

## SUMMARY AND RECOMMENDATION

5. **REZONING:** 51-85 and 199-215 West 1st Avenue, 1599 -1651 Ontario Street and 1598 - 1650 Columbia Street (Olympic Village site)

**Summary:** To rezone from M-2 Industrial District to CD-1 Comprehensive District to permit development of a new residential neighbourhood at the heart of the Southeast False Creek (SEFC) sustainable community with a mix of affordable and market housing and neighbourhood retail including a grocery store. Also proposed is a community centre with a non-motorized boating centre, an elementary school and childcare facilities. Building heights would vary up to 13 storeys maximum. The site would initially serve as the Athletes Village for the 2010 Olympic Winter Games.

**Applicant:** Roger Bayley, Merrick Architecture

**Recommended Approval:** By the 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

- 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), generally as presented in Appendix A to Policy Report "CD-1 Rezoning: 51-85 and 199-215 West 1st Avenue, 1599 -1651 Ontario Street and 1598 -1650 Columbia Street (Olympic Village site)" dated September 14, 2006, be approved, subject to the following conditions:

#### 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.

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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 m<sup>2</sup> (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.

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- (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.

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- (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.

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- (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.

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- (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

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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.

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- (xliv) 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.
- (xlv) 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).



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## Technical

- (I) 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;

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- (Iv) 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;
- (Ivi) 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.

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

## CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

- (Iviii) 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

- (Iix) 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),

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to the satisfaction of the Director of Social Planning. Staff recommend a space of at least 37 m<sup>2</sup> (400 sq. ft.).

- (Ix) 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

- (Ixi) 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;
- (Ixii) access to parking and loading should adhere to the SEFC ODP;
- (Ixiii) 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;
- (Ixv) 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;
- (Ixvi) building design is to include provision for connections to, and be compatible with, the "False Creek Neighbourhood Energy Utility";
- (Ixvii) 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;

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- (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.

- (I xxiii) 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;

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- (lxxiv) 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;
- (lxxv) provide roughed-in capacity for future individual suite metering for energy and water use;
- (lxxvi) provide climate zone control for residential and live-work units that is compatible with the False Creek Neighbourhood Energy Utility;
- (lxxvii) 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

- (lxxviii) provide a green roof (including a useable, intensive roof and/or inaccessible, extensive roof) on principle building roofs;
- (lxxix) 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);
- (lxxx) provide details and arrangements for connection and flow rates to meet the SEFC Stormwater Management Plan;
- (lxxxii) 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.

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## 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.

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## UNIVERSAL DESIGN

- (lxxxix) 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.

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- (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 sub-paragraph (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 m<sup>2</sup> (213,000 sq. ft.) of floor area on



## SUMMARY AND RECOMMENDATION

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 m<sup>2</sup> (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.

- B. THAT the necessary amendments to the SEFC ODP By-law generally in accordance with Appendix C to the Policy Report "CD-1 Rezoning: 51-85 and 199-215 West 1st Avenue, 1599 -1651 Ontario Street and 1598 -1650 Columbia Street (Olympic Village site)" dated September 14, 2006, be approved;

SUMMARY AND RECOMMENDATION

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- C. THAT the consequential amendment to the Sign By-law to establish regulations for this CD-1 in accordance with Schedule E (assigned Schedule "B" (DD)) as set out in Appendix C, be approved;
- D. THAT the Noise Control By-law be amended to include this CD-1 in Schedule B as set out in Appendix C.

[RZ - 51-85 & 199-215 West 1st Avenue, 1599 -1651 Ontario Street & 1598 -1650 Columbia Street  
(Olympic Village site)]