m² (1,017,277 sq. ft.). Institutional, recreational and cultural uses are not included in the overall maximum, but commercial uses are. If all of residential floor space allowed is used, then the maximum amount remaining for commercial uses is 7,630 m² (82,131 sq. ft.).

In developing the plan with the developer, staff indicated that the City would consider some increase in floor area beyond the ODP if it could fit within an acceptable urban design and built form, and if it could be related to public objectives.

Table 1, below, shows how the maximums have been allocated to the Maywood Property and to the City Lands in Sub-Area 2A, the rezoning site. It also shows the floor area staff are recommending in the draft CD- By-law.

Table 1 – Floor Area Comparison with ODP

	ODP Sub-Area 2A maximums	Maywood Property ODP share *	Rezoning Site (City Lands - Olympic Village)	
			ODP share	Recommended in draft CD-1
Residential Use	94,505 m ²	2,935 m ²	91,570 m ²	109,611 m ²
	(1,017,277 sq. ft.)	(31,593 sq. ft.)	(985,684 sq. ft.)	(1,179,884 sq. ft.)
Total Floor Area **	102,135 m ²	3,293 m ²	98,842 m ²	119,285 m ²
	(1,099,408 sq. ft.)	(35,446 sq. ft.)	(1,063,962 sq. ft.)	(1,284,024 sq. ft.)

* Maywood Property is in Sub-Area 2A, but not in this rezoning

** excludes institutional, recreational and cultural uses

Residential Floor Area

The form of development presented by the applicant in their August 10th submission included 111,179 m² (1,196,762 sq. ft.) of residential density. After the urban design review, staff felt this density needed to be reduced by about 2,700 m² (29,100 sq. ft.) in order to achieve the massing reductions described above in Section 3, Form of Development. However the applicant was concerned that the reductions put in jeopardy the financial ability to deliver modest market housing. In response, staff have agreed to retain the modest market density proposed by the applicant for Parcels 3 and 6 within the recommended floor area, noting however that the intent of the rezoning conditions, which instruct the applicant to modify the massing in specified locations, must still be satisfied through design development on all the housing parcels.

The recommended residential density, including the affordable and modest market housing, is 109,611 m² (1,179,884 sq. ft.). This floor area is 18,041 m² (194,200 sq. ft.) beyond the rezoning site's share of the ODP residential maximum. Staff feel that this variation from the ODP is supportable because it would enable a number of significant public objectives to be met:

- a) **Additional Affordable Housing** – The ODP calls for at least 20% of the total units in Sub-Areas 1A, 2A and 3A to be available for affordable housing. In Sub-Area 2A, 250 affordable housing units are being secured as part of the City's Olympic Village commitment, which is about 23% of total dwelling units in that sub-area. An additional 1,208 m² (13,000 sq. ft.) of floor space over what was anticipated in the ODP is required to deliver the additional units and the appropriate mix of unit sizes.
- b) **Modest Market Housing** – The original ODP included a requirement for modest market housing, but no mechanism for funding or delivering it. In March 2006, Council revised the ODP so that modest market housing is no longer a requirement in Sub-Area 2A, but it remains an objective that applicants are encouraged to incorporate in their proposals. In this application a total of 8,342 m² (89,800 sq. ft.) of modest market housing is to be developed on Parcels 3, 6 and 9. The proposal is discussed in more detail below in Section 6, Housing Mix and Affordability.
- c) **Commercial capacity to residential** – The ODP anticipated that the rezoning site would have about 7,153 m² (77,000 sq. ft.) of commercial floor space allocated to the developer (not including commercial space on the public parcels). Millennium proposes 5,912 m² (63,640 sq. ft.) of neighbourhood commercial mixed with the housing. The applicant requests that the remaining 1,245 m² (13,400 sq. ft.) of commercial space allocated to the developer be available for residential. Staff support this conversion because the

commercial proposed by Millennium for the housing parcels adequately serves the new neighbourhood, and because the additional residential floor space fits within the accepted form of development discussed above given the anticipated massing response to the design development conditions in Appendix B.

- d) **Additional Market Residential** – The floor area included in the draft CD-1 also includes 7,246 m² (78,000 sq. ft.) of additional market residential. Staff feel that this is supportable given the very high level of amenities being financially supported by the development of Sub-Area 2A (through the Property Endowment Fund), as well as the costs and risks associated with the tight timeline, anticipated innovative response to sustainability goals, and project complexity. However, in recognition of this floor space increase, staff are recommending that all the market buildings achieve a LEED™ Gold equivalent, rather than Silver as required by the ODP. A rezoning condition has been included in Appendix B which extends the LEED™ Gold standard to all buildings on the City Lands in Sub-Area 2A (the Olympic Village). (It already applies to all the City buildings.)
- e) **Passive Design Elements** – The applicant has noted that they will incorporate passive design elements such as “higher performance walls, day lighting, wide circulation, enclosed double-wall balconies, ventilation shafts and other key elements” to meet sustainability objectives. Normally most of these elements would be counted as floor area as they are not excludable under the City’s standard zoning provisions. However it is proposed that new exclusions be added on an experimental basis for this rezoning. The proposed exclusion clause in the draft CD-1 By-law allows for the Director of Planning or the Development Permit Board to approve discretionary exclusions up to a limit of 2,276 m² (24,500 sq. ft.) applied across the rezoning site. This is 2% of the total floor area. The applicant has indicated that this limit is too low to provide for all of the elements they wish to design into the buildings. Staff acknowledge that this may be true, however feel that there is insufficient detail about these design elements and about the impact of the excluded floor area on building massing. Staff propose that the 2% limit be included in the CD-1 By-law initially and that the use of the exclusion be monitored through the first few development permits. If an increase to the limit is warranted, staff will bring forward an amendment for Council’s consideration.
- f) **Wall Thickness for Sustainability**– A standard exclusion does exist within the Zoning and Development By-law to exclude extra wall thickness. However the applicant has indicated that this provision is insufficient to exclude the even thicker “high performance walls” they wish to construct to improve the building envelope for energy savings. Staff have therefore revised the maximum exclusion in this clause from the standard 152 mm (6 in.) to 203 mm (8 in.) for the CD-1 By-law. This change is also experimental, so staff will monitor its effectiveness at meeting sustainability objectives before considering its use in other developments.

Table 2 – Summary of Recommended Floor Area Increases for Residential Use

	Square metres		square feet	
Rezoning Site's ODP share		91,570 m ²		985,684 sf
Increases				
Additional Affordable Housing	1,208 m ²		13,000 sf	
Modest Market Housing	8,342 m ²		89,800 sf	
Commercial capacity to residential	1,245 m ²		13,400 sf	
Additional Market Residential	7,246 m ²		78,000 sf	
Total of Increases	18,041 m ²	18,041 m ²	194,200 sf	194,200 sf
Total Recommended Residential Floor Area in draft CD-1 By-law		109,611 m²		1,179,884 sf
Potential floor area exclusions for Passive Design Elements (2%) + greater wall thickness	up to 2,276 m ²		up to 24,500 sf	

Commercial Floor Area

For retail, service and office uses, the application proposes 5,912 m² (63,640 sq. ft.) of commercial floor space in the parcels that contain housing. This generally meets the ODP intent to provide for a range of neighbourhood shops and services located at grade level in buildings fronting on Manitoba and Slipway streets. Included is a 2,118 m² (22,800 sq. ft.) grocery store on Parcel 9 which falls within size parameters set in the ODP and is critical for neighbourhood utility.

Staff propose that a further 1,300 m² (14,000 sq. ft.) of commercial floor space be assigned to the public Parcels 8, 11 and 12 to accommodate a restaurant proposed for the community centre and commercial uses which may locate adjacent to the public plazas.

The ODP did not allocate commercial floor space to the Salt Building. The land uses for this heritage building are in the process of being determined through a separate planning process. Among the various proposals under consideration for the building's adaptive re-use are commercial, institutional and cultural uses. The ODP does not propose limits on institutional, recreational or cultural uses, however an allocation would need to be included in the CD-1 By-law for commercial use if the selected proposal for the Salt Building includes retail, service or office uses. Staff recommend that an additional 2,462 m² (26,500 sq. ft.) of commercial use be allocated in the draft CD-1 By-law for the Salt Building. This represents the existing ground floor area of the building plus an allowance for mezzanine and basement space. Commercial floor area for the rezoning site would be as shown in Table 3.

Table 3 – Summary of Commercial Floor Area proposed in the CD-1

Commercial Floor Space	Square metres	square feet
Combined with housing on Parcels 5, 6, 9 and 10 (Millennium's commercial)	5,912 m ²	63,640 sq. ft.
In public Parcels 8, 11 and 12 (community centre & plazas)	1,300 m ²	14,000 sq. ft.
Additional floor area for Salt Building (Parcel 7)	2,462 m ²	26,500 sq. ft.
Total Recommended Commercial Floor Area in CD-1 By-law	9,674 m²	104,140 sq. ft.

The total recommended commercial floor space is about 2,100 m² (22,600 sq. ft.) over what the ODP anticipated, however the extra floor space is for the Salt Building which the ODP did not include. Including floor space for the Salt Building and for the Park Board facilities is neutral with regard to the form of development because the application assumed there would be some commercial floor space on Parcels 11 (community centre) and 8 (waterfront plaza), and it included the Salt Building.

Consequential to approving the maximum floor areas shown in the draft CD-1 By-law are amendments to the floor area maximums in the ODP. These ODP amendments are shown in Appendix C.

5. Building Height

For Sub-Area 2A, the ODP has maximum height regulations of 15 m (49 ft.) north of Shipyard Avenue, 38 m (125 ft.) south of Shipyard, and 12 m (39 ft.) for the school. The optimum heights illustrative plan indicates heights in storeys for each building, showing how the building forms step down from the “bookends” to the Salt Building, and towards the waterfront.

As noted above, the proposed massing varies from the ODP Illustrative Plan, but is generally consistent with its intent. Increases in the maximum heights to accommodate the supported massing are proposed as follows:

- a) Transfer of housing density from Parcel 11 onto Parcel 4 has resulted in more building height on Parcel 4. It is proposed to increase the maximum height on Parcel 4 from 15 m to 30 m (49 to 98 ft.) as a strategy to relate to the “bookend”.
- b) In the ODP’s 38 m (125-foot) height zone, two 12-storey buildings are shown in the south corners of the sub-area that would reach this height. In the rezoning application, these buildings are proposed as 13 storeys. An increase of the height limit in this zone to 40.5 m (133 ft.) is needed to allow this extra storey. The Urban Design Panel did not oppose adding a storey, but noted that the Private Lands have been held to ODP height limits. Staff note that landmark towers at the top of the “bookends” on the Private Lands are permitted to be 47 m (154 ft.) or 15 storeys which will still stand above 13-storey towers on Sub-Area 2A, achieving the overall design intent. In addition, staff note that the increase is related to the provision of a public benefit, i.e. added floor space for modest market housing, and is supported only on that basis.
- c) In the ODP, the height limit for the school site is 12 m (39 ft.) which allows for a three-storey school with 4 m (13 ft.) per floor. The Vancouver School Board has noted that the actual height per floor preferred for school buildings is 4.5 m (14.8 ft.). Staff therefore recommend a height limit of 13.5 m (44 ft.) for the school site.

The draft CD-1 By-law reflects all three of these height increases and consequential amendments to the heights set out in the ODP are proposed in Appendix C.

6. Housing Mix and Affordability

Affordable Housing – Section 4.3.1 of the ODP requires that at least 20% of the units in Sub-Areas 1A, 2A and 3A be available for affordable housing (housing intended for core-need households) with half the units to be suitable for families. Provision of a minimum 250

affordable housing units is part of the City's Olympic Village commitment and was a requirement of the City's RFP for the development of Sub-Area 2A. It is estimated that 1,100 units in total will be developed in Sub-Area 2A and the 250 affordable units represents 23% of the total. The application includes the development of 250 units of affordable housing as follows:

Table 4 – Affordable Housing

Parcel	Floor Space	# of Units	# of Family Units
Parcel 2	8,640 m ² (93,000 sq. ft.)	88	88
Parcel 5	6,782 m ² (73,000 sq. ft.)	92	37
Parcel 9	4,366 m ² (47,000 sq. ft.)	70	0
Total	19,788 m² (213,000 sq. ft.)	250	125

The conditions of enactment related to affordable housing are the requirement that the applicant enters into a legal agreement with the City to develop the affordable housing and confirmation that the floor space allocated to the affordable housing is sufficient to accommodate 250 affordable housing units, half of which must be suitable for families.

Modest Market Housing – Section 3.2.1 of the ODP sets an objective of 33% modest market housing (housing affordable to households in the middle third of incomes) by working with the developers to achieve a solution. There is no modest market requirement but developers are encouraged to do what they can. As outlined in Section 4(b) above, it is proposed that a total of 8,342 m² (89,800 sq. ft.) of additional floor space be provided for the development of modest market housing which would result in approximately 100 units or 9% of units for modest market. This does not include market housing units that investors may purchase throughout Sub-Area 2A and rent individually.

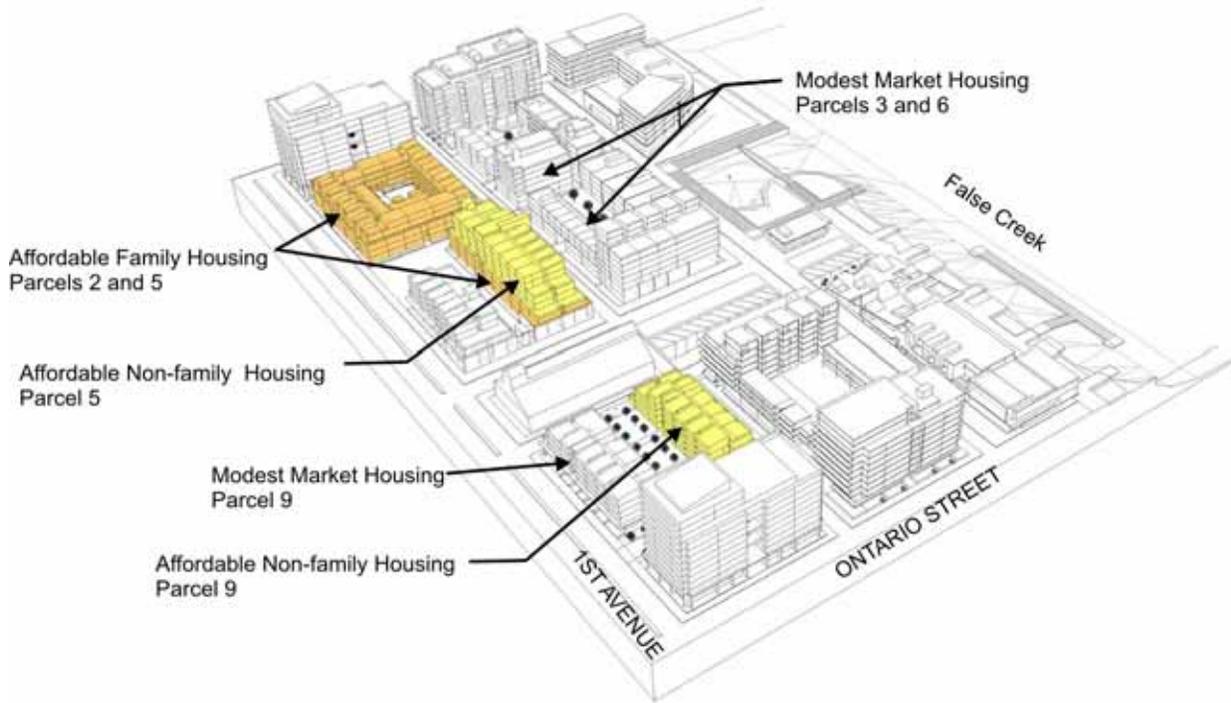
The modest market housing can be developed without any land cost as it will occupy additional density beyond the ODP as explained above in Section 4, Floor Area and Density. As a result, the rents and/or sale prices of the modest market units should be affordable to middle income households as they will also be smaller and modestly finished. A condition of enactment of this rezoning is that the applicant enter into agreements that ensure that the savings due to no land cost, and to the smaller and modestly finished units, are to the benefit of the modest market housing.

Table 5 – Modest Market Housing

Parcel	Floor Space	# of Units	# of Family Units
Parcels 3 and 6	5,072 m ² (54,600 sq. ft.)	62	20
Parcel 9	3,270 m ² (35,200 sq. ft.)	39	27
Total	8,342 m² (89,800 sq. ft.)	100	47

Further details regarding the affordable and modest market housing will be provided in a Housing Centre report that will accompany the Financial Update report that Council will receive before the Public Hearing for the Olympic Village site.

Figure 4 – Affordable and modest market housing - proposed locations



Family Housing – In addition to requiring that 50% of the affordable housing be suitable for families, Section 4.3.1 of the ODP requires that 35% of all residential units be designed for families. All the units designated for family housing will be required to satisfy the Council-adopted High-Density Housing for Families with Children. A “condition of use” has been included in the draft CD-1 By-law requiring that the ODP family housing requirements be met. The project as presented would result in a distribution of family units as follows:

Table 6 – Family Housing

Component	# of units	# of family units	% of family units
Affordable	250	125	50%
Modest Market	100	47	47%
Market	750	213	28%
Total	1,100	385	35%

7. Salt Building

The draft CD-1 By-law allows for a variety of uses to occupy this existing structure including commercial, institutional, recreational and cultural uses. The City will retain ownership of the building and control its use through agreements with operators and tenants. Four groups have submitted Expressions of Interest to adaptively re-use the heritage building. Between the four groups a wide variety of ideas have come forward. The next stage is a Request for Proposals process in which all four groups will be asked to participate. Once a proposal has been selected, the City will work through a development process with the proponent so that

this heritage building can be developed at the same time as the rest of the buildings in the neighbourhood.

8. Community Centre

The community centre is proposed on Parcel 11 near Ontario Street. The new location is proposed to give the community centre its own site without any housing and to allow Parcel 4 to develop solely as residential. Significantly, the community centre location change will:

- allow more freedom in resolving the community centre site program and design as residential adjacency issues do not have to be addressed to the same extent (This may also make it easier to achieve LEED™ Platinum which has been set as a goal for the community centre design);
- have a longer waterfront area which will accommodate more activities and dock space;
- allow a restaurant to locate at the west end of the community centre helping to animate the two neighbourhood plazas;
- avoid ongoing operating issues that would potentially have resulted if housing had been kept on the same site as the community centre.

The community centre also contains a 69-space childcare centre and a non-motorized boating facility, both of which are called for in the ODP. A restaurant is also included in the current proposal.

9. School

A public elementary (K-7) school is proposed for Parcel 1 which is within the park area to the west of Columbia Street. The school site is 2,700 m² (2/3 acres) in size and surrounded on three sides by park. The plans for the park include play equipment and play areas for a variety of children's age groups.

The school's floor area is not limited in the CD-1 By-law, although the ODP specifies that it be a minimum of 3,700 m² (39,828 sq. ft.). A provision for child daycare use has been included in the draft by-law, should there be a proposal to co-locate childcare or after-school care within the school.

Although the school has been included in the rezoning, it is not among the buildings that Millennium is responsible for constructing. For this reason, a form of development for this site has not been presented in the application. When the Vancouver School Board is ready to build, a form of development will be submitted and reviewed as part of a development permit process. Until then, the site will remain under City ownership.

10. Interfaith Spiritual Centre

An Interfaith Spiritual Centre is permitted under the cultural, recreational and institutional uses in the ODP, but a location for it is not specified. The Centre is not among the public facilities being provided as part of the public benefits strategy for SEFC. As noted by Council at the time the Centre was added to the ODP objectives, the sponsors will have to finance site acquisition and development costs. Sub-Area 2A is one of the sub-areas in which the facility could locate, so church use has been included in the draft CD-1 By-law should a site be acquired there for this purpose.

Two locations on 1st Avenue for the Centre were reviewed as part of this application – one on Parcel 5ii (the Maywood Property) and another immediately to the west, mid-block on Parcel 2 (Millennium). From the perspective of the needs of the Interfaith Centre, either site would work. While the CD-1 By-law would allow it on Parcel 2, from a practical perspective the location is problematic. The affordable housing would need to be relocated, and the development permit drawings for Parcel 2 are already underway in order to meet the very compressed timeline for the Olympic Village. Should the facility come forward on Parcel 5ii, it would proceed under a separate rezoning application since that site is not included in this rezoning application.

11. Olympic Village

The applicant and the SEFC/OV Project Office have worked closely with VANOC to ensure that this rezoning proposal will meet the needs of the 2010 Winter Games. The application demonstrates in a preliminary way how the new residential buildings will initially serve as accommodation for athletes and officials. The draft CD-1 By-law includes a provision for interim uses should temporary uses need to be approved for the site during the Olympic period.

12. Parking, Loading and Circulation

Parking standards for SEFC were approved by Council on June 27, 2006. These new standards were developed as part of the City's Green Building Strategy (shown in Appendix F). They aim to reduce auto dependency by setting low minimum parking requirements and imposing maximum requirements. Developments in SEFC with 50 or more dwelling units are also required to provide car-sharing vehicles including off-street parking. A rezoning condition is included in Appendix B to ensure the provision of these car-sharing vehicles and spaces.

The application is proposing a total of about 1,650 parking spaces to meet the by-law requirements on Parcels 2/5, 3/6, 4, 9 and 10. Adequate residential parking is proposed in each of the parcels to meet the requirements for the dwelling units within the respective block. Commercial parking requirements are also met within this total, although in some cases parking for commercial uses in one parcel may be met on another parcel. In these instances, parking covenants are needed to secure the spaces that are located off-site. The Salt Building will also need to secure parking off of its site since preservation of the heritage structure means that parking cannot be added. The applicant has agreed to provide the 20 spaces estimated for the Salt Building within the total mentioned above.

For Parcel 11 which will remain in City ownership, one level of underground parking is proposed which would provide about 120 parking spaces for the uses in the community centre, non-motorized boating facility, childcare centre and restaurant. This parking provision is less than what the Parking By-law would require for these uses combined. However, staff anticipate that the parking demand would vary enough throughout the day and that the majority of needs can be met with the proposed 120 spaces. The Park Board has agreed to manage the programs in the building so that additional parking is not needed. For example, if certain activities, such as dragon boat training, generate too much parking demand for this site, then these activities will be programmed for other locations. Staff support this approach to parking for Parcel 11.

No explicit provision is made for those wishing to drive to the destination park and seawall amenities being developed in this neighbourhood. These visitors will compete for the public

parking supplied on- and off-street. Arrangements for additional public parking in future development sites such as the school or other areas of SEFC may be necessary to support broader public access to the area.

In the application, off-site parking has not been provided for a small pavilion on the waterfront plaza (Parcel 8). The end use for this building is not being determined at this time, and the associated parking provisions are to be determined. The elementary school on Parcel 1 will also be expected to meet its parking requirement on its own site.

Loading is to be provided according to the Parking By-law. Where residential loading is required, Class A loading spaces are to be provided in the underground parking near the elevator cores. For commercial loading, Class B spaces are required except that, if the proposed grocery store exceeds 2,000 m² (21,529 sq. ft.), a Class C loading space is required in addition to two Class B loading spaces. The rezoning application has included one Class C and one Class B space for the grocery store on Parcel 9 and Class B spaces for the other commercial uses in Parcels 6 and 10. Loading requirements will be finalized as part of each development application. For the Salt Building, loading is proposed on-street, on the east side of Manitoba, adjacent the building. On-street loading for the Salt Building is supported as a unique exception because it cannot be provided on the site due to heritage preservation.

The applicant has requested that the loading requirement for the commercial uses in Parcel 5 be relaxed so that loading occurs on the street. The main reason is that the proposed commercial space is quite small at 339 m² (3,650 sq. ft.). Staff have reviewed the applicant's request and note that it has not been adequately demonstrated that on-site loading is unworkable for this site. Staff do not recommend that the loading requirements be relaxed, but note that the Parking By-law allows for a relaxation to be granted at the development permit stage.

Access to the off-street parking and loading areas is primarily from Salt Avenue which is consistent with the direction in the ODP. A transportation study was undertaken as part of the ODP process that examined vehicular circulation through Sub-Area 2A. A more detailed transportation study was completed in July 2006 following the change to the community centre location and using the dwelling unit counts from the rezoning application. Fewer residential units and less commercial space are proposed in the rezoning than was anticipated at the ODP stage, so overall vehicle volumes into the various parkades is slightly down. However, the community centre with 120 parking spaces would likely generate more traffic than residential use. The relocation of the centre from Parcel 4 to Parcel 11 results primarily in a shift of how vehicles will use the local street network, but all projected local street volumes remain at acceptable levels given the scale of this new mixed-use development.

Truck access to the loading areas was also examined in some detail as part of the rezoning application. The street system in Sub-Area 2A is characterized by narrower street rights-of-way and pedestrian-friendly streetscape design. Small trucks of less than 10 m (33 ft.) are well suited for urban spaces and can easily be accommodated to serve the commercial uses in Sub-Area 2A. However, a grocery store of the size called for in the ODP would typically be served by tractor-trailer units of about 17 m (55 ft.) in length. These large trucks have very wide turning radii which are challenging within the street system in Sub-Area 2A. While technically feasible, large trucks serving the grocery store will impact other vehicle access and non-motorized users, as well as the public realm and streetscape design currently proposed.

Given the possibility of needing to accommodate large truck access to the grocery store, it is important to retain maximum operational and design flexibility at this time. Loading for the grocery store should allow for both large and small truck access from Salt Avenue onto the rear private lane. Truck routing entry should be designed to function both from the west (via Manitoba Street) and from the east (via Ontario Street). The loading exit would be directly westbound onto 1st Avenue. Staff will continue to work with the applicant and the grocery store operator to manage truck access and loading issues.

13. Greenways and Bikeways

The newest parts of the Seaside Greenway/Bikeway around False Creek typically have parallel paths with the pedestrians on the water side, and bikes and other wheeled traffic on the upland side. In the ODP, the plan was to provide this arrangement through most of the SEFC waterfront, except for the portion between Ontario and Columbia streets which was to have a more urban treatment and be more pedestrian-oriented. Through this area, the Seaside Greenway/Bikeway was proposed to be located away from the water's edge, in an off-street path on the north side of Shipyard Avenue.

During the rezoning process, it became apparent that vehicular access to the waterfront parcels from Shipyard Avenue would cross this bike facility and the pedestrian sidewalk creating conflicts between motorists and other users in a potentially unsafe manner. In seeking to improve the situation for cyclists, staff examined moving the Seaside Greenway/Bikeway to the north side of the parcels, returning to a more conventional parallel path alignment along the waterfront. Of concern in doing this was whether the urban character called for could still be achieved and whether there was actually enough space to accommodate both movement systems in an acceptable manner.

Staff found that both Parcels 4 and 11 could be altered slightly to create more space for the paths along the waterfront. Staff also examined the detailed design of the waterfront and determined that the high quality paving, furniture and lighting planned for this section of the waterfront could be modified to accommodate the bike path design without unduly compromising the overall design intent. Advisory groups, including the Bicycle Advisory Committee (BAC), and the public have supported this change to the Seaside Greenway/Bikeway. Staff have instructed the consultants who are designing the SEFC waterfront to revise the plans to reflect this change.

The Seaside Greenway/Bikeway's proximity to the waterfront will highlight this link and associated access between the land and water uses. These uses include future water access for small craft including rowers, and a transportation link provided by ferry services operating in False Creek.

The Ontario Greenway/Bikeway also passes through SEFC adjacent to the rezoning site. At the ODP stage, there was discussion about what form this greenway would take in SEFC. Some advocated for Ontario Street to be car-free north of 1st Avenue, however Council decided that the street was integral to the continuous grid system of Sub-Area 2A and that it was needed to provide vehicular access to the development parcels. The bikeway design that emerged was a bi-directional path in the park to the east of Ontario Street which allows cyclists to enter and leave an off-street bike system at Ontario and 1st Avenue.

In the course of developing the detailed plans for Sub-Area 2A, with the community centre at the foot of Ontario and the grocery store on Parcel 9, the BAC raised concerns about car and

truck traffic on Ontario and about the inadequate width of the off-street bi-directional path in the park. In response, staff worked with the BAC on the following improvements:

- an on-street southbound bike lane has been included along the west side of Ontario Street to allow southbound cyclists to enter the on-street system at Shipyard Avenue;
- the off-street path in the park is now planned as a 4.0 m (13-ft.) wide dedicated bike path and separate pedestrian paths have been added to both the park and to the east side of Ontario.

Staff will continue to work with the BAC on the alignment and detailed design of the off-street system in the park, and its connections to Ontario Street and 1st Avenue. A summary of staff's consultation with the BAC is in Appendix D.

14. Environmental Sustainability

Environmental sustainability is a key objective of the SEFC ODP. Council approved the Draft SEFC Green Building Strategy on July 8, 2004 which sets out a minimum baseline of environmental performance in all facets of building design and construction. New development is to comply with the mandatory requirements for Energy Performance, Water Conservation, Parking and Loading, and Stormwater Management. The 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 F.

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 elements proposed in this application include:

- the project plans to make full use of the Neighbourhood Energy Utility;
- passive design strategies on the south and west facades to maximize in-suite daylighting and energy efficiency through passive solar controls to regulate afternoon heat gain and ventilation shafts to maximize natural ventilation;
- 50% green roof coverage for all buildings, including urban agriculture on rooftops and podiums;
- a "water balance model" to minimize potable water use for irrigation and toilet flushing through an integrated water conservation and rainwater re-use strategy;
- the landscape is being designed to thrive without use of potable water, manage stormwater, enhance native habitat, and provide opportunities for gardening; and
- a variety of energy, water and resource conservation features will be included in the final fittings for the live-work units.

More information about the applicant's approach to sustainability is in Appendix G, including the preliminary LEED™ scorecards submitted with the application.

The SEFC Green Building Strategy has a requirement that all buildings in SEFC attain a minimum target of 36 LEED™ points and thereby be eligible to receive LEED™ Silver certification. The Strategy has a further objective for all buildings to attempt to attain 42 points and be eligible for LEED™ Gold certification. For the Olympic Village site, the City has set LEED™ Gold as the baseline requirement for all City-owned buildings with a goal of

reaching LEED™ Platinum on one building as a demonstration. The community centre proposed in this application has been chosen as the LEED™ Platinum demonstration project.

Through the rezoning process, staff have explored with the applicant the possibility of LEED™ Gold being the baseline for the developer's buildings as well. As noted above in Section 4, Floor Area and Density, additional residential density over the ODP amount is being recommended for the rezoning site to achieve a number of public benefits. Staff are proposing that the developer's buildings attain 42 points and be eligible for LEED™ Gold certification. With this commitment, all buildings in the Olympic Village would be constructed to a LEED™ Gold standard and the community centre to LEED™ Platinum.

To monitor the progress toward achieving the LEED™ Gold standard, the applicant would be expected to submit a LEED™ scorecard with their development permit application and to register the building with the Canada Green Building Council (CaGBC). In addition, a rezoning condition in Appendix B requires the applicant submit to the City the same documentation which would be required by the CaGBC for LEED™ certification. The City can then verify LEED™ points throughout the permit process.

15. Universal Design

The ODP states that development in SEFC 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. The applicant has agreed to address these objectives through reference to "The Safer Home Certification Criteria". A copy of these criteria, which has been attached in Appendix H, lists the items which the applicant intends to achieve through future stages of design development. In addition, staff will work to ensure that the transportation network and systems in SEFC 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. 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.

16. Public Consultation

A rezoning notification letter was mailed to surrounding property owners on July 21, 2006 and information signs were placed around the site on July 27, 2006. In response to notification, seven phone calls were received primarily with clarification questions about the open houses. One caller, representing a developer of a site to the south of Sub-Area 2A, in the Private Lands, expressed opposition to the 2.5 m (8.2 ft.) higher height proposed in the application.

Public open houses were held on Wednesday, August 2, 2006, Saturday, August 19, 2006 and Wednesday, August 23, 2006 to review and discuss the rezoning application. Approximately 125 people attended the August 2nd event with a total of 22 comment forms submitted, roughly 125 people attended the August 19th event with a total of 20 comment forms

submitted and approximately 150 people attended the August 23rd event with a total of 20 comment forms submitted.

Generally the comments were supportive of the proposal and of the form of development. Concern over the housing mix, perceived lack of park space and perceived encouragement of vehicle use were expressed at all events. Respondents were pleased with the overall transportation plan for the area and wanted to know when the Downtown Streetcar would be operating as a full transit system. Some respondents wanted building heights to increase, others liked the plan as is, while some thought it would be best to decrease heights. See Appendix D for more information about the open houses.

17. Public Benefits

The SEFC ODP was accompanied by a Financial Plan and Strategy which included a comprehensive public infrastructure and amenity package. This strategy outlined the preliminary allocation of costs to the Property Endowment Fund (the City Lands), the Private Lands and other funding sources. Staff were instructed to report back with details in the context of the CD-1 rezonings.

On June 15, 2006 Council adopted the recommendations of the report entitled "SEFC Public Benefits and Compatible Housing Strategy" (dated June 6, 2006). This report provided updated cost information for the amenity package and a revised allocation to the City Lands and the Private Lands totalling approximately \$250 million. As a result of this analysis, Council endorsed the establishment of an area-specific Development Cost Levy (DCL), in addition to the City-wide DCL, to be paid by development on both City Lands and the Private Lands. Council also discussed voluntary Community Amenity Contributions (CACs) from the private landowners.

For the rezoning site (Olympic Village), the area-specific DCL is to be paid by the Property Endowment Fund and the City-wide DCL by the developer. The total of DCL payments for the City Lands in Sub-Area 2A will amount to approximately \$21 million, payable at the building permit stage. These funds will be directed toward childcare, transportation and public realm improvements, and park acquisition and development costs. In addition, direct payments will be made in lieu of CACs by the Property Endowment Fund to cover unfunded portions of the childcare, public open space (including the waterfront walkway/bikeway, plazas, and pocket park), as well as the community centre and the sustainable infrastructure for the area, including the stormwater features.

Staff will be providing a further update on the Financial Plan and Strategy in advance of the public hearing at which the rezoning of Sub-Area 2A is considered.

FINANCIAL IMPLICATIONS

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

ENVIRONMENTAL IMPLICATIONS

The proposed development will achieve numerous environmental sustainability objectives outlined in this report and in Appendix F.

SOCIAL IMPLICATIONS

The provision in the rezoning proposal of family housing, affordable housing and modest market housing, along with a school, a childcare facility and community centre are key elements of social sustainability which contribute to a complete and inclusive community.

CONCLUSION

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

* * * * *

51-215 West 1st Avenue, 1599 -1651 Ontario Street and 1598 -1650 Columbia Street
DRAFT CD-1 BY-LAW PROVISIONS

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

1. Definitions

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

“Affordable Housing” means dwelling units designed to be affordable to persons who make up a core need household where such persons pay more than 30% of their combined gross annual income to rent an adequate and suitable rental unit, including utilities, to meet the basic housing needs of the household at an average market rate.

2. Land Uses

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

- (a) Cultural and Recreational Uses;
- (b) Dwelling Uses, limited to Multiple Dwelling and Seniors Supportive or Assisted Housing;
- (c) Institutional Uses, limited to Child Day Care Facility, Church, Public Authority Use, School - Elementary or Secondary, Social Service Centre, and Special Needs Residential Facility;
- (d) Live-Work Use;
- (e) Office Uses;
- (f) Parking Uses;
- (g) Retail Uses, excluding Gasoline Station - Full Service, Gasoline Station - Split Island, and Vehicle Dealer;
- (h) Service Uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Bed and Breakfast Accommodation, Catering Establishment, Neighbourhood Public House, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Repair Shop - Class B, Restaurant - Class 1, Restaurant - Class 2, School - Arts or Self-Improvement, School - Business, and Production or Rehearsal Studio;
- (i) Accessory Uses customarily ancillary to the above uses; and

- (j) Interim Uses not listed in this section 2, 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.

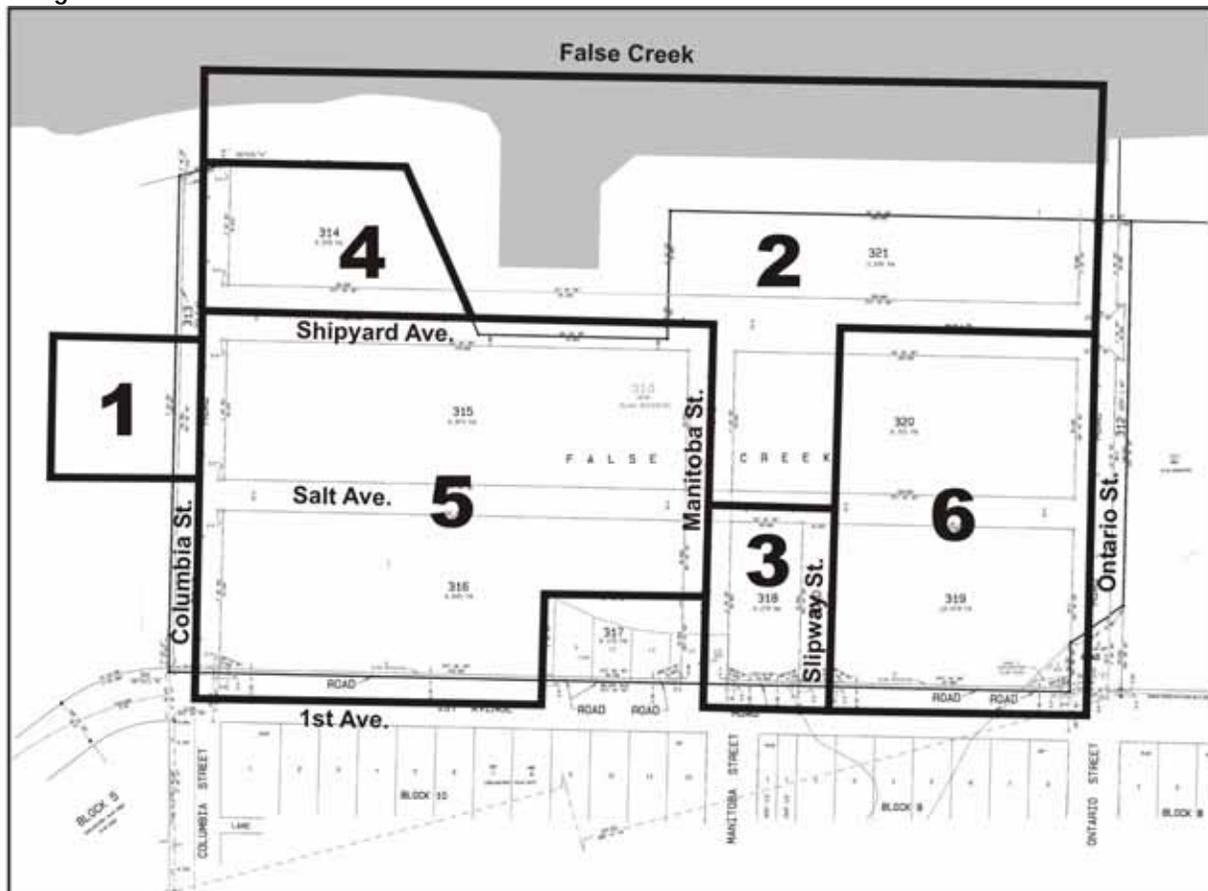
3. Conditions of Use

- 3.1 The design and lay-out of at least 35% of all housing units and of at least 50% of affordable housing 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".
- 3.2 All uses except dwelling uses must have direct access to grade.
- 3.3 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 sub-section (b).

4. Sub-areas

The site is consist of sub-areas 1 to 6 illustrated in Diagram 1:

Diagram 1



- 4.1 The only permitted uses in sub-area 1 are School - Elementary or Secondary, Child Day Care Facility, and Park or Playground.
- 4.2 Dwelling uses and live-work use are not permitted in sub-areas 1, 2 and 3.
5. Floor Area and Density
 - 5.1 The combined total floor area in dwelling use and live-work use is not to exceed 109,611 m².
 - 5.2 The combined total floor area in retail, service and office uses is not to exceed 9,674 m².
 - 5.3 In sub-area 2, the total floor area in retail, service and office uses is not to exceed 1,300 m².

- 5.4 In sub-area 3, the total floor area in retail, service and office uses is not to exceed 2,462 m².
- 5.5 In sub-areas 4, 5 and 6 combined, the total floor area in retail, service and office uses is not to exceed 5,912 m².
- 5.6 Computation of floor area 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.
- 5.7 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 7,000 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 203 mm thickness.
- 5.8 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:
- (a) cultural, recreational, and institutional uses secured to the city's satisfaction for public use and benefit; and
 - (b) enclosed residential balconies provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approve the design of any balcony enclosure subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed 8 percent of the residential floor area being provided; and

- (ii) no more than 50 percent of the excluded balcony floor area may be enclosed;
 - (c) windows recessed into the building face to a maximum depth of 160 mm, except that the Director of Planning may allow a greater depth in cases where it improves building character;
 - (d) unenclosed outdoor areas at grade level underneath building overhangs, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any overhangs, and provided that the total area of all overhang exclusions does not exceed 1 percent of the residential floor area being provided;
 - (e) open to below spaces or double height volumes can be excluded on the second storey units where the first floor is located within 2 m of grade to a maximum of 15 percent of the floor area of the first floor of that unit for residential and live/work units;
 - (f) trellises and other garden structures which support the use of intensive green roofs and or urban agriculture;
 - (g) floor space devoted to passive design elements, such as larger ventilation shafts, corridors, or other elements providing ventilation and light within the building, and/or solar appurtenances on buildings that help mitigate solar gain, subject to the following:
 - (i) the total area of the passive design element exclusions does not exceed 2,276 m², and
 - (ii) acceptable urban design within the approved form of development for the site, in the opinion of the Director of Planning.
- 5.9 The use of floor space excluded under section 5.7 or 5.8 must not include any purpose other than that which justified the exclusion.
- 6. Building Height**
- 6.1 In sub-areas 3, 5 and 6, the building height, measured above the base surface, and to the top of the roof slab above the uppermost habitable floor excluding the parapet wall must not exceed 40.5 m.
- 6.2 In sub-area 4, the building height, measured above the base surface, and to the top of the roof slab above the uppermost habitable floor excluding the parapet wall must not exceed 30.0 m.
- 6.3 In sub-area 2, the building height, measured above the base surface, and to the top of the roof slab above the uppermost habitable floor excluding the parapet wall must not exceed 15.0 m.
- 6.4 In sub-area 1, the building height, measured above the base surface, and to the top of the roof slab above the uppermost habitable floor excluding the parapet wall must not exceed 13.5 m.

6.5 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.

7. Horizontal Angle of Daylight

7.1 Each habitable room must have at least one window on an exterior wall of a building.

7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.4 m.

7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.

7.4 If:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and

(b) the minimum distance of unobstructed view is not less than 3.7 m;

the Director of Planning or Development Permit Board may reduce the horizontal angle of daylight requirement.

7.5 An obstruction referred to in section 7.2 means:

(a) any part of the same building including permitted projections; or

(b) the largest building permitted under the zoning on any site adjoining CD-1 (**).

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

(a) a bathroom; or

(b) a kitchen whose floor area is the lesser of:

(i) less than 10% of the total floor area of the dwelling unit, or

(ii) less than 9.3 m².

8. Parking, Loading and Bicycle Parking

Off-street parking, loading, and bicycle spaces shall be provided and maintained according to the applicable provisions of the Parking By-law, in conjunction with the parking and loading standards for Southeast False Creek approved by Council, and including the Parking By-law's provisions for relaxation and exemptions.

9. Acoustics

All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed

below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

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

* * * * *

51-85 and 199-215 West 1st Avenue, 1599 -1651 Ontario Street and
1598 -1650 Columbia Street
PROPOSED CONDITIONS OF APPROVAL

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

FORM OF DEVELOPMENT

- (a) THAT the proposed form of development be approved by Council in principle, generally as prepared by Merrick Architecture Ltd. and stamped "Received Planning Department, August 10, 2006", provided that the Director of Planning or the Development Permit Board, as the case may be, may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) THAT, prior to final approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, or Development Permit Board, who shall consider the following conditions:

DESIGN DEVELOPMENT – GENERAL

Precinct Conditions

- (i) design development to reduce floor area, and re-distribute project massing, to improve precinct scale, character and better integrate with adjacent context.

Note to applicant: This can be achieved as generally outlined below subject to further detailed resolution of each building design:

Parcel 3 – eliminate one floor from the southeast residential area (represented as 8 typical units) and one floor from northeast residential area (represented as 3 typical units and elevator/stair core). A consistent north-south gap width is also required.

Parcel 4 – eliminate/relocate sufficient fifth floor residential area to achieve a demonstrable breakdown into three distinct massing components and ensure a two storey high gap.

Parcel 5 – eliminate sufficient residential area on the north side by introducing stepped massing that is derived by applying a 60 degree angle to ensure adequate daylight penetration to the north.

Note to applicant: Consideration may be given to introducing relocated affordable housing floor area immediately adjacent to the Salt Building while respecting the eave height and ensuring a proper transition to building scale adjacent to the public plaza.

Note to applicant: In reviewing the application, staff considered that up to 557 m² (6,000 sq. ft.) of floor space would have to be eliminated to achieve these massing

changes. While this floor space has not been subtracted from the CD-1 floor space maximum allowance, staff note that achieving this floor space is subject to design development demonstrating it can be accommodated in a satisfactory way.

- (ii) design development to clarify architectural expression design intent, and related design development strategies, to ensure a high quality, distinguished and coherent identity that is recognized for sustainability performance.

Note to applicant: A range of architectural responses that are characterised by varied approaches to expressing passive and active sustainable design systems is anticipated for all buildings to ensure that the Olympic Village precinct achieves a recognizable identity while properly managing respective block and building scale. Strategies to ensure different approaches to design systems detailing should be considered.

- (iii) design development to more clearly distinguish individual building massing components from each other within each parcel as a strategy to improve project and precinct scale. Further design development to more clearly differentiate between lower two/three-storey scaled streetwall, from upper floors and penthouses is also required.

Note to applicant: Further attention to articulation of massing, provision of substantive “breaks” between massing, materiality strategies and related building envelope detailing will assist in mitigating project and individual block scale. Penthouse units should be adequately setback and present a lighter, more transparent architectural expression while achieving sustainable performance.

- (iv) design development to optimize pedestrian interest and commercial use exposure by appropriately locating retail anchor tenant entries and related residential entries.

Note to applicant: An assessment of proposed anchor entry locations is necessary to conclude on the proper strategy to maximize pedestrian exposure. Further design development to maximize fine grain commercial retail unit (CRU) opportunities along Manitoba and Slipway streets based on the expression of an approximate frontage module of 7.6 m (25 feet) is also required.

- (v) design development to confirm perimeter setbacks dimensions, landscape setback treatment and the design of ground-oriented entries/porches/patios and related articulation to ensure that all buildings achieve streetwall definition while clearly demarcating private and public realms.

Note to applicant: Design development to ensure proper integration with the Council-approved SEFC Public Realm Plan and to ensure that buildings contribute to coherent street identity is required. Perimeter alcoves for residential uses at grade are not supported.

- (vi) provide design development wall section information, including confirmation of detail intent for building envelope, related passive and active architectural systems and other innovative features to ensure that anticipated design quality conveyed in the proposed character examples is achieved at construction.

Note to applicant: Sustainable precinct character will be achieved by a strategy of robust architectural expression of passive and active systems that are well designed and carefully integrated into buildings.

- (vii) design development to affordable housing buildings to ensure that architectural expression and quality is well integrated with market housing buildings.

Note to applicant: Careful attention to building envelope quality, including the provision of substantive materials and related detailing, to avoid these buildings from being overly distinguished from market residential buildings is required.

- (viii) provide an exterior lighting strategy (white light) for all buildings, including pedestrian routes, and courtyards, to ensure that adequate lighting levels are achieved for CPTED performance while minimising glare for residents.

Note to applicant: Provision of anticipated exterior lighting fixture character that is consistent with the design intent for precinct lighting in the Council-approved SEFC Public Realm Plan is required.

- (ix) provide a conceptual signage plan that confirms design intent for general precinct related signage aspirations, retail frontages, anchor tenancies, individual buildings and addressing.

Note to applicant: The conceptual signage package should carefully consider the overall design intent established in the Council-approved SEFC Public Realm Plan with respect to character.

- (x) design development to all loading zone, utility enclosure and underground parking ramp opening locations to ensure optimal integration, high quality visual screening, ground surface/public realm quality and public safety.

Note to applicant: Careful attention to ramp opening bulkhead design, and related parking garage ceiling treatment is required.

- (xi) design development to maximise privacy between residential suites and commercial uses/activities including careful attention towards entry door locations, window openings and the provision of properly located, and visually effective, privacy screening.

- (xii) provide substantive weather protection in the form of fixed canopies for all retail, or future potential retail, frontages.

Note to applicant: Careful integration of canopy systems with storefront system, entries, signage, lighting and drainage is required. Opportunities to distinguish between anchor tenancies and small CRUs should be pursued.

- (xiii) design development to provide a retail storefront design strategy that ensures maximum transparency/display/visual interest and opportunities to optimize sidewalk activity and "openness" to the exterior utilizing high quality building systems and detailing.

- (xiv) design development to minimize the size, carefully integrate and screen all mechanical equipment, and related systems, that do not visually convey sustainable principles into the overall massing, form and architectural response for each building.
- (xv) design development to optimize the architectural expression of vertical circulation systems, including common stairways and elevators, as a design response to sustainability expression and as a form of social animation. Careful attention to enclosure systems, and related lighting is required.
- (xvi) design development to fully integrate the design intent of the Council-approved SEFC Public Realm Plan for all parcels, blocks, buildings and respective courtyards.

Note to applicant: Further design development, in consultation with the SEFC/OV Project Office and their consultants, to ensure a seamless, innovative and expressive public realm is required.

Note: Refer to heritage conditions for related requirements of the Council-approved SEFC Interpretive Plan.

- (xvii) design development to ensure a seamless integration, and transition, of private realm landscaping with public realm design intent. Further design development to maximize opportunities to integrate sustainable landscape systems at grade with public realm requirements is also required.
- (xviii) design development to provide adequate on-site communal open space, including opportunities for communal gardening, for each parcel.
- (xix) design development to green roof systems to ensure optimal stormwater management performance and long term viability while clarifying active and passive programming opportunities.
- (xx) provide a Green Roof Management Plan to clarify requirements that will ensure usage and longevity.

Note to applicant: The plan should outline roles and responsibilities of the owner and future strata(s) with respect to green roof system opportunities, constraints and related maintenance performance requirements.

Site Specific Conditions applying to individual parcels and further to Condition (b)(i).

Parcel 3

- (xxi) design development to Salt Avenue fronting units to achieve more direct ground-oriented access, and related entry and porch expression.
- (xxii) design development to more clearly express 3-storey scale for street and lane front units.

Parcel 4

- (xxiii) design development to express the overall massing as three distinct components.
- (xxiv) design development to extend and express the north-south corridor as a 2-storey volume in alignment with sites immediately south.

Parcel 5

- (xxv) design development to consider opportunities to introduce relocated affordable housing floor area immediately adjacent to the Salt Building while respecting the eave height and ensuring a proper transition to building scale adjacent to the public plaza.

Parcel 6

- (xxvi) design development to improve the scale relationship of the adjoining façade to the public plaza, noting that this can probably be done without loss of floor area.

Note to applicant: This can be achieved by refinements to articulation, vertical proportioning, and related architectural expression. French balconies or similar projections from the façade to improve the scale relationship will be considered.

- (xxvii) design development to reduce the visual impact of loading requirements including the provision of high quality surface treatment.
- (xxviii) liquor store entry on Manitoba Street to be located at south corner to maximize distance from community centre.

Note to applicant: This is to better ensure compliance with City guidelines related to proximity of liquor stores and community centres.

Parcel 7 (Salt Building)

- (xxix) design development to the north end of the building to achieve maximum pedestrian interest in a manner compatible with accepted heritage practices.

Note to applicant: Provision of food service tenant(s), and related outdoor seating, is strongly encouraged. A more contemporary, transparent architectural expression should be considered.

- (xxx) design development to introduce a north-south public passage through the centre of the building to connect the future streetcar stop to the public plaza.

Note to applicant: A means of providing this passage will have to be worked out with the selected operator/tenant.

- (xxxi) design development to optimize pedestrian interest, including the consideration of additional wall openings, for the east and west frontage of the existing structure in a manner compatible with accepted heritage practices.

- (xxxii) design development to identify anticipated programmatic requirements for building tenancy, including mezzanine opportunities and storage, and to ensure inherent flexibility for future users yet to be determined.

Note to applicant: Consideration should be given to full, or partial, cost effective basement storage potential given the close proximity to the public plaza which will have related storage needs.

Parcel 9

- (xxxiii) design development to relocate the anchor food store tenant to this site while maximizing opportunities to animate the Slipway Street frontage.

Note to applicant: Further design development to increase CRU frontage on Slipway Street and partially on 1st Avenue, while ensuring commercial viability for the south corner is required. In order to ensure maximum animation on the plaza and as a consequence of support for locating the grocery store on Parcel 9 instead of Parcel 10, the primary entrance for the food store is to be at the northwest corner, oriented toward the public plaza. A specific signage strategy for 1st Avenue is required to properly announce the food store, however no entry on the northwest corner of 1st Avenue will be permitted.

- (xxxiv) design development to consider opportunities to introduce relocated affordable housing and modest market housing floor area immediately adjacent to the Salt Building while respecting the eave height and ensuring a proper transition to building scale adjacent to the public plaza.
- (xxxv) design development to reduce the visual impact of loading requirements including the provision of high quality surface treatment.
- (xxxvi) design development to maximize the passive design performance of the affordable housing component (e.g. passive space heating, daylighting and natural ventilation) through enhanced orientation, corridor design, and envelop in order to meet net-zero energy, greenhouse gas (GHG), water, and waste minimization goals.

Parcel 10

- (xxxvii) design development to improve the scale relationship of the adjoining façade to the public plaza, noting that this can probably be done without loss of floor area.

Note to applicant: This can be achieved by refinements to articulation, vertical proportioning, and related architectural expression. French balconies or similar projections from the façade to improve the scale relationship will be considered.

- (xxxviii) design development to relocate the second anchor drug store tenant on to this parcel while maximizing opportunities to animate the Slipway Street and the public plaza frontage.

Note to applicant: Further design development to increase CRU frontage on Slipway Street and partially on Shipyard Avenue, while ensuring commercial viability for the north corner, is required.

- (xxxix) design development to reduce the visual impact of loading requirements including the provision of high quality surface treatment.

Parcel 8 and 11 (Vancouver Park Board sites)

- (xl) design development to substantively increase overall building scale at the easterly edge to achieve a better transitional relationship to adjacent building massing.
- (xli) design development to more clearly define programmatic requirements, requisite massing and architectural expression.
- (xlii) design development to maximize commercial frontage for food operations onto the public plaza and Shipyard Avenue.
- (xliii) design development to optimize building envelope transparency, balanced with sustainable performance, to more clearly announce internal recreational activities as a strategy to activate the water frontage, park/plaza and Shipyard Avenue adjacencies.
- (xliv) design development to the north building frontage, related internal spaces/activities and ground plane to enhance the seawall pedestrian experience.
- (xlv) design development to ensure high architectural quality appropriate for public facilities on the waterfront.
- (xlvi) design development to adjacent open spaces (north and east sides) to ensure opportunities for recreational programming/outdoor expansion of internal activities and to maximise outdoor seating onto the public plaza (west side for Parcel 8/east and north sides for Parcel 11).
- (xlvii) design development to include a licensed 69-space childcare centre as part of the community centre, in accordance with the Community Care Facilities requirements and the City's Childcare Design Guidelines (1993) and to the satisfaction of the Director of Social Planning, Facilities Development, and Community Care Facilities Licensing;

LANDSCAPE DESIGN

Environmental Sustainability

- (xlviii) provide, at time of development permit, a detailed rationale and supporting documents for fulfillment of "Landscape Design Requirements", Chapter 11 of Rezoning Submission, Aug.10, 2006, and additional landscape related conditions, including related LEED™ scorecard sections.

Open Space and Landscape Treatment

- (xlix) provide, at time of development permit application, a detailed rationale outlining intent for the specific programming of individual outdoor spaces and landscape elements, including overall use, pedestrian capacity, storage (for example, compost, gardening tools), access, security, sustainable design requirements (planting, water, waste, soil, habitat); provision of continuous soil trough to establish climbing plants on walls and structures; provision of durable landscape materials and structures such as plant specific soils, durable planters, wall trellis structures;

Note to Applicant: written submission should include a summary reference "Handbook for Maintenance and Stewardship of Sustainable Systems" which could assist various stakeholders with routine monitoring and upkeep of landscape systems and any special requirements of sustainable technologies. Strong consideration should be given to outlining the maintenance expectations of the following sustainable systems: on-site storm water management, green roof, urban agriculture, soil quality (mulching), compost, pruning, edible food harvesting, successional plant/tree management, habitat and Integrated Pest Management. Documents should include brand specifications, where applicable (for example, cistern and rainwater harvesting manufacturer specifications).

Technical

- (l) provide, at time of development permit application, a detailed Landscape Plan;

Note to Applicant: The Landscape Plan should be at minimum scale 1:100 (1/8" = 1'-0"). Aspects to include: public realm, plants, trees, grading, special paving, lighting, planting, driveway crossings, pedestrian entrances, walkways, permanent site furniture, trees, storm water retention, rain gardens, public art, demonstration projects, urban agriculture, weather protection, utilities, garbage storage, recycling and loading facilities. Grades, retaining walls, walkways and structural elements, such as underground parking, to be designed to provide maximum plant growing depth (exceed BCLNA Landscape Standard). Where applicable, reconfigure underground parking design to increase soil depth to angle downward at the corner (3 feet across and 4 feet down) to increase planting depth for inner boulevard trees/planters. Planted areas adjacent to structures and on slab to contain continuous soil volumes; provision of large scale partial plans, elevations and sections illustrating the detailed treatment of the public realm interface at the streets and lanes; including planters, retaining walls, stairs, planting, soil depth, underground structures, patios and privacy screens;

Trees

- (li) protect lane edge trees and planting from vehicular impacts by providing metal tree surrounds, bollards or low curbs as needed. Modify or stagger overhead canopies, where necessary, if trees can be provided to inner boulevard;

Green Roofs

- (lii) provide 50% roofscape area to be surfaced in growing medium and appropriate vegetation. Roofscapes should be highly programmed, useable and accessible (noting that extensive green roofs are often access-limited). Urban agriculture, intensive and extensive green roofs are encouraged and should respond to functional needs, particularly microclimate conditions;

Note to Applicant: Where green roof cover is prohibitive due to architectural constraints, roofing material should be high reflective following the EPA Energy Star roofing requirements.

- (liii) provide premium standard green roof membrane for chosen brand technology, including an electronic leak detection system and root protection. Details and sections to be submitted at time of development permit application. At time of building permit application provision of technical details, sections and specifications. Provide a letter of assurance that a roofing consultant has been hired to oversee the roofing process.

Water Efficiency and Stormwater Management

- (liv) provide best current practices for managing water conservation including high efficiency irrigation, moisture sensing, special soils, aspects of xeriscaping including drought-tolerant plant selection and mulching;
- (lv) design development to meet the LEED™ Canada 1.0 stormwater management credits (Sustainable Sites Credits 6.1 and 6.2). Stormwater treatment/storage facilities should be integral to the open space design, detailed technical drawings to be submitted at time of development permit application;
- (lvi) design development to significantly limit the use of potable water for irrigation through the provision of a stormwater cistern(s) system;

Note to Applicant: Provide a cistern(s) separated from the potable water system (dual system) sized properly to reduce annual overall building water use for the irrigation of the ground-level common open spaces and public realm landscaping to be sized for the summer drought periods. Strong consideration should be given to maximizing the function of the cistern by using cistern water for landscape irrigation purposes in the water-deficit periods and for toilet flushing during the water-surplus periods, allowing the cistern to circulate supply regularly. Where it is prohibitive to service outdoor patios with stored cistern water, the potable water system should be directed to required patio hose bibs. This system to be designed in coordination with Building /Plumbing Code Processing.

- (lvii) provide details and arrangements to meet the SEFC Stormwater Management Plan;

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

- (lviii) design development to take into consideration the principles of CPTED having particular regard for:

- maximizing surveillance provided by ground level residential units to the pedestrian mews,
- providing clear definition between public to private spaces,
- providing secure access to services such as residential mail and garbage without using public property,
- providing convenient and secure access if residential parking is proposed off site,
- reducing the scale of large areas of underground parking to serve specific buildings where possible,
- reducing opportunities for crime in underground parking areas including full separation between user groups and improving visibility,
- reducing opportunities for break and enter,
- reducing opportunities for mail theft, and
- reducing opportunities for graffiti and skateboarding where not programmed in open spaces.

SOCIAL PLANNING

- (lix) design development of the amenity spaces provided in Parcel 2, to meet or exceed the minimum area required under the High Density Housing for Families with Children Guidelines (section 3.7), to the satisfaction of the Director of Social Planning. Staff recommend a space of at least 37 m² (400 sq. ft.).
- (lx) design development to ensure that the internal courtyards for each parcel provide a covered outdoor area or amenity space adjacent to the children's outdoor play areas for adult supervision and with a fully accessible amenity washroom within close proximity. Design of the outdoor areas should meet the High Density Housing for Families with Children Guidelines (sections 3.2, 3.3 and 3.4), to the satisfaction of the Director of Social Planning.

ENGINEERING

- (lxi) provide a detailed transportation study, which provides information on vehicular access, volumes, and circulation to and from all developments (both cars and trucks) for the rezoning site, and shows how street/walkway/bikeway connections are proposed. The report should address impacts at the p.m. peak hour, identify conflicts of concern, and recommend design changes and mitigation measures (whether already planned or additional) both within Sub-Area 2A and extending to intersections of 1st Avenue from Quebec to Columbia, and intersections along 2nd Avenue from Quebec to Columbia. Sites of uncertain development or use within Sub-Area 2A (e.g. Salt Building, Parcels 5ii and 8, plus the seawall) should be assessed with assumed programs, trip generation, etc. Statements on the mode-split sensitivity as to whether or not the Downtown Streetcar is in operation in the short term (2010 vs. 2020), provisions for on-street parking and loading, and accommodation of the ferry landing should also be included;
- (lxii) access to parking and loading should adhere to the SEFC ODP;
- (lxiii) design development on all parcels to finalize parking and loading locations and required curb cuts to enable streetscape design work to proceed;

Note to applicant: This may entail completing parking level design well in advance of development permit submission for some parcels.

- (Ixiv) design development to provide bicycle parking spaces meeting Parking By-law requirements;
- (I xv) provide three streams of waste removal for the development (regular garbage, recyclable materials and organics). The development site is to provide adequate space to accommodate three streams of waste removal include fully outfitted areas that can be made active upon implementation of organics collection system;
- (I xvi) building design is to include provision for connections to, and be compatible with, the "False Creek Neighbourhood Energy Utility";
- (I xvii) design development to delete portions of buildings (underground parking) encroaching into the corner-cuts established as road by Plan BCP24394 adjacent to lots 316, 317 and 319;
- (I xviii) design development on Parcel 9 (grocery store location) to allow for truck access from the west (via Manitoba Street) or east (via Ontario Street) along Salt Avenue;
- (I xix) design development on Parcel 9 to examine the private rear lane to optimize loading bay configuration for truck movements (this may include re-locating the residential parking entry) while minimizing pedestrian impacts along Salt Avenue and 1st Avenue, and not compromising the operation of the Downtown Streetcar;

ENVIRONMENTAL SUSTAINABILITY

- (I xx) for all buildings in the City Lands of Sub-Area 2A, achieve the SEFC Green Building Strategy and meet a minimum LEED™ Gold Canada Certified standard (with a target of no less than 42 points, including City of Vancouver prerequisites) (with full LEED™ registration and documentation) or equivalency. Registration with the Canada Green Building Council (CaGBC) is required for all buildings. The applicant must submit full documentation, including initial certified design credits, required for LEED™ certification to the City for verification prior to issuance of a long-term occupancy permit.

Note to applicant: The City encourages the applicant to complete full LEED™ certification for LEED Gold with the CaGBC.

Energy

- (I xxi) provide energy efficient design and modelling results to meet or exceed the CBIP (Commercial Buildings Incentive Program) standard for energy efficiency.
- (I xxii) provide full building design to meet ASHRAE 90.1 2004 in its entirety (with the exception of outright energy efficiency, which is covered under provision "I xx", above, including:

- improved envelope options such as “continuous insulation”, increased r-values, and thermal breaks for balconies and slab extensions;
- energy efficient lighting;
- air exchange effectiveness;
- full best practice building systems commissioning;
- daylighting; and
- provision of vestibules where necessary;

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

(Ixxiii) provide compatible, energy efficient design and details of the in-building heating and domestic hot water for the referenced connection to the False Creek Neighbourhood Energy Utility proposed for the area;

(Ixxiv) 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;

(Ixxv) provide roughed-in capacity for future individual suite metering for energy and water use;

(Ixxvi) provide climate zone control for residential and live-work units that is compatible with the False Creek Neighbourhood Energy Utility;

(Ixxvii) no natural gas fireplaces are to be installed within dwelling units. Ornamental non-combustion fireplaces are permitted if they are not heat producing.

Note to Applicant: All fireplaces are discouraged. A letter from a professional engineer outlining any provision for ornamental fireplaces is to be submitted at the time of application for Building Permit.

Stormwater Management and Green Roofs

(Ixxviii) provide a green roof (including a useable, intensive roof and/or inaccessible, extensive roof) on principle building roofs;

(Ixxix) provide an 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);

(Ixxx) provide details and arrangements for connection and flow rates to meet the SEFC Stormwater Management Plan;

(Ixxxi) provide a green roof design to meet structural load, soil depths, and access and egress conditions necessary for an intensive green roof/urban agriculture (regardless of initial roof design – intensive or extensive);

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

In-Building Water Efficiency

- (lxxxii) provide low-water-use plumbing fixtures at or below 1.8 gpm for faucets and showerheads and 6L/3L dual flush toilets. Specify in-suite water conserving appliances and building equipment (meet Energy Star requirements);

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

Urban Agriculture

- (lxxxiii) design development to provide wheelchair accessible garden plots for use by people with disabilities, where possible.
- (lxxxiv) design development for the larger rooftop gardens that have designated garden plot sections to provide a small adjacent indoor amenity area with a fully accessible washroom.
- (lxxxv) design development to provide a small children's play area and/or specifically designated children's gardens within sight range of any rooftop garden plots so that adults may engage in their own activities while supervising their children's play for a maximum synergy of uses, where possible.
- (lxxxvi) design development to incorporate the objectives of urban agriculture including provision of garden plots of an adequate size and number to be productive and viable. The total amount of gardening spaces should be appropriate for the size of development. Locate gardening plots to maximize sunlight and respond to programming requirements such as providing an area for composting, non-potable water/irrigation systems, and suitable soil volumes;

Note to Applicant: Explore opportunities to expand the area designated for garden plots, e.g. by using the green roof panels on the tower roof, so that a minimum of 30% 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% 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

- (lxxxvii) provide high quality, durable architectural materials and detailing to meet or exceed CSA Guidelines on Durability in Buildings;

Waste Management

- (lxxxviii) 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;

Note to Applicant: Submit a Construction and Demolition Waste Management Plan. Follow the waste management requirements in LEED Canada 1.0 Materials and Resource Credit 2.

UNIVERSAL DESIGN

- (Ixxxix) applicant to work with a Universal Design consultant to achieve the objectives for Universal Design in reference to “The Safer Home Certification Criteria” as outlined in Appendix H.

AGREEMENTS

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

ENGINEERING

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

all as outlined in the table below:

Dwelling Units	Co-operative Vehicle	Co-operative Vehicle Parking Space	Future Converted Co-operative Parking Space
1 - 49	None	None	1
50 -149	1	1	1
150 - 249	2	2	2
250 - 349	2	2	3
Each additional 100 units or portion thereof	+0	+0	+1

- (ii) provision of a single operator for garbage pickup and recycling pick up within the City Lands of Sub-Area 2A.
- (iii) reconfiguration of Lot 321, Lot 314 and a portion of Lot 302, Plan BCP17012, and adjacent road to accommodate the relocated community centre. Note: delete all portions of the proposed community centre building overhanging the ultimate, re-defined property line for Lot 321.

- (iv) statutory rights-of-way and option-to-purchase agreements over the southerly 4 metres of Lots 316, 318 and 319 for public access and use, and for utility purposes. Note: if the final building designs move the proposed underground parking out of this area, the City may seek to establish these portions as road.
- (v) dedication as road of a 12-metre wide portion of Lot 320 in alignment with the road between Lots 318 and 319, as a northerly extension of such road.
- (vi) creation of a legal lot for the proposed school measuring 50 by 54 metres, fronting on Columbia Street, and sited immediately to the west of and parallel to Lot 315.
- (vii) surface statutory right-of-way over the west one metre of Lot 319 and Lot 320 for public access purposes. Note: the one-metre wide portion of Lot 320 is immediately east of the 12-metre wide road dedication described above in subparagraph (c)(v).
- (viii) blanket statutory rights-of-way over Lots 314, 315, 316, 318, 319, 320 and 321 for public access purposes, the rights-of-way are to be modified at a later date to reflect final approved designs.
- (ix) blanket statutory rights of way and options to purchase over Lots 312 and 313 for public access and use, and for utility purposes.
- (x) release of any redundant charges on titles of all lots.

SOILS

- (xi) 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;
- (xii) execute a Section 219 Covenant, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, covenanting that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until Certificates of Compliance have been provided to the City by the Ministry of Environment;

HOUSING

- (xiii) execute agreements, satisfactory to the City Manager and the Director of Legal Services, ensuring development of a total of at least 19,788 m² (213,000 sq. ft.) of floor area on Parcels 2, 5 and 9 for Affordable Housing as defined in the South East False Creek Official Development Plan, such proposed floor space to be sufficient to accommodate 250 Affordable Housing units of which 125 must be designed for families with children.
- (xiv) execute agreements, satisfactory to the City Manager and the Director of Legal Services ensuring the development of a total of at least 8,342 m² (89,800 sq. ft.)

of floor area on Parcels 3, 6 and 9 for Modest Market Housing as defined in the South East False Creek Official Development Plan.

PUBLIC ART

- (xv) execute an agreement, satisfactory to the Directors of Legal Services and the Office of Cultural Affairs, for the provision of public art in accordance with the City's Public Art Policy and the SEFC Public Art Plan, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and
- (xvi) submit a preliminary public art plan, to the satisfaction of the Managing Director of Cultural Services, setting out the proposed public art program aims, the artist terms of reference, the site and artist selection methods, the project budget, the implementation plan and a schedule consistent with the objectives and intent of the SEFC Public Art Plan.

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 BY-LAWS

DRAFT AMENDMENTS TO THE
SOUTH EAST FALSE CREEK (SEFC) OFFICIAL DEVELOPMENT PLAN (ODP) BY-LAW

Replace all references to "south east" with "southeast".

Replace all references to "sub-area" and "sub-areas" with "area" and "areas".

Amend sub-sections 4.2, 4.3.1(a), 4.3.1(c)(i), 5.3.1, 5.3.3(d), and 5.4.2 as follows:

4.2 Density

The basic floor area allowance for all uses developed after February 1, 2005, except cultural, recreational and institutional uses, is not to exceed ~~554 460 m²~~ 574,903 m².

4.3.1 Residential uses

Development is to be predominantly residential with a diverse housing mix and a focus on families with children, and:

- (a) the basic residential floor area allowance for all ~~sub-areas~~ is not to exceed ~~534 120 m²~~ 552,161 m²;
- (c) in ~~sub-areas~~ 1A, 2A, and 3A combined:
 - (i) the basic residential floor area allowance is not to exceed ~~195 870 m²~~ 213,911 m²;

5.3 Movement System

5.3.1 Pedestrians and Greenways/Bikeways

The seaside greenway/bikeway is to be close to the water's edge. Pedestrians, cyclists, and other non-motorized users are to move past parks at the east and west ends of SEFC and a commercial, residential, and institutional area in the centre. ~~In this central portion, walkers and cyclists are to be able to choose between a faster moving by-pass on the north side of Front Street or a slower multi-use pathway on the water's edge.~~

5.3.3 Internal Street Network

- (d) ~~'O'~~ Salt Avenue ~~mews~~ is to be a narrow street for service access, and is to showcase storm water management techniques;

5.4 Sub-~~a~~Areas

5.4.2 Sub-~~a~~Area 2A - The Central "Shipyard" Neighbourhood

A cluster of community services via Front Street and the Seaside Greenway/Bikeway are to connect to the community heart. Such services are to include a community

centre combined with a non-motorized recreational boating facility and daycare to animate the waterfront and an elementary school, and which may include ~~a daycare~~ and a more childcare and after-school care, located within easy walking distance of the community centre and boating facility and beside the park that is to be large enough for a play field. The waterfront park ~~between the community centre and~~ near the school is to provide a community demonstration garden including garden plots and sustainability education lessons for children and adults. The central 'hinge' park is to demonstrate storm water retention features.

Heights in the central neighbourhood are generally to be lower along the waterfront. Higher buildings are to define the edge of the hinge park, terracing back from low heights at the waterfront to higher building forms, up to about 12 storeys, along 1st Avenue and on the edge of the eastern park. Generally, around the Salt Building, heights are to be six storeys.

Amendments to Figures:

Amend Figure 4 to increase the floor area amounts for Sub-Area 2A as shown:

Total Floor Area: ~~102,135 m²~~ 122,578 m²
Residential Area: ~~94,505 m²~~ 112,546 m²

Amend Figure 5 to remove the shaded area labelled "mandated retail/service/office use on grade" from the western waterfront parcel of Sub-Area 2A and from the far eastern waterfront parcel of Sub-Area 2A. Remove the arrow pointing to western waterfront parcel.

Amend Figure 6 to adjust the locations of the community facilities. The community centre should be shown on the eastern waterfront parcel and its reference deleted from the western parcel. The non-motorized boat facility should be shown on the eastern waterfront area and its reference deleted from the western waterfront area. Add reference to childcare for the revised community centre parcel.

Amend Figure 9 to:

- a) change the height referenced in Sub-Area 2A as "12 Storeys (38 m)" to "13 Storeys (40.5 m)"
- b) change the height referenced in Sub-Area 2A as "3 Storeys (12 m)" to "3 Storeys (13.5 m)", and
- c) change the western part of the 4-storey (15 m) height zone to "8 Storeys (30 m)".

Amend Figure 13 to indicate the primary bikeway (solid line) on the water's edge instead of Shipyard Avenue. Delete primary bikeway (solid line) from Shipyard Avenue between Columbia Street and Ontario Street.

* * * * *

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

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

"51-199 West 1st Avenue, 1599 -1651 Ontario Street and 1598 -1650 Columbia Street
[CD-1 #] [By-law #] B (DD)"

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

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

"[CD-1 #] [By-law #] 51-199 West 1st Avenue, 1599 -1651 Ontario Street and 1598 -
1650 Columbia Street"

* * * * *

ADDITIONAL INFORMATION

1. Context

To the west of the rezoning site is Sub-area 1A and to the east is 3A. These Public Land sites also have a role for the Olympics to provide locations for temporary buildings and transportation support, so their redevelopment as planned in the ODP will not occur until after 2010. To the south, between 1st and 2nd avenues are the SEFC Private Lands. A number of sites in this area have already been subject to CD-1 rezoning applications, three of which were approved at a Public Hearing on July 18, 2006. Redevelopment on these lands can occur before 2010, with some restrictions on occupancy due to the Olympics. The approved form of development is similar to that proposed for the rezoning site, except that towers are permitted to be slightly taller at 15 stories. Beyond the Private Lands to the south is the Mount Pleasant I-1 Industrial Area which, under Council policy, is to remain an industrial area.

2. Site Parcelization

Figure D1 – Existing Site Subdivision and Development Parcels referenced in report

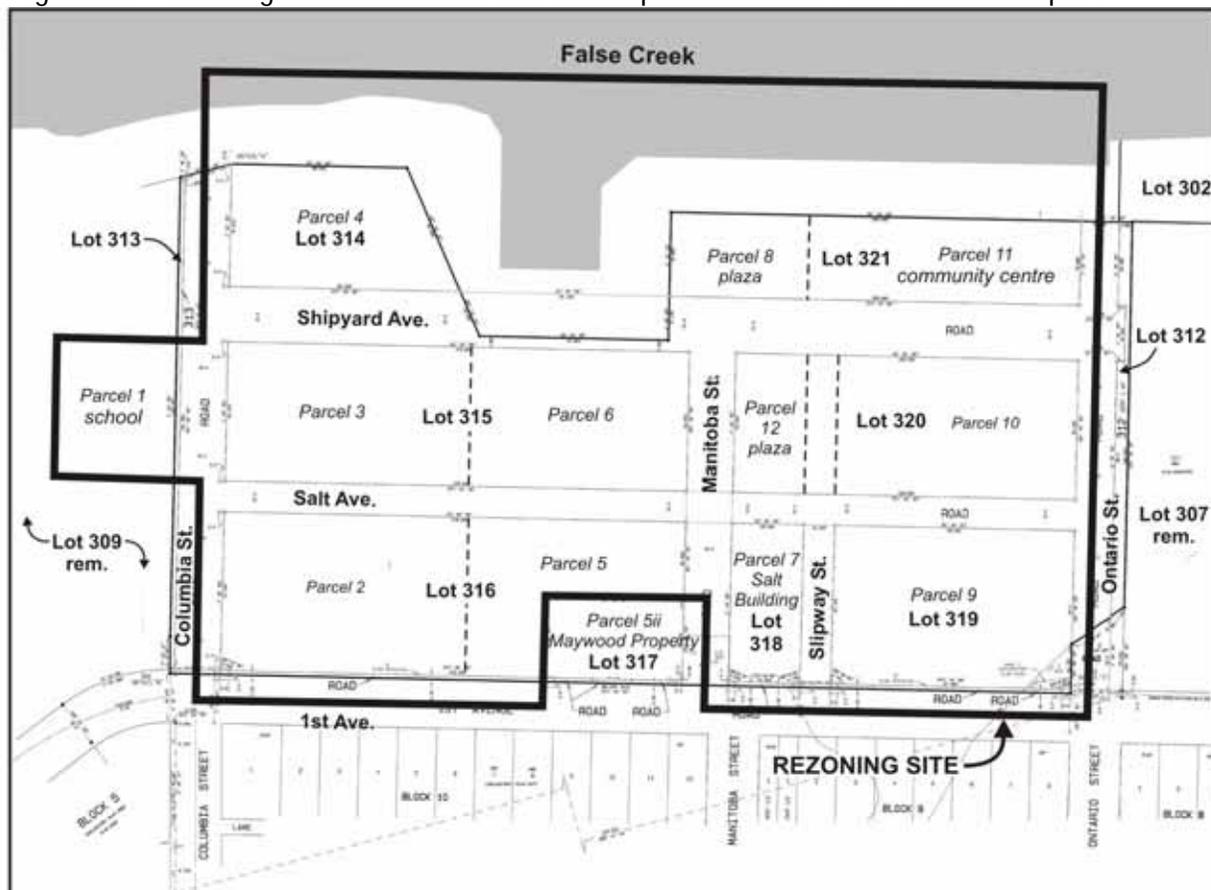


Table D1 — Explanation of Legal Lots

Legal Lot / Address	Parcel in report	Notes
Lot 314 (Plan BCP24394) 1598 Columbia St.	Parcel 4	Being amended to shift south boundary 1.5 m to the south and realign eastern boundary to create more space for the waterfront road (seawall path)
Lot 315 (Plan BCP24394) 1650 Columbia St.	Parcels 3 and 6	
Lot 316 (Plan BCP24394) 199 West 1st Ave.	Parcels 2 and 5	
Lot 317 (Plan BCP24394) 125 West 1st Ave.	Parcel 5ii	Maywood Property – NOT IN REZONING
Lot 318 (Plan BCP24394) 85 West 1st Ave.	Parcel 7	Salt Building
Lot 319 (Plan BCP24394) 51 West 1st Ave.	Parcel 9	
Lot 320 (Plan BCP24394) 1599 Ontario St.	Parcel 10 and 12	Should be subdivided to establish northern extension of Slipway Street (12 m wide) and create the Parcel 12 plaza (28 m wide)
Lot 321 (Plan BCP24394) 1651 Ontario St.	Parcel 8 and 11	Park Board lot for community centre and adjacent plaza; being amended to shift south boundary 1.5 m to the south
portions of Lot 309 Rem. (Plan BCP20726) and Lot 313 (Plan BCP24394) 215 West 1st Ave.	Parcel 1 (and Sub-Area 1A)	Should be subdivided to create a new 50 x 54 m lot for the school, fronting on Columbia Street and parallel with Lot 315; remainder is part of Sub-Area 1A (Hinge Park)
Lot 307 rem. (Plan BCP20720) and Lot 312 (Plan BCP24394) 43 East 1st Ave.	future park (Sub-Area 3A)	NOT IN REZONING – Lot 312 to be consolidated with Lot 307 Rem. (Plan BCP 20720) when rezoning and subdivision occurs for Sub-Area 3A
Lot 302 (Plan BCP17012) 1455 Quebec St.	Creekside Park (Science World)	NOT IN REZONING; being amended to establish road at the northerly end of Ontario St.

3. 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 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.

4. 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. Concurrent with this report, staff will be reporting back to Council on a project update and proposed next steps for the Downtown Streetcar.

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 and the Ontario Greenway,
- dedicated bicycle lanes along 1st Avenue.

Transit

- SEFC is close to two regional rapid transit lines - the Main Street station at the Expo Line to the east and the future Olympic Village Station at the Canada Line,
- along 1st Avenue, the Downtown Streetcar will run along double-track segregated system in a permeable, greened centre median,
- as soon as feasible, the Downtown Streetcar will operate between Science World to Granville Island, linking the two rapid transit stations,
- a new ferry dock in the SEFC waterfront will provide ferry service between False Creek and downtown Vancouver,
- a new cross-town bus route is now operating along 2nd Avenue connecting the Millennium Line to UBC,
- transit priority improvements are being completed along the Main Street corridor.

Vehicles

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

5. Parking

Parking and loading provisions for SEFC have been designed to be functional, flexible, and sustainable. Staff believe that these provisions provide 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.

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

Non-Residential Parking and Loading – To allow for flexibility in changing use, while lowering the parking required similar to what was done in the Broadway Station Precinct, the minimum parking standard for office, retail (except grocery/liquor/drug store use), cultural/recreational, and small restaurant (under 250 m² gfa) uses is proposed at 1 space per 100 m² gfa up to 300 m² gfa, then 1 space per 70 m² gfa above 300 m² gfa. This would net a reduction of nearly 30 percent in the parking required for floor space over the initial 300 m² gfa compared with typical requirements elsewhere. Such discount is expected in consideration of the complete community being developed, with increased multi-purpose trip-making and use of modes other than cars. The maximum permitted parking would

compare with the current minimum required elsewhere — 1 space per 50 m² gfa being proposed. For destination restaurants (250 m² gfa or greater) the normal By-law minimum standard is proposed to prevent a significant shortfall; however, to avoid excessive parking provision, a maximum is also recommended that is 10 percent greater than the minimum. For grocery, drug, or liquor stores, the By-law's general retail requirement is proposed. This would result in a reduction in the minimum requirement of up to 50 percent or greater for a typically-sized store, and is consistent with observations of reduced vehicle reliance at urban stores in Downtown South and Yaletown, where there are large numbers of residents within convenient walking distance. Again, a maximum 10 percent above the minimum is proposed to constrain parking.

The loading requirements proposed are generally the same as for other areas in the city.

6. Comments of the General Manager of Engineering Services

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

7. Comments from Environmental Health

The Environmental Health Division has reviewed the application and provided the following comments on August 3, 2006:

- The City's acoustical criteria shall form part of the Zoning By-Law, and an Acoustical Consultant's report shall be required which assesses noise impacts on the site and recommends noise mitigating measures.
- If a Community Care Facility (adult or child care) is proposed, plans will be submitted for approval to Community Care Facilities Licensing.
- The Noise Control By-Law requires amendment at time of enactment of the Zoning By-Law to include this CD-1 or new zoning district in Schedule B.

8. Fire Protection Engineer's Comments

The Fire Protection Engineer provided the following comments on August 14, 2006:

- (i) Fire department responds to principal entrance (address) of building.
- (ii) Principal entrance of every building to face a street.
- (iii) Maximum distance (from street curb) to principal entrance doors is 15 m.
- (iv) Applicant to review this distance (i.e. Parcel appears to have principal entrances greater than 15 m from street).
- (v) Fire department access (internal) required from principal entrance to above- and below-grade levels (via stairs).
- (vi) Applicant to review this requirement (i.e. Parcel 3 has building with principal entrance facing Columbia Street but appears that there is no internal access to stairs for above and below grade levels).

There may be other Fire Department issues, but from the (small-scale design) drawings submitted, the above are some of the main issues to be reviewed.

9. Social Planning Comments

Social Planning staff provide the following comments on the application:

Play Areas and Amenity Rooms

The SEFC ODP seeks to establish SEFC and the Olympic Village as a model community in the application of principles of social, economic and environmental sustainability. The land use requirements encourage a mixed-income community which provides for outdoor and amenity space that suits the needs of all residents, especially families living with children.

A key component of meeting the social sustainability objectives and in providing for families living with children is the community centre located in Parcel 11. The community centre, in addition to containing a general fitness and recreation space, includes an 8,400 sq. ft. childcare centre on the rooftop with an adjacent outdoor play area.

In addressing the program requirements and designing spaces that meet the needs of all residents, including families living with children, the applicant has indicated that each parcel includes a semi-private courtyard which is designed to provide a children's play area, amenity patio and garden, and lawn space at either ground or upper levels. While design schemes for Parcels 2 and 5 clearly indicate outdoor play spaces for elementary and preschool age children, at this stage in design development the semi-private courtyard space is not yet fully articulated in all parcels. The applicant is encouraged to further incorporate the High Density Housing for Families with Children Guidelines, where appropriate, during the next phase of design development for all parcels. Particular attention should be paid to providing a covered outdoor area or amenity space adjacent to the children's outdoor play areas for adult supervision, the location of fully accessible amenity washrooms, the use of durable, non-toxic materials and the use of water for play in and around the outdoor area.

The applicant has indicated that rain gardens will be used for both environmental purposes and for the inherent educational value and use in children's play. Current research on child development demonstrates that play spaces which provide opportunities for children to interact with their environment enhances their social, emotional and motor development. Staff encourage the applicant to continue with this innovative design and use of natural elements for children's play purposes.

Urban Agriculture

The City's Food Policy identifies both environmental and social benefits of urban agriculture and seeks to maximize opportunities for food growing activities in the city. On May 30th, 2006, Council approved a motion calling for the creation of 2010 new garden plots by 2010 as an Olympic legacy for Vancouver. In addition, the SEFC ODP clearly emphasizes environmental sustainability as a key development principle. It is appropriate, therefore, that SEFC be a demonstration project that incorporates urban agriculture and the principle objectives of the City's Food Policy wherever possible.

In the Rezoning Submission the applicant has indicated a strong commitment to realizing the environmental sustainability objectives outlined in the ODP and echoed in other City policies and themes of sustainable design are demonstrated throughout the project. Design schemes indicate that publicly accessible outdoor roof gardens have been clearly identified in some

Parcels. The easterly section of the rooftop garden in Parcel 3 also identifies an area with garden plots for use by residents. Opportunities for urban agriculture have been identified in Parcels 5 and 9. The applicant has indicated that those rooftop areas that are publicly accessible were determined to be suitable for urban agriculture or amenity gardens for resident use; those rooftops that are not publicly accessible are for private use by individual residents only.

The Rezoning Submission indicates that the applicant will continue to include elements of and opportunities for urban agriculture throughout all aspects of the development. This includes incorporating fruiting trees and shrubs and edible landscaping wherever possible. The design is flexible so as to allow for further development of garden plots and urban agriculture by resident and strata groups, and consideration has been given to incorporating composting and bins and social gathering places adjacent to the garden areas.

10. Minutes of the Urban Design Panel (August 16, 2006)

EVALUATION: SUPPORT (4-3)

Introduction – Scot Hein, Planner, presented the south east false creek rezoning submission and noted that there has been two workshops with the Panel. Relating to use density and form of development Mr. Hein presented several questions for the panel to answer.

- With respect to use, there is general compliance on sites 4 and 11 to flip for the Community Centre (previously supported in 2nd workshop);
- To comment on the purposed day care location;
- The anchor tenant strategy specifically the food store location with respect to challenges for loading;
- Commentary on what might be the uses on the north end of the Salt building;
- Location of affordable and modest market housing;
- Option for an Interfaith Spiritual Centre could work within the neighbourhood and on which of two sites it would best work;
- With respect to density the proposal provides for an increase of approximately 102,000 sq. ft. over the RFP potential and 215,000 over the ODP with the difference of 113,000 attributed to passive features/overhangs and an additional 3% non-market housing. This is attributed to modest market strategy adding 132 units in addition to 251 non-market units. Can the precinct absorb this additional area as a strategy to introduce modest market housing opportunity?
- Would like some general advice on the disposition of density noting - Partial 9 storey heights on sites 6 and 10 (meets height in ODP), 7 storey height on site 3 (meets height in ODP), Partial 13 storey on sites 2 and 9 (exceeds ODP height by 8'-4");
- General advice on the building and unit typologies presented with respect to livability;
- Comments on the approach taken to the bookend sites;
- Advice on the disposition of massing around the Salt building and the plaza;
- The residential building on site 4 has doubled in height and as this is a change since the workshop they are looking for some advice on the change.

Applicant's Introductory Comments – Stu Lyon, Architect focused in on the responses to the Urban Design Panel's comments of a month ago. He described the changes to the density and rational for changes to building heights and the location of market housing and the grocery store and other anchor positions. He also asked the Panel for their suggestion on what could

be done with the Salt Building. Jennifer Stamp, Landscape Architect, reviewed the landscape plan for the site. The applicant team responded to questions from the Panel.

Panel's Consensus

- Community Centre site seems to be under utilized, great location for a daycare, could have housing on top. This site could take the 102,000 sq. ft. — the community centre would be the place to put at least some of it;
- Lot 9 is the better location for the grocery store and will draw people into the site. Need to decide what kind of a grocery store;
- Keep cars as far south as possible and animate 1st Avenue with a big anchor;
- North end of the Salt Building could be a plaza and house a pub or other public use. Additionally, smaller retail on the plaza will help animate it;
- The east/west streets are hard to understand. The applicant needs to take a closer look at the street elevations and the character of the street. The character as presented is underdeveloped. They seem to lack a certain level of joy and interest;
- The intersection of blocks 3, 4 and Block 6 has too much density;
- South end bookends have become identical. Current level of massing very confused between the two cubes. Some concerns about offering 13 stories on this site. Needs to be better integrated with the neighbours. Some were opposed to the 13 storeys, they did not want the massing to approach that of a tower;
- Some of the buildings appear to be too close together and need more space and set backs;
- It is unfortunate to offer rental for modest housing when most middle income people want to own their own homes;
- Original False Creek Plan was to have a low scale plan to bring people to the water and this plan has become less permeable to the pedestrian wanting to go to the water;
- Concerned about how people will experience the streets and the public realm;
- Salt Avenue should not operate as a thoroughfare;
- Move the non-market housing to Block 4 and take some of the density there;
- Good idea to have affordable housing. Works well in the Roundhouse Community
- Concerns about shadowing given the proposed density;
- Agreed with the approach to the landscaping;
- Important that 1st Avenue has a strong massing and that it respect the height of the Salt Building. This will be the main entry to the area;
- Consider the private lands across the street as people will be walking down from Broadway;
- Support land swap of Lot 4 and Lot 11 for community centre (previously supported in 2nd workshop).

Related Commentary — The Panel has some concerns around the 102,000 sq. ft. increase in density although they generally felt that the site could take the density if handled properly. Some of the members felt that some buildings were too close together and there were some concerns with shadowing given the density. The Panel suggested breaking up the block on Site 4 as it comes across as a large undifferentiated mass on the waterfront. This wouldn't affect the density and would help the scale. The density in Site 3 and Site 6 is a bit of a concern but could be handled if the community centre takes some of the density as well either adjusting or reducing some of the heights on Lot 2 and Lot 9. The Panel felt that nine

stories on the plaza is too high, seven on modest housing would work. Several of the panel members did not support the 13 storey height of the bookend buildings.

The Panel members thought the two bookend towers should be modified to better blend into the neighbourhood as well as being more sensitive as to how they meet the street. Some of the Panel members felt the buildings had become too similar in character and should be more differentiated. The Panel suggested that there be more greens spaces; a more generous open space in the area behind the buildings.

In looking at the community centre, the Panel felt the site would be better utilized to have residential on top of the building although they felt this was also the right location for the daycare. It was also suggested that the applicant may want to move the community centre to a smaller site as the building seems too small for this site.

The Panel would like to see the food store on Site 9. The food store could be a single anchor which would draw people into the site. The Panel felt it was important to look at how people will arrive at the store; not just by car but also by foot or bike. It was suggested that the food store could be part of the community interface and the applicant needs to decide what type of grocery store they would like to see on the site.

One Panel member suggested that the north end of the Salt building be a plaza like the Boston's Quincy Market and make this area the jewel of the development. They also suggested that Salt Avenue not be a thoroughfare but end at the Plaza. Smaller retail on the plaza will help animate it.

It was suggested to have the four buildings on either side of the Salt building be treated in a similar manner in deference to the Salt Building as the main entry to the area. They felt it was important that the building forms should have a stronger character and should only be six or seven stories so as not to adversely affect the shadowing of the plaza area.

Some Panel members would like to see the buildings set back further from the street to improve the public experience of the street. 1st Avenue and Front Street should be reserved for heavy volume traffic, to allow the remaining streets to have a more pedestrian friendly character. It was suggested that the applicant take a closer look at the street elevations and the streetscape character.

The Panel thought the affordable housing was a good idea and suggested there be a benefit back to the City. One member had concerns about offering rental properties. They would like to see any rental property revert back to the developer at some point in the future and then be sold below the market rate.

The Panel agreed with the approach for landscaping. Their biggest concern was the spaces between the buildings and the pedestrian linkages and paths to the water. The Panel suggested that the north south connection be opened up to the maximum. The Panel would like to see more public space on the water and with as much activity and animation as possible.

Applicant's Response — Stu Lyon, Architect commented that it has been a whirl wind process. They have had lots of discussion with the Parks Board and did preclude housing on

the community centre site. The City (Housing Centre) has decided that their component would be rental. Millennium hasn't been fixed as rental as they are looking at other opportunities. Mr. Lyon noted that the average density on the rear site is 3.11 FSR and across 1st Avenue it is 5.5 FSR and on the private lands it is 3.5 FSR. He thanked the panel for their comments and stated that they will continue to work on the project.

11. Vancouver City Planning Commission

The following was sent to Mayor and Council on August 3, 2006:

"The Vancouver City Planning Commission received a presentation from City staff and the Project Team for the Olympic Athletes Village at our meeting on 19 July 2006. The Commission has been following progress on Southeast False Creek for many years and is generally pleased with the latest round of design and sustainable initiatives. The Commission would like to commend staff and its consultants on the preparation of the Public Realm Plan. This Plan is a thoughtful integration of urban design, heritage interpretation, and strategies to promote pedestrian and cyclist circulation and a good model for future Public Realm planning. We encouraged staff to pursue the more detailed design of the major public open spaces to achieve more social engagement and more opportunities for programming of activities in combination with the green and linear spaces already included.

The Commission is focusing its work this year on affordable housing and its relationship to density and form. Based on the presentation, the Commission believes that the introduction of additional housing density for non-market purposes can be achieved in keeping with the public realm and urban design goals of the Official Development Plan. Assuming that this conclusion is supported by the Advisory Urban Design Panel, the Commission would like to support this initiative to increase the supply of available affordable housing.

Furthermore, the Commission encourages council to explore the wide application of this density bonusing approach throughout Southeast False Creek and its potential for wider use throughout the City."

12. Southeast False Creek Stewardship Group

The SEFC Stewardship Group reviewed the application submission, and met with staff and the applicant on July 6 and August 3, 2006. The Group provided the following comments:

Sustainability Program

- TENURE — We haven't seen any discussion of tenure. Is there any move to try and provide freehold ownership possibilities? One of the barriers to affordable housing is strata fees that you can't control and that block the ability to use sweat equity (i.e. mow your own lawn rather than paying to have it done).
- What about live/work space, particularly on 1st Avenue?

Modest Market Housing

- The SG commends the developer for working to provide 120 modest market housing units.
- Ideally, an explicit acknowledgement that these units MUST be off the market is needed - whether this is done by a co-op management structure or restrictions on the deed that control resale pricing.

- For the sake of additional modest housing, the SG is willing to support reasonable density bonusing in areas where, from a design perspective, it will not be negative. However, our wish is that the developer reconsider the length of their modest market project, increasing it from 10 to 20 years, as well as reconsider their goal of meeting the maximum parking standards. Any Housing Agreement to protect modest market housing tenure ideally should be at least 20 years, and preferably longer. The City typically protects social housing tenure with a 60-year lease.

Master Plan Summary

- Community Centre – it would be ideal to include the blank gym wall in the art plan to mitigate against a boring pedestrian experience. Why is the community centre (with restaurant adjacent to it) the extent of a lively waterfront edge?
- Section 7.8 Building Types - The variety of building configurations is appreciated and the fact that they stem from trying to provide cross-ventilation and daylight.
 - We love the policy of placing stairs prominently as an alternative to using the elevator. With the one-sided corridor, how will they avoid the motel-look?
 - Townhouses - will these be connected at the rear to a corridor that connects to underground parking? This is the case in Coal Harbour and the result is that no one ever seems to use their front door (or patio space).

Parcel Plans and Models

- For the sake of people in the townhouses on Parcel 5 if the spiritual centre gets built, there should be some requirement for the centre to not present a massive blank wall to them.
- Parcel 4 – The concept of one stairwell and elevator serving only the units on either side at each level—a brownstone—is great. Since each of these will be acting functionally as a separate building we would strongly encourage the team to reflect that in the facades. This comment also applies to the building on Parcel 6 and possibly others.
- Why are there uses shown for the Salt Building and is it a part of this rezoning submission?
- Given the reduction in public use both Salt Avenue and Shipyard Avenue have changed from the ODP?
- How will the requirement for “fine grain development” be achieved?

General Sustainability Overview – LEED™ Scorecard

- Could we have more information on the application of LEED™ neighbourhood rating to this development – does it replace the criteria in the Policy Statement and ODP?
- Scorecard dates do not match
- Why are the following credits in the “maybe” column for mid rise units? Many of them are very possible to reach.
 - Credit 4.4 Alternative transportation – Do you expect to exceed City limits?
 - Credit 5.1 Reduced site disturbance
 - Credit 3.2 30% Water reduction
 - Credit 1 Optimize Energy Performance – this credit has the potential for a lot of points -20% is low to target even with glazing. We can provide you with UBC’s Energy Report that attempts to find low cost energy saving solutions for four storey walk-ups if interested.
 - Credit 6 Green Power – There are ways to get green power affordably and individuals in this community may very well be willing to pay. It would be ideal to investigate cost for mass distribution.

- Credit 5.2 20% Regional materials
- Credit 4.3 Recycled content 15%
- The sourcing of 20% regional materials seems very low. We recall that in the IDP process local sourcing was determined to be very important. Wasn't the much more rigorous goal of 100 mile sourcing mentioned as a target?

SEFC Olympic Village Landscape Objectives

- Community garden – The relocation of the community centre and the increase in height on Parcel 4 from 4 to 8 storey residential complex changes the ability to use the site designated in the ODP for the community garden. It now stands alone and is in shadow during the morning, so that at critical growing times in the year the garden will not receive warming morning sun, and will be subjected to noon day heat.
- The extent of green roofs and type treatment is not clear. The final paragraph in section 3.1.6. of the ODP requires edible landscaping in the public realm, public spaces, and design guidelines for garden plots. As a note of precaution, locating green roofs on high buildings is problematic because of wind.
- Canron crane – Similar overshadowing occurs in the morning and afternoon in the pocket park on 1st Avenue. The Stewardship Group questions whether this is an appropriate location for the Canron crane (shown as one possible location in the Public Realm plan) as it is out of scale with the park use and should be located in proximity to the waterfront not on an internal neighbourhood street.
- In striving for a sustainable landscape no invasive species can be planted. The most invasive species are in the proposed list are: *Buddleia alternifolia*; *Hypericum calycinu*; and *Euphorbia*.
- Children's play areas are an opportunity for urban agriculture -all children like growing things- and education is the main way this sustainable community is going to support itself in the future.

Transportation Parking and TDM

- The SG compliments the developer on the goals of planning for pedestrians, cyclists, goods movement, and lastly the automobile. The move to create a TDM plan and a centre to run it should be supported by a ¾ to full-time position (the city should fund this position).
- In the Parking By-law the developer is to provide car sharing vehicles and spaces, the SG group supports the idea that the developer provides these.
- The developer should have faith in the many TDM measures and transit proximity, the parking ratio could be much lower. Why not aim for the minimum of 929, and use the savings to help provide the car sharing and community transit passes? We recommend exploring further into your marketing, we know what has worked in the past, that doesn't mean that new approaches won't work in the future. Look to New York as a model.
- Owners should be guaranteed only one parking stall, and then should rent or purchase the second. Or you could decouple parking completely and have owners purchase parking separately. Can this be tackled with presales, or are you meeting VANOC goals with the parking as well?
- At least one building has bike storage on the ground floor off the lobby which is fabulous, can we get this in all/most of the buildings?

Marketing Strategies

- While the SG is excited by the commitment the developer is showing in incorporating green building techniques (we recognize how difficult it is to integrate all requirements), we are disappointed in the lack of inspiration reflected in the marketing strategy which is driving its design. This is not a typical downtown Vancouver development and should therefore not be designed for that Yaletown/Coal Harbour market. The SG understands that the developer paid a great deal for the land and will be relying on the market to make a decent profit. We are concerned about two comments that the developer made to the group in describing the SEFC target market:
 - Buyers who will only reside in SEFC 3-4 months of the year; and
 - Buyers that will require at least one, but often two parking spaces.
- We are in real danger of creating the antithesis of a sustainable community with this target market. We recommend that the developers and marketing team search for inspiration from other market models. Perhaps a field trip to New York is needed, where car owners are a minority. Or to an existing community that is similar to SEFC in North America and Sweden. Certainly a chat with someone experienced in marketing sustainable community developments would be fruitful. There must be a manageable solution for both the community and the developer.

Summing Up

Millennium has the opportunity to do more than make a profit on this project, they are designing a community that will be a model for future development – they have the opportunity to change the average mind-set and create a niche market. This reputation will be worth a great deal in the coming years.

13. Bicycle Advisory Committee

Staff presented the application to the Bicycle Advisory Committee (BAC) on July 19, 2006, highlighting the changes from the ODP. BAC supported the Seaside bike route being relocated to the north side of waterfront parcels, however concern was expressed about the 90° turns around the inlet and potential conflicts with pedestrians. For the Ontario Greenway, BAC was concerned about increased car and truck traffic on Ontario Street due to the placement of the food store and the community centre on Parcels 10 and 11. The committee was also concerned about the off-street path in the adjacent park to the east which was proposed at 3.5 m wide and was to accommodate both bikes and pedestrians. BAC suggested making Ontario Street car-free or one-way north of 1st Avenue to give more space within the street right-of-way for bikes. The committee further noted that, for the off-street path in the park to truly serve both bikes and pedestrians, it would need to be 5.0 m wide. Staff agreed to take the committee's comments into consideration as they worked through a more detailed design for the Seaside Route and the Ontario Greenway. Staff also agreed to bring back the designs to the BAC's Network Sub-Committee for further discussion once more details were known.

On September 6, 2006, staff and Margot Long of PWL Partnership met with the Network Sub-Committee to discuss the detailed conceptual design for the Seaside Route and a cross-sectional diagram for the Ontario Greenway. Staff explained the proposed truck access to the retail stores and noted that the food store was now on Parcel 9. The sub-committee reiterated the BAC's concern about truck traffic on Ontario and asked if trucks could be

barred from using Ontario or if the street could be made one-way to limit the truck movements. The sub-committee was nonetheless pleased with the cross-section of Ontario and the off-street path in the park which showed a 4.0 m wide dedicated path for cyclists and separate paths for pedestrians, both in the park and along the east side of Ontario Street. The combined width of the separated off-street paths in the park is now proposed at 6.5 m. The sub-committee concluded that they were pleased with the width and separation of the paths as proposed in the cross-section. Staff acknowledged that more work will have to be done, when the detailed park design is underway, to provide appropriate nodes and connections for the off-street path to streets and to other bike routes.

For the Seaside Route, Margot Long presented the conceptual design including enlarged drawings of the turns around the inlet. The sub-committee was pleased with the plans and agreed that routing the bike path around the water's edge would work. Comments were made about the separation between the bikes and pedestrians, about the pedestrian crossings of the bike path, and about paving materials. The sub-committee agreed to present the drawings for both the Seaside and the Ontario routes to the BAC at the next meeting, and was prepared to recommend that the BAC support them.

14. Disability Committee

The Disability Committee heard from staff and the applicant at their meeting of July 11, 2006. Below is the minute of that meeting.

"Michael Naylor, and Karis Hiebert, SEFC Planners, Central Area Major Developments Group, Grant Miller, Planner, SEFC Private Lands Rezoning, Kyra Lubell, Planning Assistant, Central Area Planning Branch, Roger Bayley, Merrick Architects and Stu Lyon, GBL Architect Group, presented an overview on how Universal Design within buildings is being pursued in SEFC (*summary on file*). Mr. Miller distributed a document entitled "The Safer Home™ Certification Criteria" (*on file*).

During the presentation, staff and the architects responded to questions including whether planners on other projects such as 1 Kingsway and Woodward's are aware of the Safer Home standards and whether there will be adequate affordable housing on the SEFC site. Members felt there should be more clarity with regard to accessibility and universal design and how it will relate to this development. It was also noted that universal design features such as lever handles, touch light switches and colour schemes are absent from the Safer Home Certification Criteria list."

Staff agreed to report back to the Committee once SEFC projects were into the development and building permit stages when enough details would be known to determine how the projects were complying with the Safer Home Criteria.

15. Public Consultation

Three open houses were held for the SEFC rezoning application which gave the public an opportunity to view the plans, ask questions and provide comments to staff and the applicant.

Wednesday, August 2, 2006, 4 - 7 pm
Vancouver Public Library, Promenade
Central Branch, 350 West Georgia St.

Saturday, August 19, 2006, 11 am - 3 pm
Carousel Theatre, Granville Island
1411 Cartwright Street (beside Granville Island Brewery)

Wednesday, August 23, 2006, 4 - 7 pm
Vancouver Public Library, Promenade
Central Branch, 350 West Georgia St.

August 2, 2006 – Staff received 22 completed comment forms and 31 people signed in. Staff estimated that approximately 125 people attended the event.

On the comment form, people were asked to indicate their level of support for the proposal and provide reasoning. Of the 22 responses, 15 provided a numeric value to represent a level of support. These values ranged from 0 - 5 (5 being the most supportive) and on average the proposal received a score of 2.1. Concerns raised included: inadequate social housing mixture, dull building design/architectural rendering, perceived decrease in parks and open spaces and perceived support of vehicle use. Encouraging comments referred to the street car and transit access as well as building heights and location of the neighbourhood.

Respondents supported the proposed relocation of the Community Centre from Parcel 4 to Parcel 11. Out of the 22 responses, 16 were in favour of the move, 5 did not respond and 1 was not in favour. Suggestions included adding more park/play space and sporting courts near the facility.

There was unanimous support for a separate cyclist route along the seaside (18 people supported this option while 4 did not respond to the question). Respondents indicated that they would like cyclist paths throughout the neighbourhood as well.

The retail strategy was supported by 12 respondents, while 4 were not in favour of it and 6 did not respond at all. There was a desire to maintain small, local, varied and independent shops and services and to move the retail heart closer to Main Street and further south (i.e. 2nd Avenue, 3rd Avenue etc.).

Respondents generally supported the form of development (12 were in favour, 3 were against it and 7 did not comment). Comments were varied in their opinions regarding building height, scale and size. Respondents also indicated that they would like affordable/social housing incorporated into the community.

August 19, 2006 – The August 19th open house generated 20 completed comment forms and 46 people filled out the sign in sheet. Staff estimated that approximately 125 people attended the event.

Like at the first open house, the comment form asked people to indicate their level of support for the proposal and provide reasoning. Of the 20 responses, 18 provided a numeric value to represent a level of support (values ranged from 0 - 5 with 5 being the most supportive) and on average the proposal received a score of 4. Concerns included: inadequate non-market and modest market housing mixture, lack of parks and community space and not enough catering to non-vehicle users. There were encouraging comments regarding the streetcar plan the mix of residential/commercial units.

The second question, which received 16 responses, focused on the form of development and on a scale of 1 - 5 (5 being the most supportive) it received a score of 4.3. Comments indicated a general preference for lower buildings, especially for Parcel 4. There was encouragement for the generous allocation and interspersing of green spaces, the stepping down to the water trend and one response indicated general enthusiasm for the plans. There were some non form of development related comments that indicate that the plan should include more restaurants/cafes, more emphasis on bike routes, support for the public transit and a desire to ensure that the seaside bike route remains a public space.

August 23, 2006 – The August 23rd open house generated 20 completed comment forms and 45 people signed in. Staff estimated that approximately 150 people attended the event.

The comment form was the same one used at the August 19th Open House. For the first question, which asked people to indicate their level of support for the proposal and provide reasoning, 18 people provided a numeric value representing a level of support (values ranged from 0 - 5 with 5 being the most supportive) and on average the proposal received an approximate score of 3. Respondents expressed concern over cyclist routing options, a desire for more park space, too much density and the need for more affordable housing. Encouraging comments related to the transportation plan including pedestrian and cyclist priorities and the sustainable components of the submission.

The second question, also the same one used at the previous open house, received 17 responses. It asked for a rating on the form of development (a scale of 1 - 5 with 4 being the most supportive) and the proposal received a score of 3.5. Responses indicated a preference for aesthetically pleasing buildings and more park space. Some respondents supported the current plan as is, some wanted higher buildings and one felt lower buildings would be more appropriate.

16. Applicant's Comments

The applicant was given a copy of this report and provided the comments attached to the following pages. In these comments, they conclude that Millennium supports the report and is encouraged by the opportunity to work with staff in resolving the outstanding questions raised.

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**SOUTH EAST FALSE CREEK AREA 2A AND THE OLYMPIC VILLAGE
DEVELOPERS COMMENTS TO THE REZONING REFERRAL REPORT**

Prepared By Roger Bayley P. Eng. Merrick Architecture
For Millennium Southeast False Creek Properties Ltd.
Dated September 18th 2006

Overview:

These comments refer to the Rezoning Submission made by Merrick Architecture/GBL Architects Group dated August 10th 2006 and subsequent Amendments submitted August 23rd 2006 and the amended Referral Report dated September 14th, prepared by Michael Naylor and titled:

CD-1 Rezoning:51-85 and 199-215 West 1st. Avenue, 1599-1651 Ontario Street and 1598-1650 Columbia Street. (Olympic Village Site)

It being noted that amendments have been made to the original Referral Report (undated) and these amendments are the subject of correspondence received from Karis Hiebert on September 15th 2006. Further correspondence was provided to the Planning Department on September 16th in regard to issues not addressed in the September 15th letter. These issues are noted later in this commentary.

Sustainable Design Inter-relationships:

Millennium entered into the development of the South East False Creek and Olympic Village with an absolute commitment to the three pillars of Sustainable Development being espoused as the key objectives for this new community. These three pillars embraced the 'triple bottom line' of sustainable development - namely:

Environmental Sustainability – focused on the issue of responsible resource use and the development of life sustaining environments

Social Sustainability – embracing the concept of a mixed income community supporting families and opportunities for live/work and related 'Village' activities aimed at community building.

Economic Sustainability – finding constructive mechanisms to develop 'Value' that can be directed towards the underpinning of the Environmental and Social sustainability objectives noted above.

Crafting of the Rezoning Submission:

The August 10th Final Rezoning submission followed a preliminary 'Draft Submission' made on July 18th. This draft document allowed the City of Vancouver Planning, Engineering and Regulatory staff the opportunity to provide input into the key Urban Design Planning criteria and to assess the range of sustainable design initiatives being proposed and to further comment on the Engineering Design criteria, the Form of Development and the general approach being taken to building design, the disposition of market suites, the VANOC overlay program and Millennium's approach to providing Modest Market Housing

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in support of the Social Sustainability objectives noted above. Limited comments provided by the Planning Department coordinator were incorporated into the Final Rezoning Submission (August 10th) along with refinements to Millennium's proposals for Modest Market Housing – all of which were discussed at length with the Director of the Housing Group.

The August 10th Rezoning submission was jointly crafted with the City Planning Department to responsibly balance effective and livable Urban Form with the desire to meet the RFP Density - paid for in Millennium's offer and with a Millennium driven aspiration to achieve a significant component of Modest Market Housing while not diluting the essential aspect of Economic Sustainability. It being noted that recent market and construction forces in the City of Vancouver have significantly impacted the marketing profile and the overall economic performance of the project. Particularly in light of Millennium's substantial financial commitment to the VANOC Exclusive Use period.

Millennium's Commitment to Sustainable Design:

The Millennium Team includes building practitioners with extensive backgrounds in Sustainable Design. The original Proposal Team has been augmented with expertise in LEED Building Design and Certification and the original Sustainable Design group responsible for the LEED certification program have expended their team to include locally recognized experts in Sustainable Initiatives. In conjunction with these local contributors Millennium has engaged Tom Paladino AIA from Seattle and more recently Julia Bourke MRAIC from Montreal. Julia brings special knowledge and experience with NET ZERO building design to the Millennium team.

Further, Millennium have offered to design the buildings to a LEED Gold standard rather than the LEED Silver requirement provided for in their original proposal and will actively support the City of Vancouver in obtaining a LEED Neighborhood certification.

Passive Design:

Millennium and their consulting team have consistently pursued the implementation of Area Exclusions for Passive Building Design as a mechanism to encourage the Development Industry to embrace the development of sustainable buildings. As such the team is encouraged that the Report to Council recommends an Exclusion for Passive Wall Design and the application of 2% of the gross area to be 'Excluded' from the calculation of allowable FSR for Passive Design features.

Passive Design features will significantly improve social and environmental sustainability resulting in improved livability and reductions in resource use through the application of 'non-technical' solutions to energy and resource consumption. Such features will include wider corridors, enclosed balconies for sunshade, ventilation chimneys for natural ventilation, light wells and other related mechanisms to reduce energy loads and building exposure to adverse weather conditions. Millennium intend to evaluate additional area exclusions over and above the recommended 2% allowance and will actively demonstrate through the design process how such additional Passive Design features can be included in the design and the area excluded from the FSR calculation. As noted in the Report to Council Planning are offering Millennium the opportunity to pursue these 'Exclusions' based on sound Urban Planning and Architectural Design principles along with

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demonstrated 'Passive Design Value'. No additional density has been requested in support of this initiative.

Energy:

Millennium is committed to using the Neighborhood Energy Utility (NEU) for the provision of residential heating. As such Millennium have committed to the installation of a Hydronic heating system. This 'Sustainable' initiative has a significant premium to the Cost of Construction and represents in the order of \$6,000 per suite over and above conventional condominium heating systems. In support of the 'High End' Market profile Millennium will use the Hydronic system to provide residential cooling. Energy loads for this cooling system represent approximately 10% of the overall energy loads applicable to the individual suites. Passive design, high performance wall systems, lower glass areas, heat recovery and special appliances will generally reduce the overall energy consumption to a point where LEED Gold can be obtained.

Millennium is considering a centralized heat rejection system to allow the individual buildings to avoid the use of noisy, non-sustainable rooftop mounted evaporative cooling towers. This innovation proposes to combine the parkade ventilation with a centrally located water feature and would represent a significant enhancement in Sustainable development. Millennium request the City's active support in achieving this objective which will use public space and dedicated public easements to facilitate the sustainable initiative.

Building Technology:

Millennium is committed to the use of quality materials, efficient building systems and well developed architectural detailing. As noted previously Millennium have asked for and been granted a wall thickness exclusion that will encourage the use of very high performance walls. These wall systems add a significant premium to the construction cost (approximately \$5.00 per sq. ft.) but are required in order to meet the LEED Gold Energy criteria. This increase in construction cost to provide Environmental Sustainable design lies at the heart of the need to achieve Economic Sustainability through the delivery of Market Value for the market residential Suites.

Urban Form:

Millennium have worked continuously with Staff from the Project Office and the City of Vancouver Planning Department to effectively balance the Urban Form with the need to create Market Value in support of the provision of Environmental and Social Sustainability. The Planning Department has responded with significant flexibility to the issues of Building height, Building mass, Streetscape definition, Open space and general enhancement of the outlook from the market residential buildings. Minor area adjustments remain to be made though the Development Permit process to achieve a, Millennium inspired, enhancement to the provision of Modest Market Housing. This proposal will provide a total of 89,800 sq. ft of MMH and will generate the opportunity for both ownership and rental units. The City of Vancouver Planning team has committed to ensuring that Millennium can achieve the Economic Values that underlie the original August 10th Rezoning submission. As such

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Millennium support the general area parameters and Design Development conditions contained in the Referral Report (except as noted herein)

Modest Market Housing:

Millennium and the City of Vancouver have undertaken to provide 89,800 sq. ft. of Modest Market Housing. This area will provide approximately 100 units of housing, partly allocated to the City of Vancouver on Parcel 9 and the balance located in two rental buildings located on Parcels 3 and 6. The rental buildings will function under a long-term covenant that will be negotiated as part of the Housing Agreement. Millennium will effectively subsidize the development of the Rental Component of the Modest Market Housing. Critical to the provision of these Rental Units is an undertaking by the Planning Department to modify and adjust the Market Housing density distribution, within the accepted RFP Market Housing density provisions, to achieve Economic Value consistent with the offer to construct and operate the Rental Housing. These Urban Form adjustments will be undertaken with the Design Team as part of the upcoming Development Permit applications.

Development Commentary provided in Appendix B – Proposed Conditions of Approval:

- A. Design development – general
Millennium are concerned with the staff objective to increase the height of the Community Center as this increase in height may have a detrimental impact on the Market Value of residential units at the North edge of Parcel 10 (3. Form of Development Paragraph(a) (Conditions of Approval - Clause xl)
- B. Additional Commercial space provided for the City of Vancouver. The Policy Report proposes that an additional 14,000 sq. ft. of commercial space be assigned to the City of Vancouver. Millennium are concerned that the precinct cannot support this additional area and if the full area is included it could negatively impact the economic viability of the commercial space being provided by Millennium.
- C. Modest Market Housing:
Millennium and the Housing Group have agreed that the Modest Market rental housing to be provide by Millennium will not be subject to a rental cap.
- D. Millennium would like to promote a street name for Front Avenue that has Olympic significance. The use of the term Shipyard is not deemed to reflect the quality and marketing aspirations that are required to ensure a economically successful project. Millennium ask that Council redirect the Street naming Committee to reconsider the 'provisional' name being recommended for Front Street.
- E. Millennium have been made aware that Planning will not accept enhanced vertical access (stairs/elevators) to Roof Top Green space that would conflict with the height limitations. This impacts Parcels 2, 9 and 4. Given the stated desire to construct Green Roofs and to provide access to same it would seem that this limitation on 'Appurtenances' is counter intuitive to the objective to provide Green Roofs and accessible Green spaces. Millennium ask that Council instruct planning to relax this By-Law limitation as part of the Urban Agricultural assessment.

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Market Value and Precinct Character:

Much has been made of the inter-relationship between Sustainable Design, Precinct Character and the Marketing Profile required to achieve a successful sales program. Opinions vary between those who envisage the Precinct as a visual model of sustainable design much as the Beddington Zero Energy Development (BZED) is - in Southern London, and those who acknowledge that the Marketing Profile will be 'International' and as such the 'Village' should assume a more classic and timeless quality.

Millennium is committed to undertaking a high quality development that attains the highest possible standards of sustainable design – both environmentally, socially and economically. They have instructed the design team to focus on Quality of Expression, using materials that offer durability, permanence and a timeless sense of place. To develop details that have a natural simplicity of ordered form that are simple to construct within the extra-ordinary schedule under which the project is functioning.

The character of this undertaken must be driven by the Market Place into which it is to be offered and Millennium and Rennie Marketing Systems are clear in their understanding of the character that will meet the sales and financial objectives of a project that will come to market in a single offering. It is critical that the project not be a 'fashion statement' that records the state of sustainable development at this moment in time. Sustainability is in its infancy and while the project will set the standards for Sustainable Design in Vancouver residential marketplace for the next two decades it is key to the marketing success that the architecture have a timeless, classic sense that carries forward into the next 50 years as a defining moment in the evolution of residential design within the City.

The Referral Report contains clauses (Appendix B Form of Development (b) (iii) and (vi)) that attempt to define Precinct Character. Millennium believes that the Architectural character should be developed by the Millennium Team in accordance with the recommendation of the Urban Design Panel (Wed. September 13th Quote – 'it is not the prerogative of the Urban Design Panel to set architectural style')

Residential Form:

The Millennium team has developed a series of innovative and progress design solutions to the various building forms across the site. These forms are aimed at exploring alternative patterns of settlement and relationships between the suite design, suite access and related design components focused on Passive design.

The Draft Rezoning submission explored a building form that provided street accessed two storey town homes with internally accessed units on floors three and beyond with their street elevation at the property line. The lower grade and second floor space being set back from the street to provide steps and a local front door patio similar to most townhouse configurations throughout the down town core. This set back provides separation from the street, privacy and the ability to step up from the street edge to provide a degree of overlook. This building form has been documented in the Zoning submission since July 18th. The form of development is further documented in the August 10th submission and

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has been continually illustrated on the wooden models that have been the focus of numerous discussions with Planning, the Project office and the Urban Design Panel.

The Referral Report contains a clause (Appendix B Form of Development (b) (v) that advises Council that this form of development is not supported. The design team has met with the Planning Group and both parties anticipate that satisfactory design resolution to this detailed design issue can be achieved as part of the Development Permit phase.

Conclusion:

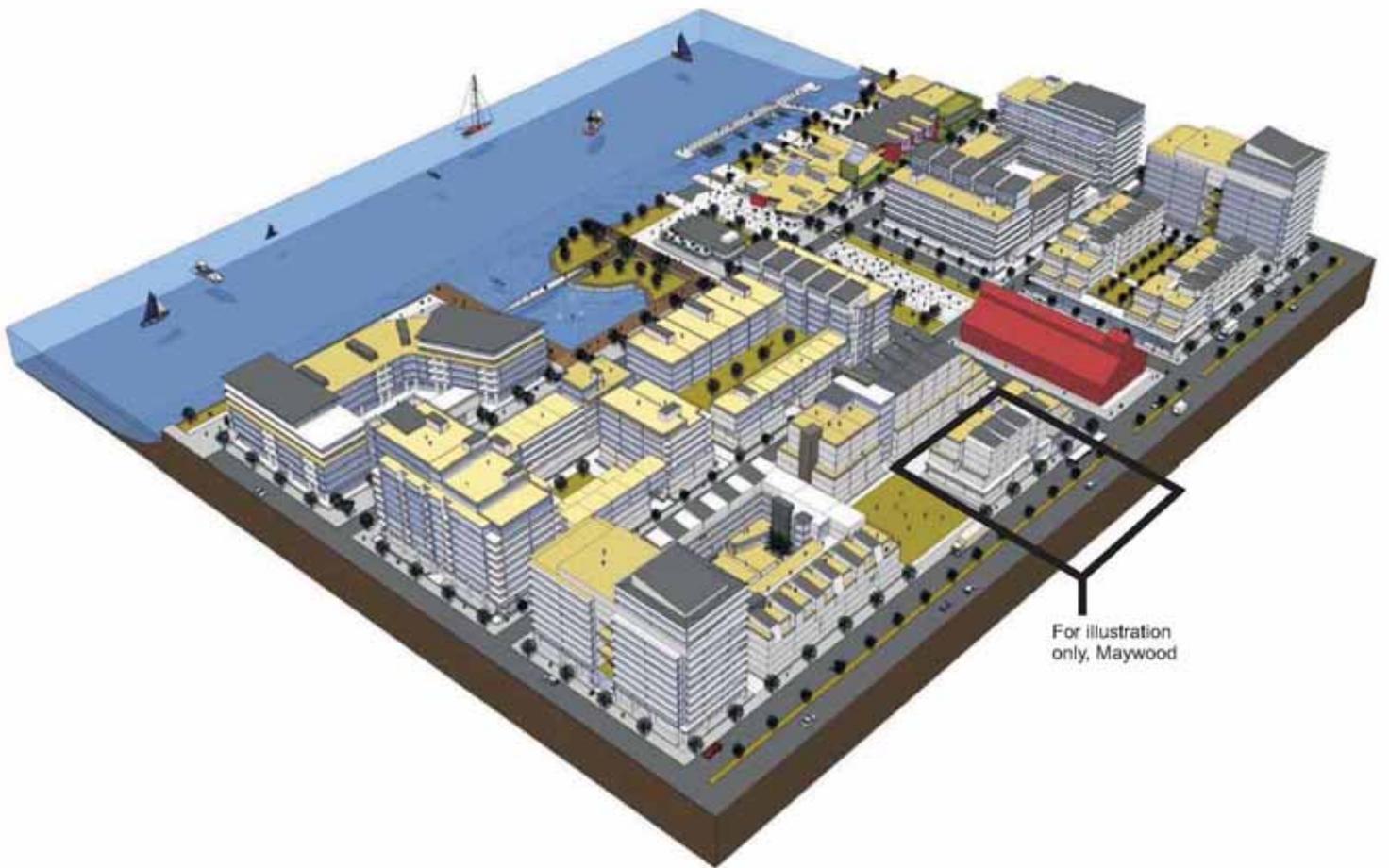


Millennium supports the Referral Report and is encouraged by the opportunity to work with Staff in resolving any outstanding questions. The team appreciates the offer by the Urban Design Panel to participate in a three-hour workshop within the next few weeks as a focus for the resolution of the precinct Character question and other issues related to the distribution of density and the expression of sustainable objectives.

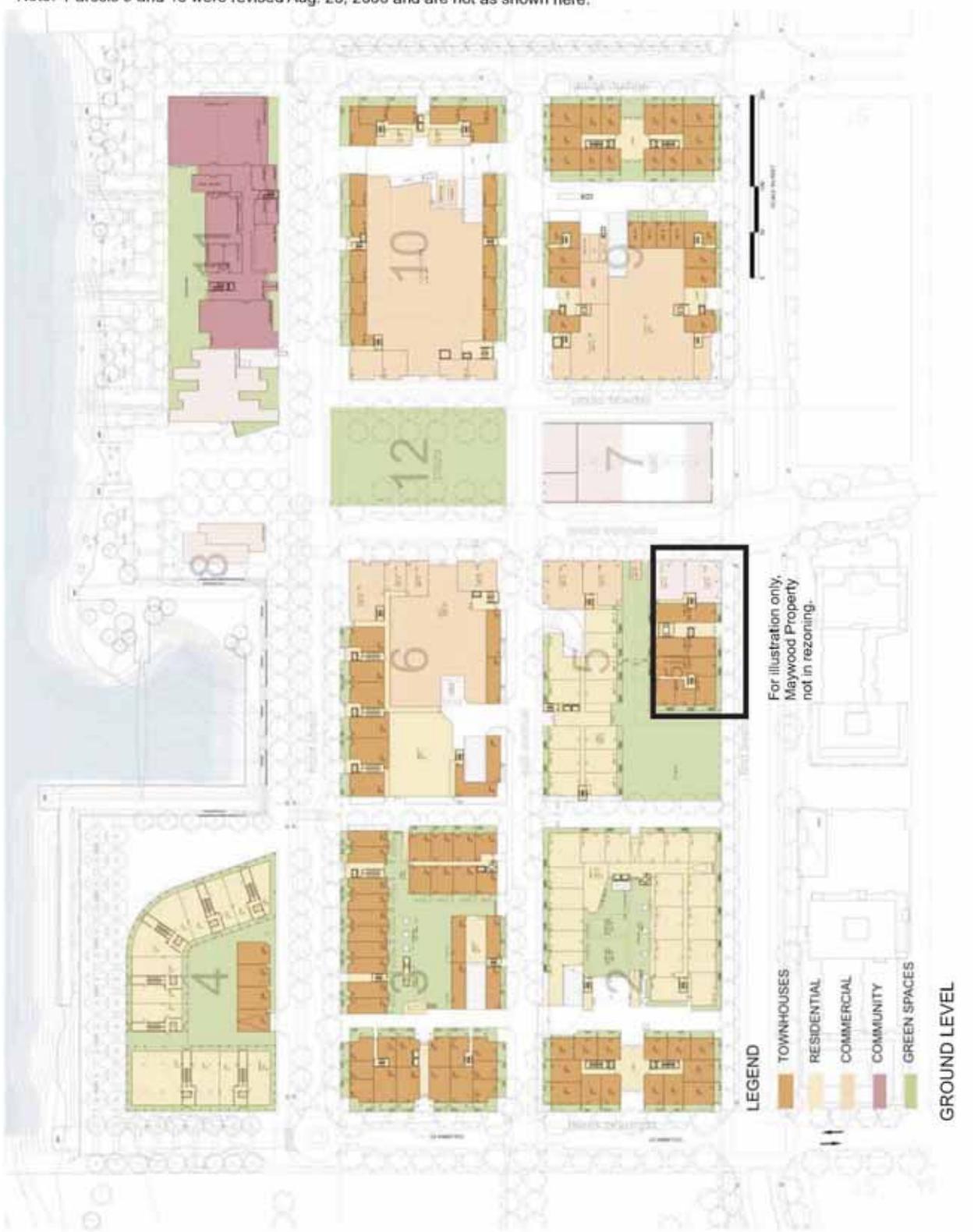
Distribution to: Jody Andrew, City of Vancouver - SEFC Project Office
Scot Hein, City of Vancouver
Michael Naylor, City of Vancouver

* * * * *

FORM OF DEVELOPMENT



Note: Parcels 9 and 10 were revised Aug. 23, 2006 and are not as shown here.



Note: Parcels 9 and 10 were revised Aug. 23, 2006 and are not as shown here.

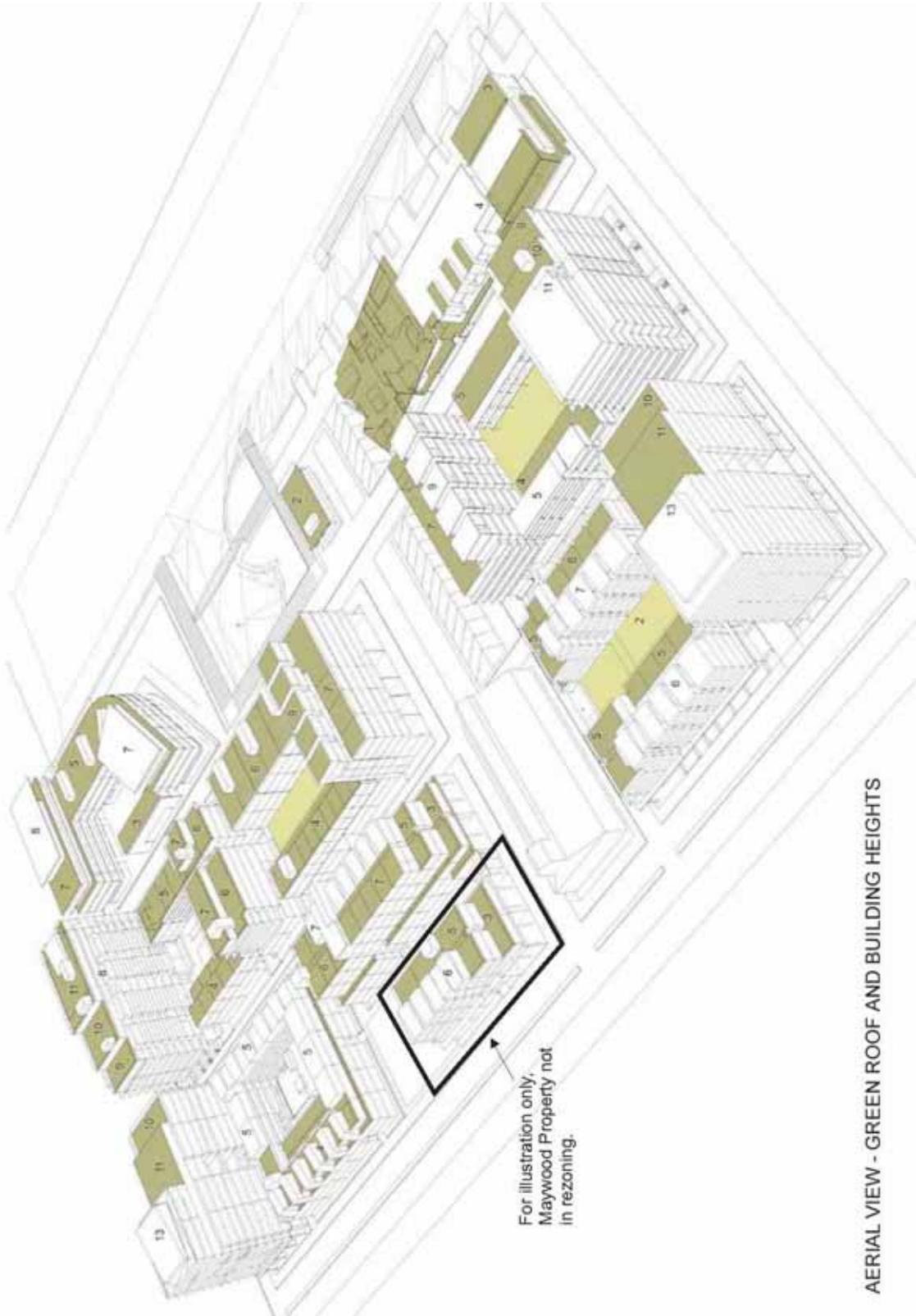


Note: Parcels 9 and 10 were revised Aug. 23, 2006 and are not as shown here.



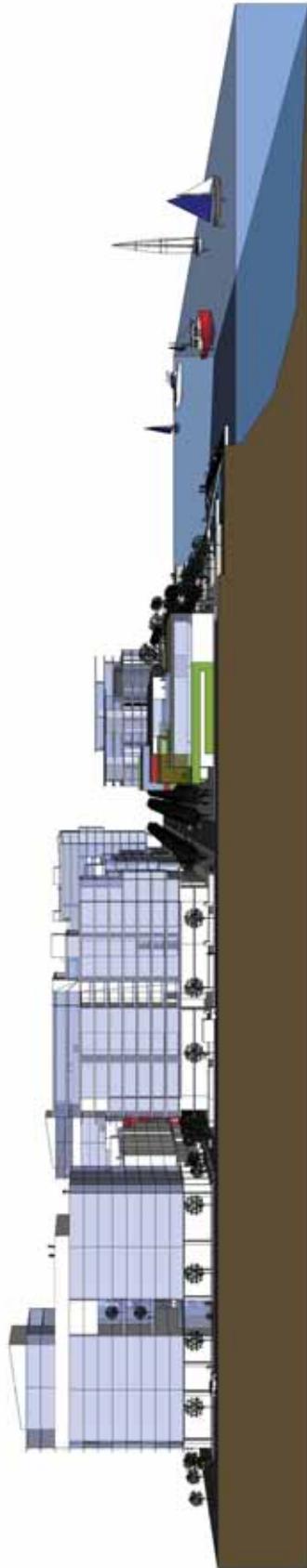
For illustration only,
Maywood Property
not in rezoning.

Parking Plan Level 1 1:2000

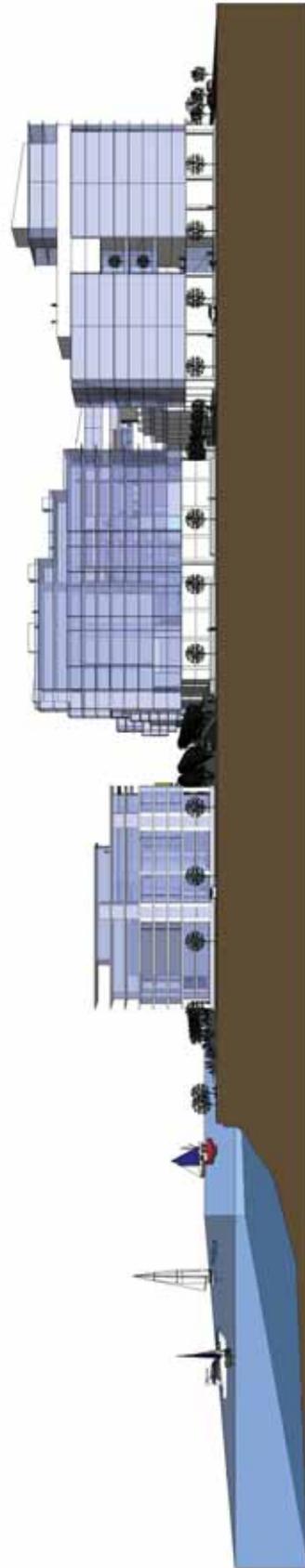


AERIAL VIEW - GREEN ROOF AND BUILDING HEIGHTS

7.8 Street Elevations



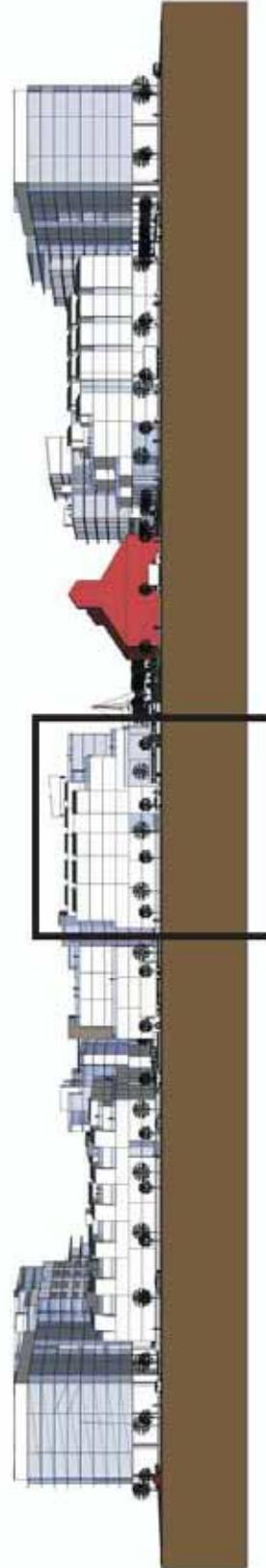
East Elevation



West Elevation



North Elevation



South Elevation

For illustration only,
Maywood Property not in
rezoning.

Council-approved
SOUTHEAST FALSE CREEK GREEN BUILDING STRATEGY
JUNE 2006

Note: The rezoning requirements proposed for buildings in the City Lands of Sub-Area 2A augment the LEED™ standard of the Green Building Strategy from Silver to Gold.

General

A green building strategy for Southeast 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 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 greenhouse gas (GHG) reduction.

PART 1: MANDATORY BASE LINE STRATEGY REQUIREMENTS

Energy

1. Minimum energy efficiency to meet NRCan Commercial Building Incentive Program (CBIP). ***Participation in the False Creek Neighborhood Energy Utility is encouraged to be undertaken in order to facilitate achievement of this LEED™ prerequisite.*
2. Full best practice building commissioning as outlined in CaGBC LEED™ 1.0 Energy and Atmosphere Prerequisite #1.
3. Specify energy efficient appliances – EnergyStar rated appliances, except for laundry dryer.
4. Energy efficient lighting to follow ASHRAE 90.1 2001 including user metering, smart controls, and occupancy sensors for public spaces.
5. Specify fireplaces listed as a heating appliance with a minimum combustion efficiency to meet or exceed ASHRAE/IESNA Standard 90.1 - 2001 heating appliance standards. No continuous pilot lights; interrupted power ignition is preferred. ***fireplaces are not encouraged, but where fireplaces are specified, the proponent is encouraged to work with the False Creek Neighborhood Energy Utility to properly balance the unit’s space heating load.*

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:

- a) Multiple dwellings
 - The minimum required parking shall be as follows:

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

- The maximum permitted parking shall be as follows:

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

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

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

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

b) 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.

c) 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, governing live-work use.

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.

d) Social Housing

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

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

e) Restaurants >= 250 m²

Parking requirement:

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

f) Grocery Store (excluding Neighbourhood Grocery Store), Drug Store, Small-scale Pharmacy, and Liquor Store:

Parking requirement:

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

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

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

Landscape and Water

1. Dual flush toilets that meet or exceed 6/3 dual flush toilets.
2. Low flow faucets and showerheads to meet or exceed flow rates of 1.8 gpm.

3. Specify drought resistant and/or native indigenous planting species to ensure reduced irrigation demands; where ornamental landscapes are chosen for specific applications, specify high efficiency irrigation system (drip irrigation) and/or stormwater reuse.
**Pursue zero potable water for site irrigation in conjunction with rain water reuse.
**Landscaped space designed for urban agriculture for building occupants is encouraged.
4. Green roof designed to meet structural load, soil depths, and access & egress conditions necessary for an intensive green roof/urban agriculture on a minimum of 50 percent of all roof surfaces. **Full development of intensive green roofs for occupant use is encouraged, with urban agriculture being a priority.
5. Rain water not managed through green roofs and on-site infiltration and irrigation and other reuse strategies shall be transmitted to neighbouring off-site rain water management systems as specified at the time of development and in a rate and quantity to be determined by the City Engineer on a site by site basis.

Waste Management

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

PART 2: THE STEPS TOWARDS A LEED™ CERTIFIABLE BUILDING

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

* * * * *

APPROACHES TO SUSTAINABILITY

Southeast 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 SEFC 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 later incorporate new ideas and systems.

PROPOSED SUSTAINABILITY STRATEGIES

More than half of the applicant's 173-page rezoning submission book addresses sustainability strategies. Key topics include a description of the sustainability program and commentary by the sustainability consultant, Tom Paladino, and a review of the Integrated Design Process including its focus on outcomes, benefits and next steps. Additional areas covered are:

- sustainable landscape design
- mechanical building systems
- building envelope design
- structure building systems
- electrical building systems
- transportation demand management
- employment opportunities
- demonstration and education.

There is also a section that covers general sustainability topics such as:

- triple bottom line
- sustainable design based principles
- green building rating systems (LEED)
- specific sustainability, environmental, social and economic strategies.

The submission also included the three preliminary LEED Scorecards shown in this appendix, addressing these building types:

1. Mid-rise Units
2. Affordable Housing
3. Community Centre

LEED Scorecard for Mid-rise Units – Part 1

Project: SEFC mid rise units		date: July 06	
Preliminary LEED Scorecard			
Sustainable Sites			
	OK Pts	May/Be	not likely
	42	19	9
			Comments
Prereq 1	P		Prerequisite, need plan
Credit 1	1		meet all criteria
Credit 2	1		meets criteria
Credit 3	1		site is contaminated
Credit 4.1	1		will meet criteria
Credit 4.2	1		COV requirements
Credit 4.3	1		car pool may get this one
Credit 4.4	1		need to calculate before and after parking area
Credit 5.1	1		whole site should get this with parks and new green spaces
Credit 5.2	1		adding new green spaces
Credit 6.1	1		stormwater into swales
Credit 6.2	1		stormwater into swales
Credit 7.1	1		ug parking gets this point
Credit 7.2	1		50% green roofs
Credit 8	1		pretty much typical practices
Water Efficiency			
Credit 1.1	1		ODP requirement
Credit 1.2	1		ODP requirement
Credit 2	1		treat black water on site
Credit 3.1	1		ultra low flow/signage/store rain water
Credit 3.2	1		
Energy & Atmosphere			
Prereq 1	P		Prerequisite
Prereq 2	P		Prerequisite
Prereq 3	P		Prerequisite
Credit 2.1	2	4	hydronic and district heating
Credit 2.2	1	1	district heating?
Credit 2.3	1	1	district heating?
Credit 3	1		need to hire commissioner
Credit 4	1		typical practice
Credit 5	1		measure each building, collect info at community centre
Credit 6	1		possible, who would pay??



Project: SEFC mid rise units

date: July 06

Preliminary LEED Scorecard

Materials & Resources	OK Pts	Maybe	not likely	Comments
Storage & Collection of Recyclables	P			
Credit 1.1 Building Reuse: Maintain 75% of Existing Walls, Floors, and Roof			1	Prerequisite not a renovation
Credit 1.2 Building Reuse: Maintain 95% of Existing Walls, Floors, and Roof			1	not a renovation
Credit 1.3 Building Reuse: Maintain 50% of Interior Non-Structural Elements			1	not a renovation
Credit 2.1 Construction Waste Management: Divert 50% from Landfill	1			GVRD practices, need plan
Credit 2.2 Construction Waste Management: Divert 75% from Landfill	1			GVRD practices, need plan
Credit 3.1 Resource Reuse: 5%			2	reuse of existing buildings?
Credit 4.1 Recycled Content: 7.5% (post-consumer + 1/2 post-industrial)	1			typical concrete building
Credit 4.2 Recycled Content: 15% (post-consumer + 1/2 post-industrial)	1			typical concrete building
Credit 5.1 Regional Materials: 10% Extracted and Manufactured Regionally	1			typical concrete building
Credit 5.2 Regional Materials: 20% Extracted and Manufactured Regionally	1			
Credit 6 Rapidly Renewable Materials	1			not likely.
Credit 7 Certified Wood	1			not readily available, could create a market
Credit 8 Durable Building	1			IDP outcome: need documentation
Indoor Environmental Quality				
Prereq 1 Minimum IAQ Performance	P			Prerequisite: need to air aud into suites
Prereq 2 Environmental Tobacco Smoke (ETS) Control	P			Prerequisite: testing required, seal suites better
Credit 1 Carbon Dioxide (CO ₂) Monitoring	1			need in natural ventilation chimneys?
Credit 2 Ventilation Effectiveness			1	true natural ventilation?/heating
Credit 3.1 Construction IAQ Management Plan: During Construction	1			best practices
Credit 3.2 Construction IAQ Management Plan: Testing Before Occupancy	1			schedules/testing
Credit 4.1 Low-Emitting Materials: Adhesives & Sealants	1			specification
Credit 4.2 Low-Emitting Materials: Paints and Coating	1			specification
Credit 4.3 Low-Emitting Materials: Carpet	1			specification
Credit 4.4 Low-Emitting Materials: Composite Wood and Laminate Adhesives	1			make this work
Credit 5 Indoor Chemical & Pollutant Source Control	1			
Credit 6.1 Controllability of Systems: Perimeter Spaces	1			
Credit 6.2 Controllability of Systems: Non-Perimeter Spaces	1			may get this one, design dependant
Credit 7.1 Thermal Comfort: Compliance	1			in cooled buildings
Credit 7.2 Thermal Comfort: Monitoring	1			in cooled buildings
Credit 8.1 Daylight & Views: Daylight 75% of Spaces	1			single loaded corridors easier; design dependant
Credit 8.2 Daylight & Views: Views 90% of Spaces	1			single loaded corridors easier; design dependant
Innovation & Design Process				
Credit 1.1 Innovation in Design	1			district heating
Credit 1.2 Innovation in Design	1			LRT
Credit 1.3 Innovation in Design	1			Olympics
Credit 1.4 Innovation in Design	1			education
Credit 2 LEED® Accredited Professional	1			
Project Totals				

Certified 26-32 points Silver 33-38 points Gold 39-51 points Platinum 52-70 points

LEED Scorecard for Affordable Housing – Part 1

Project: Affordable Housing		date: July 10 06		
Preliminary LEED Scorecard				
Sustainable Sites				
	OK Pts	Maybe	not likely	Comments
Prereq 1 Erosion & Sedimentation Control	43	18	9	
Credit 1 Site Selection	P			Prerequisite need plan
Credit 2 Development Density	1			meets all criteria
Credit 3 Redevelopment of Contaminated Site	1			site is contaminated
Credit 4.1 Alternative Transportation, Public Transportation Access	1			meets all criteria
Credit 4.2 Alternative Transportation, Bicycle Storage & Changing Rooms	1			COV requirements
Credit 4.3 Alternative Transportation, Alternative Fuel Vehicles	1			car sharing may get this one
Credit 4.4 Alternative Transportation, Parking Capacity	1	1		need to calculate before and after parking area
Credit 5.1 Reduced Site Disturbance, Protect or Restore Open Space	1	1		whole site should get this with parks and new green spaces
Credit 5.2 Reduced Site Disturbance, Development Footprint	1			adding new green spaces
Credit 6.1 Stormwater Management, Rate and Quantity	1			stormwater into swales
Credit 6.2 Stormwater Management, Treatment	1			stormwater into swales
Credit 7.1 Heat Island Effect, Non-Roof	1			ug parking gets this point
Credit 7.2 Heat Island Effect, Roof	1			50% green roofs
Credit 8 Light Pollution Reduction	1			typical practices
Water Efficiency				
Credit 1.1 Water Efficient Landscaping, Reduce by 50%	1			ODP requirement
Credit 1.2 Water Efficient Landscaping, No Potable Use or No Irrigation	1			ODP requirement
Credit 2 Innovative Wastewater Technologies	1	1		treat black water on site
Credit 3.1 Water Use Reduction, 20% Reduction	1			ultra low flow/signage/store rain water
Credit 3.2 Water Use Reduction, 30% Reduction	1	1		
Energy & Atmosphere				
Prereq 1 Fundamental Building Systems Commissioning	P			Prerequisite
Prereq 2 Minimum Energy Performance	P			Prerequisite
Prereq 3 CFC Reduction in HVAC&R Equipment	P			Prerequisite
Credit 1 Optimize Energy Performance	2	4	4	hydronic and district heating
Credit 2.1 Renewable Energy, 5%	1	1		district heating?
Credit 2.2 Renewable Energy, 10%	1	1		district heating?
Credit 2.3 Renewable Energy, 20%	1	1		district heating?
Credit 3 Best Practice Commissioning	1			COV need to hire commissioner
Credit 4 Ozone Protection	1			typical practice
Credit 5 Measurement & Verification	1			measure each building, collect info at community centre
Credit 6 Green Power	1	1		COV initiative

LEED Scorecard for Affordable Housing – Part 2

Project: Affordable Housing		date: July 10 06	
Preliminary LEED Scorecard			
Materials & Resources	OK Pts	Maybe	not likely
Comments			
Prereq 1 Storage & Collection of Recyclables	P		
Credit 1.1 Building Reuse: Maintain 75% of Existing Walls, Floors, and Roof			1
Credit 1.2 Building Reuse: Maintain 95% of Existing Walls, Floors, and Roof			1
Credit 1.3 Building Reuse: Maintain 50% of Interior Non-Structural Elements			1
Credit 2.1 Construction Waste Management: Divert 50% from Landfill	1		
Credit 2.2 Construction Waste Management: Divert 75% from Landfill	1		
Credit 3.1 Resource Reuse: 5%			2
Credit 4.1 Recycled Content: 7.5% (post-consumer + 1/2 post-industrial)	1		
Credit 4.2 Recycled Content: 15% (post-consumer + 1/2 post-industrial)		1	
Credit 5.1 Regional Materials: 10% Extracted and Manufactured Regionally	1		
Credit 5.2 Regional Materials: 20% Extracted and Manufactured Regionally		1	
Credit 6 Rapidly Renewable Materials	1		
Credit 7 Certified Wood		1	
Credit 8 Durable Building	1		
Indoor Environmental Quality			
Prereq 1 Minimum IAQ Performance	P		
Prereq 2 Environmental Tobacco Smoke (ETS) Control	P		
Credit 1 Carbon Dioxide (CO₂) Monitoring	1		
Credit 2 Ventilation Effectiveness		1	
Credit 3.1 Construction IAQ Management Plan: During Construction	1		
Credit 3.2 Construction IAQ Management Plan: Testing Before Occupancy	1		
Credit 4.1 Low-Emitting Materials: Adhesives & Sealants	1		
Credit 4.2 Low-Emitting Materials: Paints and Coating	1		
Credit 4.3 Low-Emitting Materials: Carpet	1		
Credit 4.4 Low-Emitting Materials: Composite Wood and Laminate Adhesives	1		
Credit 5 Indoor Chemical & Pollutant Source Control	1		
Credit 6.1 Controllability of Systems: Perimeter Spaces	1		
Credit 6.2 Controllability of Systems: Non-Perimeter Spaces		1	
Credit 7.1 Thermal Comfort: Compliance	1		
Credit 7.2 Thermal Comfort: Monitoring	1		
Credit 8.1 Daylight & Views: Daylight 75% of Spaces	1		
Credit 8.2 Daylight & Views: Views 90% of Spaces	1		
Innovation & Design Process			
Credit 1.1 Innovation in Design	1		
Credit 1.2 Innovation in Design	1		
Credit 1.3 Innovation in Design	1		
Credit 1.4 Innovation in Design	1		
Credit 2 LEED® Accredited Professional	1		
Project Totals			
Certified 28-32 points Silver 33-38 points Gold 39-51 points Platinum 52-70 points			

LEED Scorecard for Community Centre – Part 1

Project: Community Centre		date: July 10 06			
Preliminary LEED Scorecard					
Sustainable Sites					
		OK Pts	Maybe	not likely	Comments
Prereq 1	Erosion & Sedimentation Control	P			Prerequisite need plan
Creat 1	Site Selection	1			meet all criteria
Creat 2	Development Density	1			meet all criteria
Creat 3	Redevelopment of Contaminated Site	1			site is contaminated
Creat 4.1	Alternative Transportation, Public Transportation Access	1			meet all criteria
Creat 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1			COV requirements
Creat 4.3	Alternative Transportation, Alternative Fuel Vehicles	1			car pool may get this one
Creat 4.4	Alternative Transportation, Parking Capacity	1	1		need to calculate before and after parking area
Creat 5.1	Reduced Site Disturbance, Protect or Restore Open Space	1	1		whole site may get this with parks and new green spaces
Creat 5.2	Reduced Site Disturbance, Development Footprint	1			adding new green spaces
Creat 6.1	Stormwater Management, Rate and Quantity	1			green roofs, stormwater into swales
Creat 6.2	Stormwater Management, Treatment	1			stormwater into swales
Creat 7.1	Heat Island Effect, Non-Roof	1			ug parking gets this point
Creat 7.2	Heat Island Effect, Roof	1			50% green roofs
Creat 8	Light Pollution Reduction	1			pretty much typical practices
Water Efficiency					
Creat 1.1	Water Efficient Landscaping, Reduce by 50%	1			ODP requirement
Creat 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	1			ODP requirement
Creat 2	Innovative Wastewater Technologies	1			use nanwater to flush toilets
Creat 3.1	Water Use Reduction, 20% Reduction	1			ultra low flow/signage/store rain water
Creat 3.2	Water Use Reduction, 30% Reduction	1			need to use water to flush toilets
Energy & Atmosphere					
Prereq 1	Fundamental Building Systems Commissioning	P			Prerequisite
Prereq 2	Minimum Energy Performance	P			Prerequisite
Prereq 3	CFC Reduction in HVAC&R Equipment	P			Prerequisite
Creat 1	Optimize Energy Performance	5	2	3	hybronic and distict heating: superior envelope, heat recovery
Creat 2.1	Renewable Energy, 5%	1			demonstration project: Photovoltaics
Creat 2.2	Renewable Energy, 10%		1		distict heating?
Creat 2.3	Renewable Energy, 20%		1		not likely
Creat 3	Best Practice Commissioning	1			need to hire commissioner: COV
Creat 4	Ozone Protection	1			typical practice
Creat 5	Measurement & Verification	1			measure each building, collect info at community centre
Creat 6	Green Power	1			COV measure



Project: Community Centre

date: July 10 06

Preliminary LEED Scorecard

Materials & Resources	OK Pts	Maybe	not likely	Comments
Prereq 1 Storage & Collection of Recyclables	P			pay attention during design
Creat 1.1 Building Reuse: Maintain 75% of Existing Walls, Floors, and Roof			1	not a renovation
Creat 1.2 Building Reuse: Maintain 95% of Existing Walls, Floors, and Roof			1	not a renovation
Creat 1.3 Building Reuse: Maintain 50% of Interior Non-Structural Elements			1	not a renovation
Creat 2.1 Construction Waste Management: Divert 50% from Landfill	1			GVRD practices, need plan
Creat 2.2 Construction Waste Management: Divert 75% from Landfill	1			GVRD practices, need plan
Creat 3.1 Resource Reuse : 5%	1			reuse of existing building components
Creat 4.1 Recycled Content: 7.5% (post-consumer + ½ post-industrial)	1			typical concrete building
Creat 4.2 Recycled Content: 15% (post-consumer + ½ post-industrial)	1			need to push recycled content
Creat 5.1 Regional Materials: 10% Extracted and Manufactured Regionally	1			typical concrete building
Creat 5.2 Regional Materials: 20% Extracted and Manufactured Regionally	1			need to push local materials
Creat 6 Rapidly Renewable Materials		1		possibly, need to source appropriate materials early in design
Creat 7 Certified Wood	1			need SFC wood, plan for this
Creat 8 Durable Building	1			IDP outcome: need documentation
Indoor Environmental Quality				
Prereq 1 Minimum IAQ Performance	P			Prerequisite
Prereq 2 Environmental Tobacco Smoke (ETS) Control	P			Prerequisite City to post signs
Creat 1 Carbon Dioxide (CO ₂) Monitoring	1			need to research where these can be effective in natural ventilation
Creat 2 Ventilation Effectiveness	1			displacement ventilation
Creat 3.1 Construction IAQ Management Plan: During Construction	1			best practices
Creat 3.2 Construction IAQ Management Plan: Testing Before Occupancy	1			schedules/testing
Creat 4.1 Low-Emitting Materials: Adhesives & Sealants	1			specification
Creat 4.2 Low-Emitting Materials: Paints and Coating	1			specification
Creat 4.3 Low-Emitting Materials: Carpet	1			specification
Creat 4.4 Low-Emitting Materials: Composite Wood and Laminate Adhesives	1			careful attention to door cores
Creat 5 Indoor Chemical & Pollutant Source Control	1			janitor rooms and entry grates
Creat 6.1 Controllability of Systems: Perimeter Spaces	1			operable windows and lighting/HVAC controls
Creat 6.2 Controllability of Systems: Non-Perimeter Spaces	1			need to get this one, design dependant
Creat 7.1 Thermal Comfort: Compliance	1			ok in cooled buildings
Creat 7.2 Thermal Comfort: Monitoring	1			ok in cooled buildings
Creat 8.1 Daylight & Views: Daylight 75% of Spaces	1			long narrow building should allow light in
Creat 8.2 Daylight & Views: Views 90% of Spaces	1			long narrow buildings
Innovation & Design Process				
Creat 1.1 Innovation in Design	1			district heating
Creat 1.2 Innovation in Design	1			LRT
Creat 1.3 Innovation in Design	1			Olympic Overlay
Creat 1.4 Innovation in Design	1			education and showcasing
Creat 2 LEED® Accredited Professional	1			
Project Totals				
Certified 26-32 points Silver 33-38 points Gold 39-51 points Platinum 52-70 points				

LEED Scorecard for Community Centre – Part 2

UNIVERSAL DESIGN

The SAFER Home™ Certification Criteria

OLYMPIC VILLAGE SITE

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

- All exterior thresholds are flush *(Not applicable to concrete const.? Or 1/2" recommended)*
- Interior thresholds meet minimal code constraints
- Bath and shower controls off set from centre
- 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 ideally be 36"~~ *(suite entry only)*
- Hallways and stairways a minimum of 40" wide but should ideally be 42" wide
- Light switches 42" floor to the centre of the electrical box from the finished floor
- Receptacles 18" floor to the centre of the electrical box from the finished floor
- Electrical receptacles placed as follows:
 - Beside windows, especially where draperies may be installed
 - Top and bottom of stairways
 - Beside the watercloset *(code permitting)*
 - Above external doors ~~(outside and inside)~~ *only*
 - On front face of kitchen counter
 - At Node Zero Location *(entry closet)*
- Larger grey electrical boxes utilized *(needs clarification)*
- Four-plex receptacles in master bedroom *(home office, garage, and rec room?)*
- Level 5 (4 pair) telephone pre-wire to all areas returning to one central area
- RG-6 coaxial cable runs returning to one central area
- All low-voltage runs returning to one central area
- 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



APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Street Address	51-85 and 199-215 West 1 st Avenue, 1599 -1651 Ontario Street and 1598 -1650 Columbia Street
Legal Description	Lots 314, 315, 316, 318, 319, 320 and 321, Plan BCP24394, a portion of Lot 309, Plan BCP20726 and a portion of Lot 313, Plan BCP24394
Applicant	Merrick Architecture Ltd.
Architects	Merrick Architecture Ltd. / Gomberoff Bell Lyon Architects Group Ltd.
Developer	Millennium Southeast False Creek Properties Ltd.
Property Owners	City of Vancouver

Site Statistics

	GROSS	DEDICATIONS	NET
Site Area	45 880 m ² (11.34 acres) (after subdivision)	648 m ² (0.16 acres) for Slipway St. extension	45 232 m ² (11.18 acres)

Development Statistics

	Existing Zoning	Proposed Development	Recommended
Zoning	M-2	Comprehensive Development District (CD-1)	as proposed
Uses	Manufacturing, Retail, Service, Transportation, & Storage, Utility, & Communication, Wholesale	Dwelling, Retail, Service, Office, Cultural, Recreational and Institutional Uses	as proposed
Max. Floor Area	n/a	Dwelling Use: 109,611 m ² (1,179,884 sq. ft.) Retail, Service, Office Uses: 9,674 m ² (104,140 sq. ft.) Cultural, Recreational and Institutional Uses: no max.	as proposed
Maximum Building Height	30.5 m (100 ft.)	40.5 m (132.9 ft.)	as proposed
Parking, Loading, and Bicycle Spaces	as per Parking By-law	As per SEFC Green Building Strategy Parking Standards	as proposed