

Refers Item 5  
Public Hearing of April 17, 2007

## MEMORANDUM

April 12, 2007

TO: Mayor Sullivan and Councillors

CC: J. Rogers, City Manager  
B. MacGregor, Deputy City Manager  
S. Baxter, City Clerk  
J. Forbes-Roberts, General Manager, Community Services  
B. Toderian, Director of Planning  
C. Gray, Director of the Housing Centre  
M. C. Zak, Director of Social Planning  
S. Harvey, Managing Director of Cultural Services  
T. Timm, General Manager of Engineering Services  
M. Flanigan, Director of Real Estate Services  
K. Bayne, Director of Financial Planning and Treasury  
F. Connell, Director of Legal Services

FROM: M. Naylor, Rezoning Planner

SUBJECT: **CD-1 Text Amendment - 1598 Columbia Street (Parcel 4 - Olympic Village site) - Public Benefit**

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This memo reports to Council on the matter of a public benefit which was not concluded when staff completed their report on this application and when Council referred the application to a Public Hearing.

### RECOMMENDATION

THAT Council accept the offer from Millennium Southeast False Creek Properties Ltd. to make an amenity contribution of \$225,000 to be put toward the cost to design and develop a triangle open space along the Southeast False Creek waterfront, and that receipt of payment of the contribution be secured prior to enactment of the by-law to amend the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

This application is to amend the building height permitted on Parcel 4 of the Olympic Village in Southeast False Creek (SEFC) by increasing it from 30.0 m to 40.5 m. This change would allow a better form of development for this site.

Although the permitted floor space (density) is not proposed to be increased, the additional height does increase the value of the development somewhat, noting however that the unique design emerging for this building will be more challenging and more costly to construct than other SEFC residential buildings. Nonetheless, as part of the application for additional height, the developer has offered to contribute \$225,000 toward a public benefit. Staff recommend that this payment be put toward the cost to design and develop a landscaped triangle open space along the waterfront within Area 2A, to the east of the development and adjacent to a small inlet.

The triangle open space is envisioned as an attractive sustainable landscaped area situated at the west end of the pedestrian bridge that crosses the small inlet. Its feature element is currently conceived as an open glass-roofed shelter that collects rainwater and channels it to a lawn by way of a series of runnels, although these details may change as the waterfront design evolves.

The triangle open space is part of the waterfront public realm. The basic funding for the space will come from the existing public realm funding provided by the SEFC Public Benefits Strategy. The addition of \$225,000 to this funding would allow a higher quality of landscape treatment for the space and the feature element.

The Council-adopted SEFC Public Realm Plan states that “the waterfront is [to be] designed to engage and attract the public, while protecting and enhancing the environment and expressing sustainability.” The triangle open space, with its playful use of rainwater and attractive shelter, will help to meet these objectives. It will also work in concert with the pedestrian bridge in celebrating the inlet as a special place.

The Director of Planning recommends that Council accept the developer’s offer to make an amenity contribution of \$225,000 as part of the application for additional building height on Parcel 4 and that the payment be directed toward the cost to design and develop the triangle open space on the waterfront.

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