



CITY OF VANCOUVER

POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: October 20, 2009
Contact: Karen Hoesé
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RTS No.: 7731
VanRIMS No.: 08-2000-20
Meeting Date: November 3, 2009

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Rezoning of 1201-1215 Bidwell Street and 1702-1726 Davie Street and Heritage Revitalization Agreement at 1215 Bidwell Street

RECOMMENDATION

- A. THAT the application, by Henriquez Partners Architects on behalf of Millennium English Bay Properties Ltd, to rezone 1201-1215 Bidwell Street and 1702-1726 Davie Street (PID: 015752551, 015752640, 015752674, 014-499-029) Lot 8, Lot 9 except the west 50.75 feet and Lot A (see 17609K) of Lot 9, Block 62, District Lot 185, Plan 92) from C-5 (Commercial District) to CD-1 (Comprehensive Development District), to increase the density from 2.2 to 6.27 FSR to permit construction of a mixed-use development containing rental and condominium housing and at-grade commercial uses, be referred to a Public Hearing, together with:
- (i) plans prepared by Henriquez Partners Architects received June 15, 2009, represented in Appendix G;
 - (ii) draft CD-1 By-law provisions, generally in accordance with Appendix A; and
 - (iii) the recommendation of the Director of Planning to approve the application subject to approval of conditions contained in Appendix B;
- FURTHER THAT the Director of Legal Services be instructed to prepare the CD-1 By-law, generally in accordance with Appendix A, for consideration at the Public Hearing.
- B. THAT, if the application is referred to a Public Hearing, the application to amend the Sign By-law, to establish regulations for this CD-1 in accordance with Schedule E [assigning Schedule "B" (C-5)], also be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the amending by-law, generally in accordance with Appendix C, for consideration at the Public Hearing.

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

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

- D. THAT, subject to the approval of the rezoning, Council approve the heritage designation of the building façade of 1215 Bidwell Street, listed in the "C" category on the Vancouver Heritage Register, as a protected heritage property;

FURTHER THAT the Director of Legal Services be instructed to prepare a Heritage Designation By-law for consideration at Public Hearing.

- E. THAT, subject to the approval of the rezoning, Council enter into a Heritage Revitalization Agreement for the building façade at 1215 Bidwell Street, to secure the restoration, long-term maintenance and preservation of the façade, subject to conditions contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare a Heritage Revitalization Agreement and accompanying by-laws for consideration at the Public Hearing, and to process and to bring forward for enactment the necessary by-laws related to the Designation and Heritage Revitalization Agreement;

AND FURTHER THAT the Director of Legal Services be instructed to prepare side agreements for the timely restoration and protection of the façade during the construction.

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

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

Relevant Council policies for this site include:

- Central Area Plan (December 3, 1991)
- Financing Growth Policy (Community Amenity Contributions) (January 20, 1999; last amended February 12, 2004)
- Heritage Policies and Guidelines (May 13 and September 23, 1986; last amended September 10, 2002)
- Short Term Incentives for Rental Housing (STIR) Program (June 18, 2009).

PURPOSE & SUMMARY

This report assesses an application to rezone this site from C-5 (Commercial District) to CD-1 (Comprehensive Development District) to permit an increase in the overall maximum density from a floor space ratio (FSR) of 2.20 to 6.27. The application proposes construction of a 210 ft. residential tower with a four-storey podium providing retail and service uses at street level and market rental housing on the second, third and fourth floors. The applicant's objective is to achieve a standard of environmentally sustainable construction, by aiming for LEED™ Gold equivalent.

The rezoning application includes a bonus density of 6 539.9 m² (70,397 sq. ft.). In return the applicant is offering the following on-site public benefits:

- a housing benefit in the form of 49 units of secured market rental housing for the life of the building; and
- retention and designation of the façade of the C-listed building at 1215 Bidwell Street.

While many concerns have been expressed by West End residents about this proposal, staff have assessed the application and conclude that it is supported by Council policy. Staff recommend that it be referred to a Public Hearing and be approved subject to conditions.

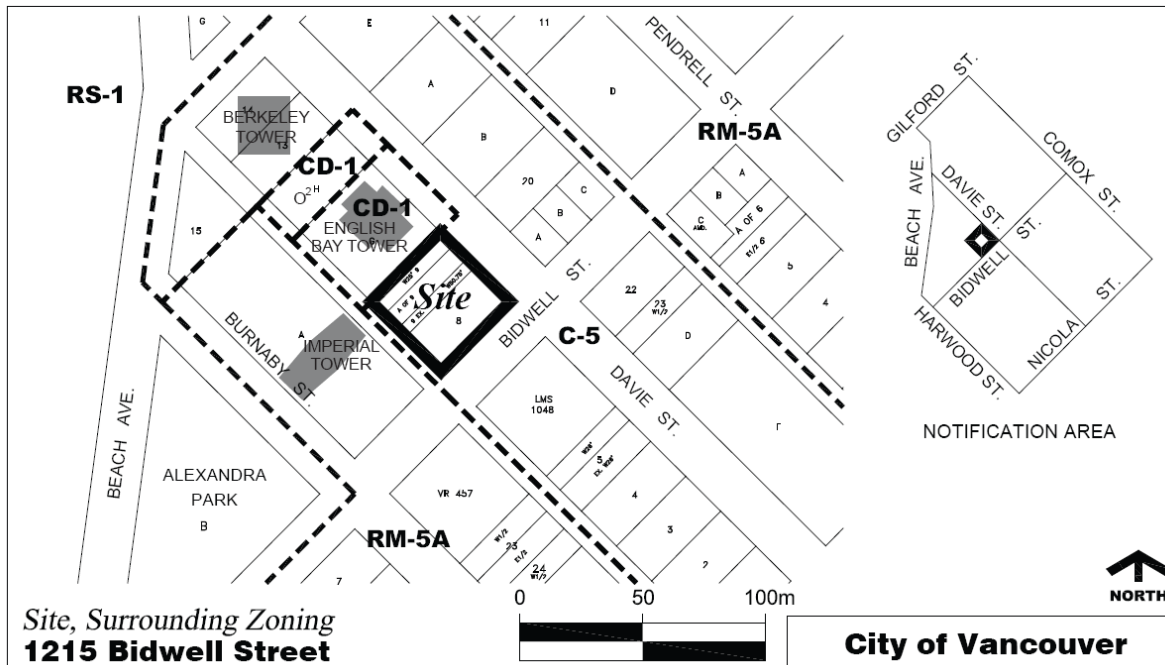
BACKGROUND

Site — This 1 605 m² (17,277 sq. ft.) site has a 40.2 m (132 ft.) frontage along Davie Street and a 39.9 m (131 ft.) frontage along Bidwell Street. The site is currently occupied by a two-storey heritage building at 1215 Bidwell Street and one-storey commercial buildings (including a corner grocery store, several restaurants, and an insurance agency) at 1702-1726 Davie Street.

Context — The existing built form context in this area is highly varied and ranges from older one- and two-storey commercial buildings to high-rise towers up to 30 storeys. The site is currently zoned C-5 (Commercial District), a designation prevalent along the West End's neighbourhood commercial streets (Davie, Denman and Robson). This commercial zoning provides for retail and service uses, as well as residential in conjunction with those uses, and allows a density of up to 2.2 FSR and a maximum conditional height of 64 m (210 ft.). Immediately west of the site are two mixed-use CD-1 sites with commercial at grade and residential above, with densities of 3.13 and 3.4 FSR and heights of 12 storeys (English Bay Tower) and 7 storeys ("O²") respectively. Further west at the corner of Davie and Denman Street is a mixed-use building 16-storeys in height (Berkeley Tower). The surrounding residential areas are zoned RM-5A providing primarily residential uses with a density of up to 2.2 FSR and a maximum conditional height of 58 m (190 ft.). A number of older towers exceed

this height and density, having been built under earlier zoning (pre-1985) that permitted up to 5.0 FSR and 300 ft. height, including the 30-storey Imperial Tower to the south across the lane.

Figure 1: Site & surrounding zoning (including notification area)



Earlier proposal – In 2007, a proposal was presented to retain and restore the C-listed heritage building at 1215 Bidwell Street through a Heritage Revitalization Agreement, in exchange for an increase in density from 2.2 to 5.67 FSR, enabling construction of a 20-storey residential (condo-only) tower. Staff review, including public consultation, concluded that the scope and merit of the proposed heritage effort did not justify the requested bonus density. Staff recommended that the conservation approach be revised to reduce heritage costs, possibly by retention of the façade only.

2008 Rezoning Application – In May 2008, a rezoning application was submitted proposing the same density increase (2.2 to 5.67 FSR) and tower height (210 ft.), however the heritage aspect was reduced to retaining and restoring the heritage building's street-facing façade. The application included an additional public benefit in the form of 33 units of market rental housing on two levels of a three-storey podium, with retail at grade. The 20-storey tower component consisted of 55 condo units.

Revised Rezoning Application – Revised drawings were submitted June 15, 2009. In response to the STIR Program and Council's policy goal to encourage more rental housing, an additional floor of rental is proposed for the podium, increasing the number of rental units from 33 to 49. Also, in response to market conditions and to comments from the public that the condo units were too large and expensive, the size of the condo units has been reduced and the number increased from 55 to 98. With the additional housing units added, the density is now proposed at 6.27 FSR, but the tower height is unchanged at 210 ft.

Future Area Planning – In response to concerns about the diminishing vacancy rates and rental housing stock in the West End, on July 8, 2008, Council resolved that the City would undertake a complete review and reworking of the 1989 zoning regulations and other pertinent regulations governing the residential and commercial districts in the West End. It is anticipated that this work will be scheduled after the completion of the Rental Housing Strategy, currently underway, which includes review of West End rental buildings and investments.

DISCUSSION

1. Land Use

The application proposes residential and commercial uses. These uses, and the uses listed in the draft CD-1 By-law, are consistent with the current commercial C-5 zoning. The building podium would contain commercial at grade along both Davie and Bidwell streets, maintaining the commercial continuity with the buildings east and west of the site. The proposal also provides for a “public use” commercial unit behind the heritage façade, as suggested by the Urban Design Panel. The second, third and fourth storeys of the podium would contain 49 units of market rental housing, ranging in size from 36 to 66 m² (390 to 706 sq. ft.). The 16 storeys of condominiums in the tower would comprise 98 units starting at 38.3 m² (412 sq. ft.) and averaging 58.3 m² (628 sq. ft.) in floor size.

2. Floor Area and Density

Under the existing C-5 zoning, the overall density permitted on the property is 2.2 FSR or 3 531 m² (38,009 sq. ft.). This application proposes 6.27 FSR, a total floor area of 10 071 m² (108,407 sq. ft.). This includes 696.4 m² (7,496 sq. ft.) in commercial uses and 9 374.5 m² (100,910 sq. ft.) in residential uses of which 2 575.2 m² (27,720 sq. ft.) is rental.

Table 1: Floor Area and Density

	FSR	Floor Area	
		m ²	sq. ft.
Residential - Strata	3.98	6 392.6	68,812
Residential - Rental	1.61	2 575.2	27,720
Residential - Common Area	0.25	406.7	4,378
Total Residential	5.84	9 374.5	100,910
Commercial	0.43	696.4	7,496
Total	6.27	10 070.9	108,406

Urban design assessment, as summarized below, concludes that the proposed additional floor area can be accommodated within the development proposed on the subject site.

3. Height

The proposed tower height is 210 ft. The existing C-5 District Schedule allows an outright height of 18.3 m (60 ft.), with a provision for a discretionary increase up to 64 m (210 ft.). In considering a discretionary height increase for this site, staff note the site’s uniqueness in its immediate context of other mid- and high-rise towers. This application seeks to realize the site’s potential with an exceptionally slim, sensitively shaped tower to achieve a more

meaningful heritage response, while generating relatively minimal additional view and shadow impact on neighbours compared to that of a lower, yet much wider and bulkier massing.

Despite a discretionary height limit of 210 ft., development under C-5 zoning would more likely yield a seven-storey market condo building pressing close to the site property lines and it would incorporate a ground-level retail component on Davie Street. Heritage retention of 1215 Bidwell Street would likely not occur in this scenario. Even if a heritage density bonus were pursued under C-5 zoning, additional density earned by retention of the façade would further fill out the low massing and likely add two to four floors in a mid-rise building scenario, yielding quite a bulky massing as well as a compromised heritage façade retention within a squat building form.

The objective of preserving as much as possible of the heritage at 1215 Bidwell Street is better achieved with a slim tower massing, which leaves greater “elbow room” for a more meaningful heritage retention response than would a low, larger footprint massing. These factors led staff to believe that a slim tower option was worthy of consideration.

4. Form of Development

The application proposes a 20-storey tower incorporating a four-storey podium component facing Davie Street which contains ground-floor retail and rental housing above. Parking and loading are proposed below grade, with access from the lane (see plans in Appendix G and statistics in Appendix H).

An analysis of the proposed form of development was conducted (see Urban Design Analysis, Appendix E), including any urban design impacts of its proposed building massing beyond that contemplated under zoning, noting that the present zoning has a discretionary provision for increased height up to 64 m (210 ft.). This included a review of livability and privacy impacts, public and private views, shadowing, response to surrounding public realm and overall built form “fit” with the surrounding context.

Privacy and Views — The two closest neighbouring buildings, English Bay Tower to the immediate west and Imperial Tower, south across the lane, orient their primary windows away from the subject site (refer to Appendix E: context Plan and View Analysis). This circumstance presents the opportunity for a taller, slimmer, carefully shaped massing to provide improved outlook, privacy, and views for both these neighbours and more distant neighbouring buildings than would a lower squatter building form with reduced setbacks. The proposed tower’s unusually small floor plate has been uniquely shaped to angle away from its neighbours, particularly from the secondary windows of English Bay Tower, allowing for improved outlook and sun access.

Shadows — Although the proposed tower casts a longer shadow than that of a building adhering to the outright height envelope, its narrower width, which lies substantially within shadows already cast by existing buildings, has minimal impact on neighbouring open space.

Public Realm – The proposal responds positively to the site’s two street frontages, adding to Davie Street’s pedestrian shopping character with ground-floor retail use and weather protection. A setback area is proposed at the corner of Davie and Bidwell for outdoor eating. On Bidwell, the retention of the heritage façade, with retail use, will enliven that streetscape.

Built Form “Fit” – While the proposed 20-storey tower would introduce a significant new form at this location, staff believe it has been well integrated within the built-form context of neighbouring 12, 16 and 30-storey existing buildings through its small floor plate, slim profile and sensitive shaping. The tower’s massing is also mitigated from pedestrian level by the proposed 4-storey podium on Davie Street and heritage façade retention on Bidwell Street.

Urban Design Panel – The application was reviewed by the Urban Design Panel on July 16, 2008, achieving unanimous support (see minutes appendix F).

Conclusion – The proposal incorporates the following positive features:

- rehabilitation and designation of the heritage façade of a heritage “C” building, within a development form which respects the heritage resource;
- an exceptionally slim neighbourly tower form, that has been shaped to respond sensitively to adjacent views and livability, as well as to the surrounding built form;
- a notably high standard of architectural design; and
- an exceptionally high standard of sustainable construction.

Staff consider the form of development to have suitably incorporated the proposed additional density in a sensitively configured building massing that minimizes view and shadow impacts. The tower-podium form successfully adds the desired 49 units of rental housing in a logical and efficient manner. On this basis, staff recommend that the application be approved subject to conditions which seek some additional design development at the development permit stage (see design development conditions in Appendix B).

5. Parking, Loading and Circulation:

The application shows three levels of parking, providing 158 parking spaces below grade with access from the lane, two loading spaces and 186 bicycle parking spaces. The proposal includes four car-share vehicles and parking spaces.

The parking standards that staff have recommended for this development are based on the new reduced standards being introduced for the downtown peninsula, including the West End. These standards provide for minimum and maximum parking spaces for residential and non-residential uses, as well as an increased incentive to provide car-share vehicles and spaces for new residential developments. Using these standards, the applicant will be required to provide a minimum of 75 and a maximum of approximately 140 parking spaces.

In addition, the rental units qualify for a reduction in parking under the STIR program. This parking policy, adopted by Council on June 18, 2009, allows for a reduction of rental parking spaces through the provision of additional car-share vehicles and parking spaces.

A Transportation Study completed by MMM Group Ltd. was submitted by the applicant on April 22, 2008, and revised on July 31, 2009. The study analysed the impact of the proposed development on traffic in the vicinity. It concluded that the additional traffic that the development would add to the area intersections is minimal and would have no significant impact on traffic operations. Staff concur with this conclusion.

6. Environmental Sustainability

The Eco-Density Rezoning Policy for Greener Buildings, approved June 10, 2008, requires that rezoning applications received after this date achieve a minimum of LEED™ Silver certification or equivalency. This proposal is targeting LEED™ Gold. The following ideas to achieve this LEED™ rating were discussed at the rezoning application stage, noting that the measures ultimately used in the building design will evolve and change through subsequent permit phases.

- Water retention system whereby rainwater is harvested from the roof and terraces of the building and storey in a cistern located in or below the parkade. A separate pressurized tank from the cistern supplies stored water to irrigation, toilets and water features.
- Solar shading and 60% glazing along with incorporation of operable windows and utilization of high mass concrete to improve the building's energy performance.
- Vacuum tube solar collectors located on the roof harvest the solar energy to produce heated water for domestic hot water heating.
- Geothermal systems for heating and cooling of the building.
- Living "green" walls (a wall structure designed for plant growth on the wall surface) will extend up the tower to improve air quality and filter out dust and other contaminants.

7. Heritage Conservation

As part of the on-site public benefit proposed in the application, the owner proposes to restore and designate the façade of the building at 1215 Bidwell Street, which is listed as a "C" on the Vancouver Heritage Register (VHR). "Maxine's College of Beauty" is a two-storey Mission Revival style concrete building. The conservation approach for the Maxine's building is that of partial rehabilitation of the building's prominent front façade with aspects of material restoration and new construction (see appendix D for the conservation plan).

The proposed work involves retention of the main architectural elements of the Mission Revival style façade including the 1936 portion of the building designed by architect Thomas B. McArravy and the 1940 addition designed by Ross Lort. The scope of work includes cleaning of the exterior façade, repair or replication of windows, removal of awnings and signs, and rebuilding of the roof. The proposed approach and rehabilitation work are consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada and is supported by heritage staff.

On July 7, 2008, the Vancouver Heritage Commission (VHC) reviewed and supported the proposed conservation plan (see Appendix F for VHC motion and minutes).

8. Rental Housing and the STIR Program

Beginning on July 6, 2009 the City introduced the Short-Term Incentives for Rental Housing (STIR) program. STIR is a time-limited program to provide a strategic set of incentives to encourage and facilitate the development of new residential market rental units throughout the City. This proposal represents the first to be considered by Council following priority processing of the rezoning application under the “negotiated” stream whereby incentives, including increased density, could be tailored for the specific project.

By encouraging the development of rental housing across the City, the STIR program aligns with Council’s priorities to encourage the continued building of strong, safe and inclusive communities that are sustainable, affordable and environmentally sound. The program is a considered response to broader, short-term economic circumstances and one of its primary aims is to promote local capital investment and to foster economic growth. The recent economic slowdown has had a direct effect on the local market for housing and it was recognized that the spin-off implications on the City would be profound. In addition to diminishing housing production, reductions in employment opportunities and declining economic activity limit the City’s ability to fund public infrastructure and community amenities. Rental housing provides a more affordable housing option for nearly half of Vancouver’s population and by stimulating the rental housing market, the STIR program is one of a number of City initiatives to sustain socially, economically and environmentally thriving communities.

The applicant has proposed to build 49 units of rental housing under the STIR Program. These units will be committed for the life of the building or sixty years, whichever is greater. The rental units are proposed on the second, third and fourth storeys of the podium and market rental units will range in size from 36 to 66 m² (390 to 706 sq. ft.), with an average size of 435 sq. ft. The public benefit accruing from these units is their contribution to the City’s rental housing stock for the life of the building, and for a minimum of sixty years. This would be secured through a Housing Agreement with the City, and would be subject to the conditions noted in Appendix B.

The negotiated stream in the program makes available various incentives to improve the economic viability of rental housing. The applicant is requesting an incentive package consisting of a parking relaxation; a DCL waiver on the market rental units; a rental property assessment incentive through a Housing Agreement; and a bonus density of 49,785 sq. ft. (which is in addition to the bonus density for the heritage designation). The incentives are not a direct cost outlay by the City, but rather represent a mixture of construction cost savings through regulatory relaxations, bonus density and foregone revenues from DCLs and property taxes. The foregone revenues to the City are estimated as follows:

Foregone City Revenues	Estimated Value	Description
DCL Waiver	\$166,306	\$6.00 per sq. ft. of the rental component
Rental Property Assessment	\$840,000	Property tax savings
Total	\$1,006,306	\$ 20,537 per unit

Given the location in the downtown peninsula and the mixed-use form of development proposed, this particular project is anticipated to be near the top end of the range of STIR incentives which staff anticipate to be required. Under the STIR Program it was envisaged

that various levels of incentives would be necessary to stimulate rental housing development. Site-specific factors such as location, zoning and built form will affect the level of incentive required to achieve a viable project that delivers rental housing. It was anticipated that in areas of the City where land values are relatively low and where wood-frame construction is typical, a much lower level of incentive would be required. In the downtown area where considerably higher land values and construction costs exist, a more significant incentive package can be expected.

As was noted in the June 2, 2009 Council report that detailed the STIR program, the program is not revenue neutral and it was recognized that the program prioritizes rental housing ahead of other potential City priorities and amenities. In this particular circumstance, vacancy rates in the West End presently sit below 0.4% (less than one percent) and little new purpose-built rental accommodation has been constructed in the City over the past 25 years. There is currently no housing on this site and the opportunity to create 49 new rental units for no less than sixty years, in this location, is significant.

PUBLIC INPUT

Two rezoning information signs, one on Davie and one on Bidwell, were installed on the site by May 5, 2008. Two public information open houses were held: the first was on May 20, 2008, and the second one, in response to revised drawings, on July 23, 2009.

May 2008 Notification and Open House – A notification letter and invitation to a public information open house, dated May 2, 2008, was mailed to 773 surrounding property and business owners. The public open house was held on May 20, 2008 at the Best Western Sands Hotel with staff and the applicant team in attendance. A total of 116 people signed in. In response to the notification and open house, 76 comment forms and five written responses were received.

July 2009 Notification and Open House (Revised Application) – A second notification letter and invitation to a public information open house, dated July 7, 2008, was mailed to 1,776 surrounding residents and business owners. With this notification, adjacent rental and leasehold building occupants were also notified. The public open house was held on July 23, 2008 at the Best Western Sands Hotel with staff and the applicant team in attendance. A total of 141 people signed in. In response to this notification and open house, 126 comment forms and 13 written responses were received.

Public Response – Those opposing the application cited the following concerns:

- inadequate heritage preservation;
- not enough public benefit to justify height and density;
- other public benefits should be provided;
- lack of a comprehensive policy for the West End;
- inconsistent with West End character;
- too much height and/or density, for proposal and West End overall;
- too much parking provided in building;
- view impacts;
- increased congestion, traffic and noise;
- impact on local amenities and services;
- small size of the rental units;
- how to ensure affordability of rental units;

- large scale of market units (luxury suites) and potential for absentee owners;
- too much rental in the West End already;
- increased taxes and lower resale values of existing West End units;
- concern about loss of existing businesses;
- concern about impact of existing/future commercial use on Bidwell Street; and
- concern about the City's process (open house held in summer, inadequate notification of renters).

Comments from those in support of the application included the following:

- need for additional rental housing in the West End;
- mix of market and rental units contributes to retention of social diversity;
- need for increased density;
- quality development;
- appropriate location for a mixed-use building; and
- proposal contributes to increased affordability in the area.

A more detailed summary of comments is provided in Appendix F.

PUBLIC BENEFITS

In response to City policies which address changes in land use and density in the Downtown, the application offers the following public benefits:

1. **Development Cost Levies (DCLs):** DCLs apply to all new construction and help pay for facilities made necessary by growth, including parks, child care facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. This site is located in the city-wide DCL area where the rate for the net increase in development floor space is \$64.58 per m² (\$6.00 per sq. ft.). It is anticipated that the new floor area will generate DCLs of approximately \$484,072 which are to be collected prior to building permit issuance (based on the current DCL rate and assuming that the floor space related to the rental component of the development qualifies for exemption under the STIR Program).
2. **Short Term Incentives for Rental Program (STIR):** The applicant, under the negotiated stream of the STIR program has offered to provide 49 for-profit affordable rental housing units for the life of the building or sixty years, whichever is greater. Staff undertook a review of the applicant's development pro forma to ensure that STIR program incentives provided no undue profit.
3. **Heritage Conservation:** As part of the on-site public benefits proposed in the application, the applicant proposes to undertake heritage conservation work at 1215 Bidwell Street ("Maxine's College of Beauty"), listed as a 'C' building on the Vancouver Heritage Register. Staff having reviewed the cost estimates for heritage retention and designation, and conclude that a bonus density of 20,612 sq. ft. is supportable and provides no undue profit.
4. **Community Amenity Contribution (CAC):** Staff reviewed the applicant's development pro forma to identify whether the rezoning generated a sufficient increase in land value or land lift, to warrant a CAC offering. Staff concluded that after factoring in the

costs associated with for-profit affordable rental housing units and heritage conservation costs, there was no land lift and, therefore, no CAC offering applicable.

The Public Art Program does not apply to this application because the total floor space proposed (10 071 m²) is under the minimum qualifying size of 15 000 m² in effect at the time the application was made.

FINANCIAL IMPLICATIONS

The applicant has applied to have the rental component of the project considered under the Short Term Incentives for Rental Housing (STIR) Program, approved by Council on June 18, 2009, to facilitate the development of new residential market rental housing. Under the STIR Program, the City will forgo revenues associated with housing incentives that apply to the rental component of the development, specifically waived DCLs and reduced taxes.

DCLS — It is estimated that the DCLs eligible to be waived under the STIR program will result in forgone revenues of approximately \$166,306. DCLs traditionally fund public benefits such as affordable housing, child care, parks and streetscape improvements.

Rental Property Assessment — Where rental units in strata-titled buildings are secured by a Housing Agreement, the units are assessed as rental rather than as strata, which would be much higher. This in turn results in lower property taxes for the rental component of the building. The tax revenues that will be forgone are estimated at approximately \$840,000 over the life of the building.

CONCLUSION

While it is recognized that there are some community concerns about the redevelopment of this site and increased density in the West End, staff assessment of this rezoning application has concluded that the proposed form of development can be sensitively integrated into the urban fabric of the area and that the proposal can be supported at this location. Further, the public benefits of this project will contribute to the City's affordable housing goals in the form of a net increase of 49 long-term rental units, and to the City's heritage goals, through the designation and restoration of the building façade at 1215 Bidwell Street.

The Director of Planning recommends that the application be referred to public hearing, together with a draft CD-1 By-law as generally shown in Appendix A and with a recommendation of the Director of Planning that these be approved, subject to the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown plans included as Appendix G.

* * * * *

1201-1215 Bidwell Street and 1702-1726 Davie 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 Uses

Similar to C-5 District Schedule, in particular:

- Cultural and Recreational Uses, limited to Personal Training Centre;
- Dwelling Uses in conjunction with other uses in this section;
- Office Uses;
- Retail Use, limited to Adult Retail Store, Grocery or Drug Store, Liquor Store, Pawnshop, Retail Store, Secondhand Store, Small-scale Pharmacy;
- Service uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Print Shop, Repair Shop - Class B, Restaurant; School - Arts or Self-Improvement, School - Business, School - Vocational or Trade;
- Accessory uses customarily ancillary to the above uses.

2 Density

2.1 The floor space ratio must not exceed 6.27.

2.2 The following shall be included in the computation of floor space ratio:

- (a) All floors of all buildings, both above and below ground level, to be measured to the extreme outer limits of the buildings.

2.3 The following shall be excluded in the computation of floor space ratio:

- (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 eight 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) where floors are 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, those floors or portions thereof so used, which are at or below the base surface provided that the off-street parking spaces do not have a length of more than 7.3 m for the purpose of exclusion from floor space ratio computation;
- (d) all 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;

- (e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000; and
- (f) with respect to exterior:
 - (i) wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation, or
 - (ii) walls other than wood frame construction greater than 152 mm thick that meet the standard RSI 2.67 (R-15),the area of such walls that exceeds 152 mm to a maximum exclusion of 51 mm of thickness for wood frame construction walls and 127 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009. A registered professional must verify that any exterior wall referred to in subsection (ii) of this section meets the standards set out therein.

2.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed;
- (b) interior public space, including atria and other similar spaces, provided that:
 - (i) the excluded area shall not exceed the lesser of 10 percent of the permitted floor area or 600 m²;
 - (ii) the excluded area shall be secured by covenant and right-of-way in favour of the City which sets out public access and use; and
 - (iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council;
- (c) amenity areas to a maximum floor area of the lesser of 10 percent of the permitted floor area or 1 000 m².

3 Height

3.3 The maximum height of a building measured above the base surface is 64.0 m.

3.4 Section 10.11 of the Zoning and Development By-law will apply except that a planted sustainable green wall may extend 2 m more or less beyond the maximum height of the building.

4 Parking, Loading and Bicycle Parking

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

except that if any amendment to the Parking By-law results in any lesser requirement, the lesser requirement is to apply.

4.2 Parking standards for Non-residential

- (a) Minimum: One space per 145 m² of GFA.
- (b) Maximum: One space per 115 m² of GFA.
- (c) Minimum of 1% of parking spaces be designated as "Car-sharing Parking Spaces Only" for use by visiting car share users.

4.3 Parking standards for Residential

- (a) Minimum: One space per 140m² of GFA or one space per unit, whichever is lesser.
- (b) Maximum: Studio - 0.5 spaces, one bedroom - 1 space, two bedroom - 1.5 spaces, three bedrooms or more - 2 spaces.

4.4 Visitor Parking

- (a) Minimum of 0.1 spaces per unit and a maximum: 0.2 spaces per unit. The spaces are to be supplied from the minimum required and maximum allowable parking.

4.5 Car Sharing

- (a) Provision of 0.02 car-share parking spaces and car share vehicles per dwelling unit. (For parking calculations purposes any number $\geq 0.5 = 1$).
- (b) The minimum residential parking can further be reduced up to 5 spaces in lieu of one car-share vehicle and parking space. A maximum of two car-sharing vehicles per 100 units is to be available for this reduction in parking.
- (c) Rental units under the STIR program shall have a maximum of 6 car-sharing vehicles per 100 units available for parking reduction. Car-sharing vehicles over and above that ratio will not be counted towards a parking discount.

4.6 Class A loading

- (a) For all residential uses the minimum required loading spaces shall be as follows:
 - (i) 0.008 spaces per dwelling unit up to 299 units,
 - (ii) 0.006 spaces per dwelling unit for any number of units over 299.

4.7 Disability Parking

- (a) Residential disability parking is to be supplied at 1 space for first 7 units and 0.034 spaces per unit thereafter.
- (b) Non- residential disability parking will be 1 space for first 500 m² of GFA and 0.4 spaces for each additional 1 000 m² GFA.

5. Acoustics

Per Section 4.15 of the C-5 and C-6 District Schedule

* * * * *

1201-1215 Bidwell Street and 1702-1726 Davie 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.

PROPOSED CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- a. THAT the proposed form of development be approved by Council in principle, generally as prepared by Henriquez Partners Architects in plans and stamped "Received Planning Department, June 15, 2009", provided that the Director of Planning or the Development Permit Board, as the case may be, may allow 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:

Urban Design

- (i) Design development to refine the treatment of the blank west party wall (rental component) through incorporation of high quality material such as brick;
- (ii) A preliminary LEED™ score card should be submitted with development (DE) application showing proposed strategies for attainment of LEED™ Gold;

Note to Applicant: Registration and certification with CAGBC (Canada Green Building Council) to achieve LEED™ Gold certification is encouraged but not required. Best effort to pursue equivalency to the satisfaction of the Director of Planning will be accepted.

Landscape

- (iii) Design development of the landscaping at the residential lobby entrance on Bidwell Street to provide greenery as a visual amenity for the streetscape and to blend with the residential character of the surrounding street;
- (iv) Submission of a landscape design rationale including rainwater collection and sustainable methods employed for water usage;
- (v) Provision of a detailed landscape management plan outlining specific maintenance requirements for the proposed landscape forms, including planters, green roof and walls, and irrigation systems at all building locations, to the satisfaction of the Director of Planning;
- (vi) Provide a legal survey illustrating the following information:
 1. Existing trees 20 cm calliper or greater on the development site

2. The public realm (property line to curb) including existing street trees, street utilities such as lamp posts, fire hydrants, etc. adjacent to the development site;
- (vii) Submission of a full Landscape Plan illustrating proposed plant materials (common and botanical names), including sizes and quantities, paving, walls, fences, and other landscape elements including site grading. The Landscape Plan should include the outline of the proposed underground parking garage and proposed street furnishings along the Davie and Bidwell Street frontage as illustrated in the Rezoning Report;
- (viii) Section details at a minimum scale of 1/2"=1'-0" scale to illustrate proposed landscape elements including planters on building structures, benches, fences/gates, arbours and trellises, posts and walls and water feature. Planter section details should confirm depth of proposed planting on structures. Recommend 36 inches minimum growing medium depth for large trees on a slab application;
- (ix) Large scale ¼"=1'-0" or 1:50 scale partial plans, elevations and sections illustrating the detailed treatment of the project's public realm interface at the street and lane; include planter walls, stairs, landscaping, soil depth (indicated by underground structures), semi-private patios, and privacy screens;
- (x) Provision of a high- efficiency irrigation system in all landscape common areas and hose bibs in all private landscaped patio areas (illustrated on the Landscape Plan);
- (xi) Provision of new street trees to infill the existing street tree colonnade adjacent to the development site on Bidwell Street and Davie Street to the satisfaction of the General Manager of Engineering services and in consultation with the Director of Planning;

Note to Applicant: Contact Eileen Curran, Streets Engineering, ph: 604.871.6131 to confirm tree planting locations and Amit Gandha, Park Board, ph: 604.257.8587 for tree species selection and planting requirements. Provide a notation on the Landscape Plan, final spacing, quantity, tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm calliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet in length and 18 inches in depth. Call the Park Board for inspection after tree planting completion.

Crime Prevention Through Environmental Design (CPTED)

- (xii) Design development to take into consideration the principles of CPTED, having particular regard to reduce opportunities for theft in the underground, graffiti on walls, and mail theft;

Social Development - Urban Agriculture

- (xiii) Design development to provide further detail on the proposed urban agriculture facilities;

Note to Applicant: See the City of Vancouver Urban Agriculture Guidelines for the Private Realm.

Engineering

- (xiv) Provision of bicycle storage for commercial and retail uses as per the updated requirements of the City of Vancouver Parking By-Law;
- (xv) Retail bike parking is to be more accessible;
- (xvi) A review of the parking design by a qualified Transportation Engineer is recommended to eliminate the vehicle interlock created in the commercial parking area, by the tower core and visitor parking areas and to provide adequate vehicle separation and proper vehicle movements at all corners in the parkade is required. The revised plans continue to indicate a vehicle interlock situation at right angle turns within the parkade;
- (xvii) Consider provision of a dock leveller to enable trucks of various heights to load at the dock;
- (xviii) Clarify the largest truck the loading facility is designed to accommodate and ensure that this truck can manoeuvre independently into one space while the other is occupied and without requiring removal of any of the resident permit parking in the lane;
- (xix) Provision of adequate garbage and recycling facilities for residential uses. Note recycling must be directly accessible to crews from the lane without steps or landings to manoeuvre over (ramps are required or the recycling must be made available at the lane for pick up by the building operators.) Please contact Engineering, Solid Waste Branch for recycling space and pick up requirements;

Note to applicant: It is recommended that the parkade deficiencies be reviewed immediately to ensure they can be addressed at the development permit stage without major design changes, the vehicle interlock and loading bay operations are of key concern.

Environmental Health

- (xx) 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;

Heritage

- (xxi) The Statement of Significance for 1215 Davie Street must be reviewed and approved by the Vancouver Heritage Commission;
- (xxii) Confirm the historical significance of the sign and explore options for the positioning of the sign with the intent of keeping it in the interior of the building.

PROPOSED CONDITIONS OF BY-LAW ENACTMENT

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

Heritage

- (i) The owner shall enter into a Heritage Revitalization Agreement with the City to secure the rehabilitation, protection and on-going maintenance of the façade of the "C" listed building at 1215 Bidwell Street;
- (ii) The owner shall agree to the City designating the buildings under the Heritage By-law without further compensation;
- (iii) The owner shall enter into associated agreements with the City to secure the timely rehabilitation of the protected heritage façade at 1215 Bidwell Street prior to issuance of the development permit for the 1215 Bidwell Street project by restricting occupancy of the new tower until rehabilitation of the heritage facade is completed, on terms and conditions satisfactory to the Director of Legal Services;

Housing

- (iv) That the owner make arrangements to the satisfaction of the Managing Director of Social Development and the Director of Legal Services, to secure the designated units as rental for the life of the building;

Engineering

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

- (v) Consolidation of Lot 8, Lot 9 except the West 50.75 feet, Lot A of Lot 9, & the West 25 feet of Lot 9 is required;
- (vi) Provision of a new or updated encroachment agreement that captures all existing and proposed encroachments over public property;*

Note to Applicant: Although the existing Easement & Indemnity Agreement E39757 allows for a building encroachment of up to 2 ½ inches onto City Street, this does not appear to cover the full extent of the existing encroachments.

- (vii) Provision of adequate water service to met the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required, please supply project details including projected fire flow demands to determine if water system upgrading is required, should upgrading be necessary then arrangements to the satisfaction of the of the General Manager of Engineering Services and the Director of Legal Services will be required;
- (viii) Undergrounding of all new utility services from the closest existing suitable service point. All services, and in particular electrical transformers to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground / overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged;
- (ix) Provision of street trees adjacent the site where space permits;
- (x) Provision of improved sidewalks to current commercial standards adjacent the site;
- (xi) Provision of standard concrete lane crossing at the Bidwell Street lane entry;
- (xii) Provision of a pedestrian /bicycle signal and related utility and road work necessary for signal installation at the intersection of Bidwell and Davie subject to City Council approval. The applicant to be responsible for 50% of the signal costs and related works, further the applicant is to be responsible for any public consultation deemed necessary;
- (xiii) Provision of car share agreement that provides for the following:
 - the provision, operation, and maintenance of four shared vehicles and the provision and maintenance of four parking spaces for use exclusively by such shared vehicles, with such parking spaces to be in addition to the minimum parking spaces required by the Parking By-law;
 - a professional car-sharing organization satisfactory to the Director of Planning and General Manager of Engineering Services must manage the car sharing vehicles; and
 - designation the number of visitor or surplus parking spaces as determined by the General Manager of Engineering Services, which are publicly accessible 24 hours a day (e.g. within visitor parking or outside the building in a lane or 'mews') for future use by shared vehicles, with such spaces not to be in addition to required parking for residents or visitors;

*Note: The developer should be also be advised that building encroachments onto City street may cause problems when strata-titling a property due to section 244(1)(f) of the Strata Property Act. In such cases, the City of Vancouver may not necessarily support the additional legal provisions required to accommodate those parts of the building on City Street. If strata-titling is proposed, applicants are advised to seek independent legal advice on the matter.

Soils

- (xiv) 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; and
- (xv) If a Certificate of Compliance is required by the Ministry of Environment as a result of a completed site profile, execute a Section 219 Covenant, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance has been provided to the City by the Ministry of Environment.

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

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

* * * * *

1201-1215 Bidwell Street and 1702-1726 Davie Street
DRAFT STATEMENT OF SIGNIFICANCE
AND PROPOSED CONSERVATION PLAN

One of the public benefits of the proposed rezoning is the designation and restoration of the façade of the building at 1215 Bidwell Street.

Statement of Significance

Name of Historic Place

Maxine's College of Beauty

Address

1215 Bidwell Street, Vancouver, BC

Description:

Maxine's College of Beauty is a two-storey Mission Revival style concrete building now known as Balthazar Restaurant located in Vancouver's West End. The building is listed on the Vancouver Heritage Register in the "C" category.

Historic Value:

With its distinctive Mission Revival style front dating from the 1930's and the core of an Edwardian house, Maxine's represents several aspects in the evolution of Vancouver's West end. The building is notable as the work of two noted BC architects Thomas B. McArravy and Ross Lort.

It is the 1936 Mission Revival style central portion of the building with its three Gothic arches and metal roof tile parapet designed by McArravy and the slightly later two storey baroque parapeted eastern section (with mission bell) by Lort which give the building its primary architectural character. The early Edwardian wood frame is still intact although covered by a Mission style façade added sometime after 1936. The original house is also covered in stucco and numerous external staircases and appendages. As such, the Mission style ensemble, as a rambling and picturesque composition, is of heritage value, as this style is relatively rare in Vancouver. The commercial use as a beauty school is related to its location just off Davie Street in the West End.

Thomas McArravy is best known for his Art Moderne style Nanaimo City Hall, while Ross Lort's work spanned many decades and different building styles.

Character-Defining Elements

- Location in West End in residential neighbourhood on the edge of commercial Davie Street;
- Mission Revival style front on a simple architecture shape behind;
- Rambling façade composition of single and two storey elements showing additions over time;
- Building extends to sidewalk with setback towards lane;
- Mission style "façade" fronting Edwardian house rear, evident along lane;

- Prominent parapet gables - including elaborate baroque element - fronting simple gable roofs;
- Metal roof tiles overhang;
- Gothic arches on main level;
- Nothing of heritage value exists on the interior.

Conservation Strategies

The conservation approach for the Maxine's building is that of partial rehabilitation of the building prominent front façade with aspects of material restoration and new construction.

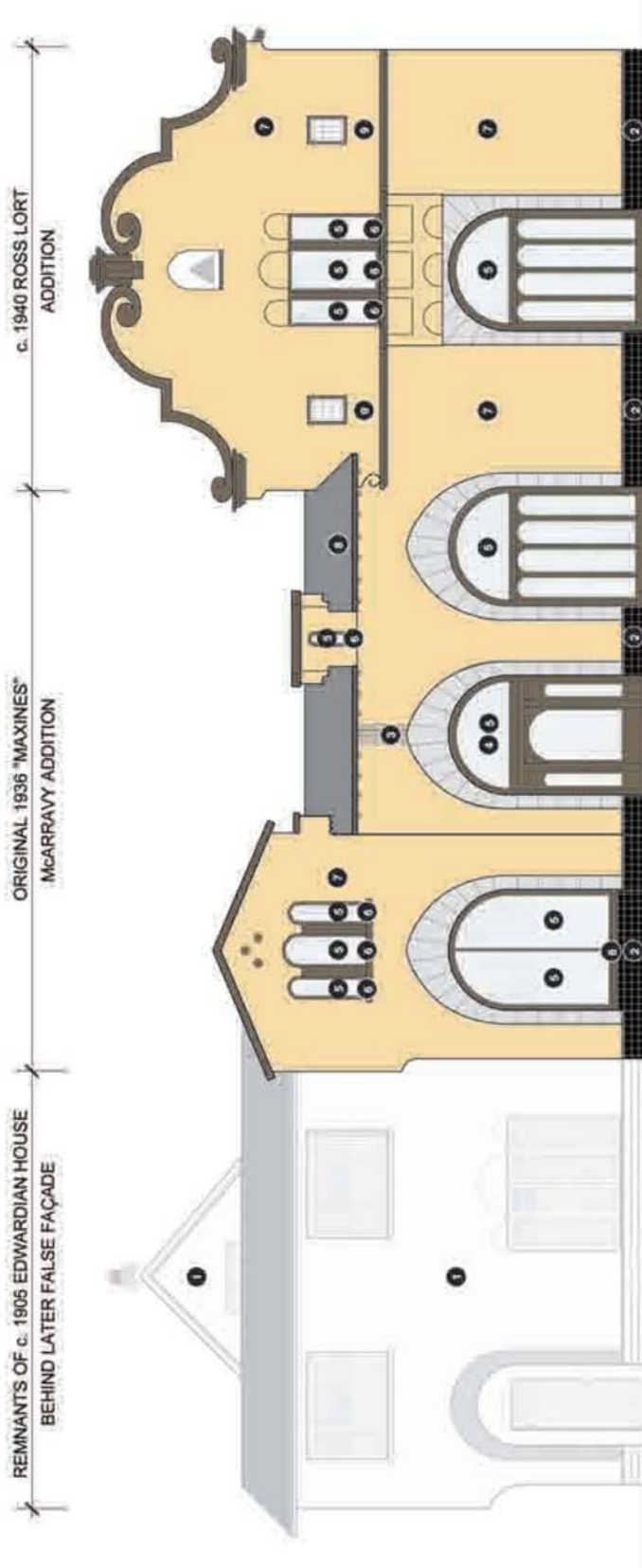
- Complete conservation of all Bidwell Street including painted concrete and stucco work, stone trims and wooden windows, cornices.

Proposed Conservation Work:

Element	Condition	Conservation Work
Roof	Fair to good	<ul style="list-style-type: none"> • Repair metal roof tiles and repaint in original colours
Flashing	Poor	<ul style="list-style-type: none"> • To be replaced with painted metal flashings
Concrete	Fair to good	<ul style="list-style-type: none"> • Inspect for condition • Clean with low pressure washing/natural bristle brush sandblasting and other abrasive measures not permitted; coatings subject to review by preservation consultant
Tile	Fair	<ul style="list-style-type: none"> • Inspect for condition • Clean and regrout where necessary
Windows	Fair to good	<ul style="list-style-type: none"> • Detailed inspections of each window to be done • Repair existing wood windows or replace with replicas matching profile, type and single glazing • Paint in original colour
Metal grilles	Good	<ul style="list-style-type: none"> • Retain, clean and repaint
Canopies/Marquis	Fair	<ul style="list-style-type: none"> • Not Original • Consider retention (non-conforming?)
Lighting		<ul style="list-style-type: none"> • Exterior light fixtures and floodlighting tbc

Economic Viability of Conservation: A proforma was submitted and reviewed by Real Estate Services staff which outlined the costs to restore and designate the façade of the building along with restoring the building facade to meet the City's building code requirements. Real Estate Services staff have confirmed that no undue profit has been generated through the proposed on site density bonus.

Proposed Façade Restoration



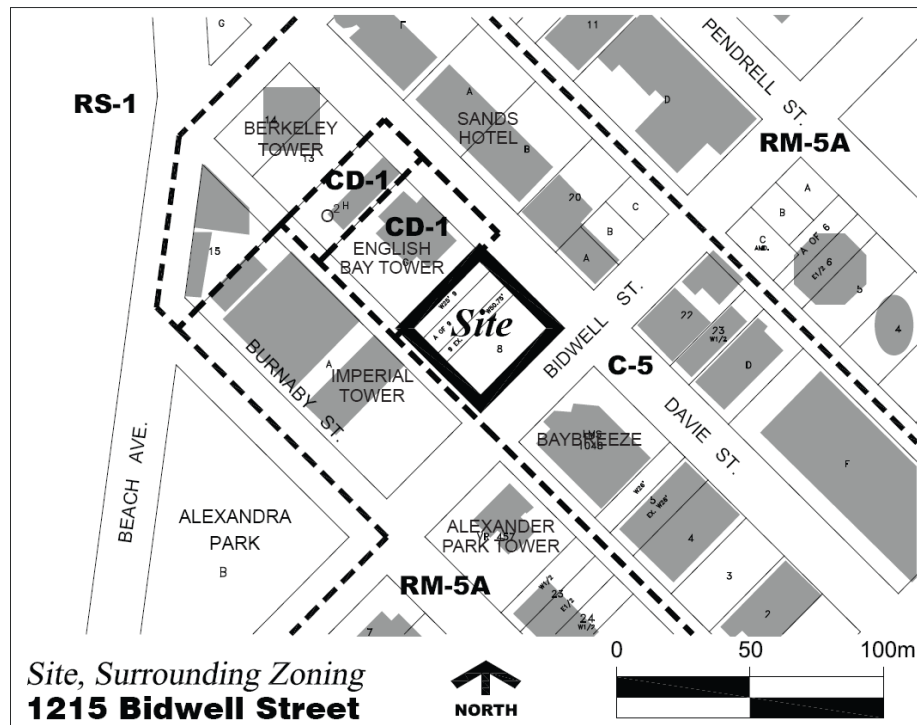
- 1 Removal of later addition façade and house
- 2 Clean and regrout tile where necessary
- 3 Removal of projecting sign
- 4 Removal of marquee awning
- 5 Repair or replicate windows where necessary
- 6 Replace with painted metal flashing
- 7 Clean concrete with low pressure washing
- 8 Rebuild roof
- 9 Clean and repaint metal grilles

1201-1215 Bidwell Street and 1702-1726 Davie Street
URBAN DESIGN ANALYSIS

Background — As with all proposals seeking a substantial increase in density, the first test is to determine from an urban design standpoint if the site can, within its surrounding built context and zoning, accept the additional density. An analysis and assessment of the proposed form of development was conducted, including any urban design impacts of its proposed building massing beyond that contemplated under zoning. This included review of shadow, view, and livability impacts and overall “fit” built form of the proposal with the immediate neighbouring and broader context.

Context — The development in this area is quite varied, ranging from one and two-storey commercial buildings to 30 storey residential towers. The site is currently zoned C-5 (Commercial District) which allows a density of up to 2.2 FSR, an outright height envelope of 18.3 m (60 ft.), and a maximum conditional height of 64 m (210 ft.). The surrounding residential areas are zoned RM-5A providing primarily for residential uses with a density of up to 2.2 FSR and a maximum conditional height of 58 m (190 ft.). A number of older towers exceed this height and density, having been built under earlier zoning (pre-1985) that permitted up to 5.0 FSR and 300 ft. height. The immediate context includes:

- North of the site is a 2-storey commercial building and the 6-storey Sands Hotel;
- West of the site, in the 1700 block of Davie, there are three CD-1 sites: the English Bay Tower (FSR 3.13; 12-storey), the O²(3.4 FSR; 7-storey), and the Berkeley Tower (FSR 3.3; 16-storey);
- East of the site, in the 1200 block of Bidwell Street, are two residential buildings: the Baybreeze (2.10, 4-storey) and the Alexander Park tower (2.2 FSR, 17-storey);
- Across the lane to the south is the Imperial Tower (FSR 3.36; 30-storey).



Heritage Context: There is one heritage building on the site at 1215 Bidwell Street (“Maxine’s”), which is Heritage C (see draft Statement of Significance in Appendix D). The proposal is to restore and designate the façade.

Height, Density and Built Form: The overall proposed density is 6.27 FSR. The prevailing adjacent densities in the neighbourhood are 2.2 with a number of older nearby developments at 3.3 - 3.4 FSR. The question posed by this rezoning is whether the proposed increase in density can be accommodated on this site in a neighbourly manner.

The proposed tower height is 210 ft. The existing C-5 District Schedule allows an outright height of 18.3 m (60 ft.), but with provision in the zoning for a discretionary increase in height to 64 m (210 ft.), provided “the livability and the environmental quality of the surrounding neighbourhood are not unduly harmed” and further that the Development Permit Board:

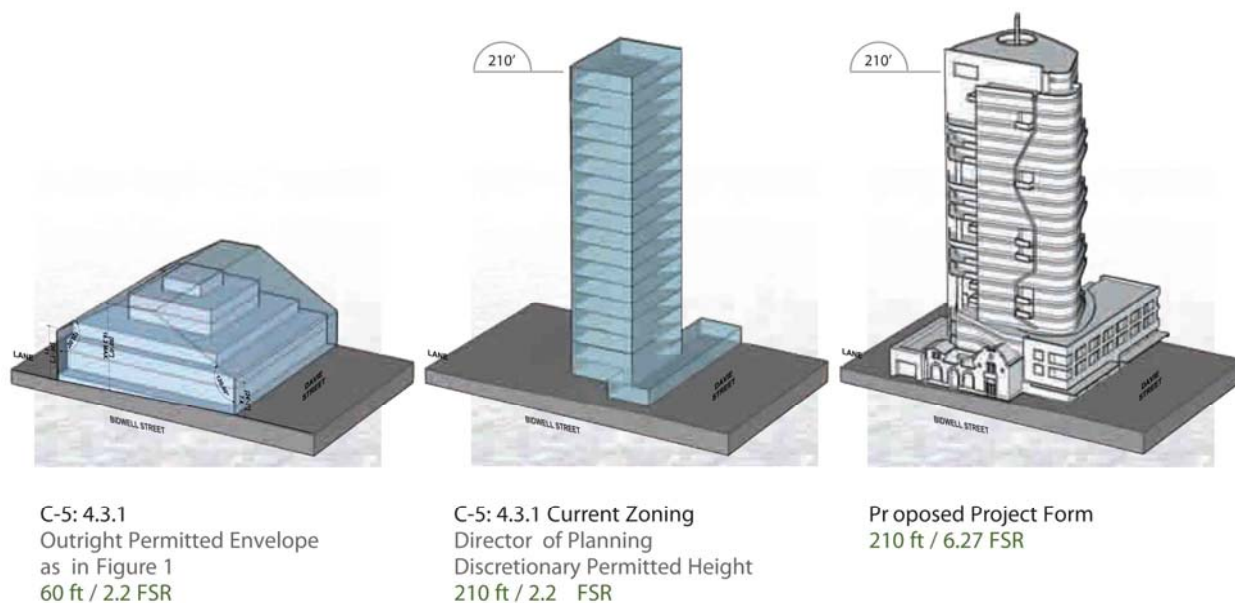
- (a) considers the intent of this Schedule and all applicable policies and guidelines adopted by Council;
- (b) considers the submission of any advisory group, property owner or tenant; and
- (c) considers the effects on views, sunshine, privacy, lower level treatment of buildings, and open space.

Development under the present zoning would likely yield a 7 storey market condo building pressing close to the site property lines and would incorporate a ground level retail component on Davie Street. Alternatively, if pursued, Heritage density bonussing for retention of the façade of 1215 Bidwell Street (“Maxine’s”) would further fill out this low

massing and likely add 2 to 4 floors in a mid-rise building scenario, yielding quite a bulky massing as well as a compromised heritage façade retention within this squat building form.

While the discretionary height provision in C-5 has been only rarely used (and not recently), staff note the uniqueness of this site in its context and the potential for an exceptionally slim, sensitively shaped tower to achieve a more meaningful heritage response while generating relatively minimal additional view and shadow impact on neighbours compared to that of a lower, squatter massing. Specifically, potentially affected immediately adjacent units in the adjacent English Bay Tower and Imperial Tower across the lane have their primary orientation and views facing away from the subject site and further, the longer (but narrower) shadow that would be cast by a slim tower would not impinge on nearby public or private open space.

The objective of preserving as much as possible of the heritage facade at 1215 Bidwell Street is better achieved with a slim, tower massing which leaves greater setback on Bidwell for a more meaningful heritage retention response than would a lower, larger footprint massing. These factors led Staff to believe that a slim tower option was worthy of consideration.



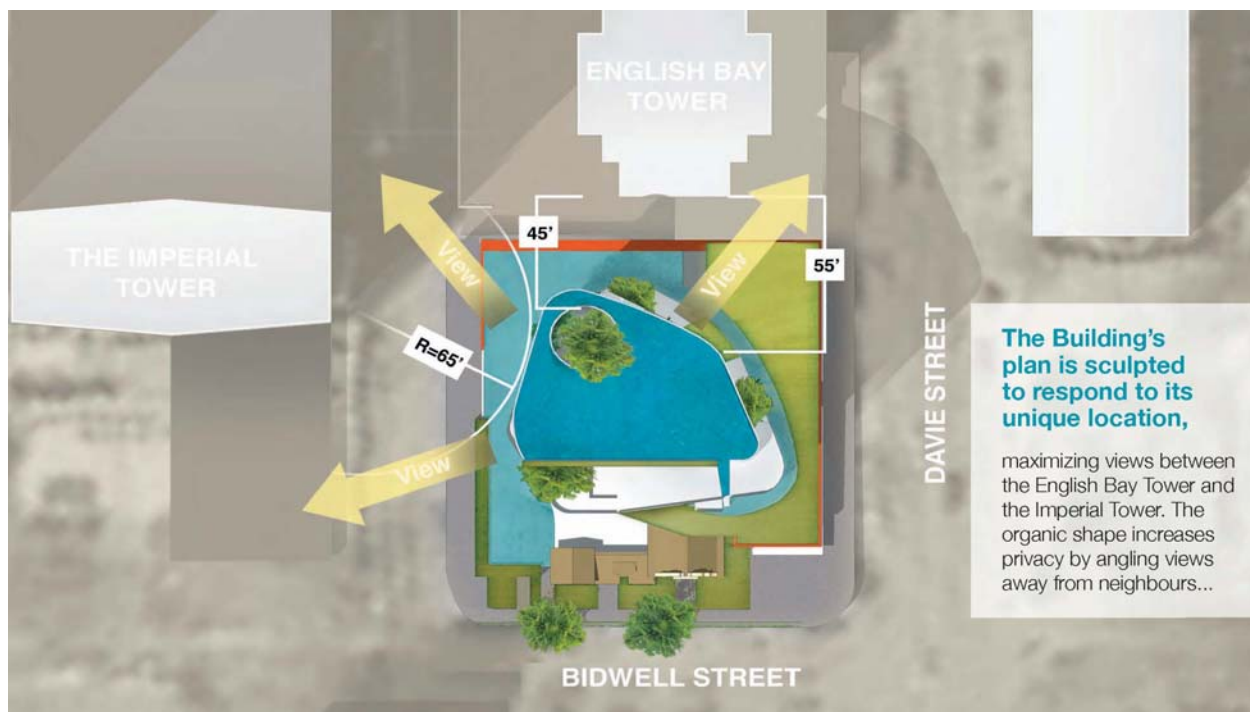
Assessment of Proposed Built Form: The same urban design evaluation criteria that applies under the present zoning for discretionary height increases (see above) was used in assessing the proposed built form. These include shadowing, privacy impacts, public and private view impacts, and the proposal's response to the surrounding built form context and public realm as well as its overall architectural quality.

Shadow Analysis: The applicant provided shadow studies of the proposed development for the standard times of spring/fall equinox (March 21st and September 21st) and summer solstice (June 21st). The studies illustrate that:

- the proposed tower's shadow lies substantially within that already cast by existing towers;
- Afternoon shadow impact on the predominantly commercial uses across Davie Street is negligible;
- there are minimal shadow implications on public or private open space.

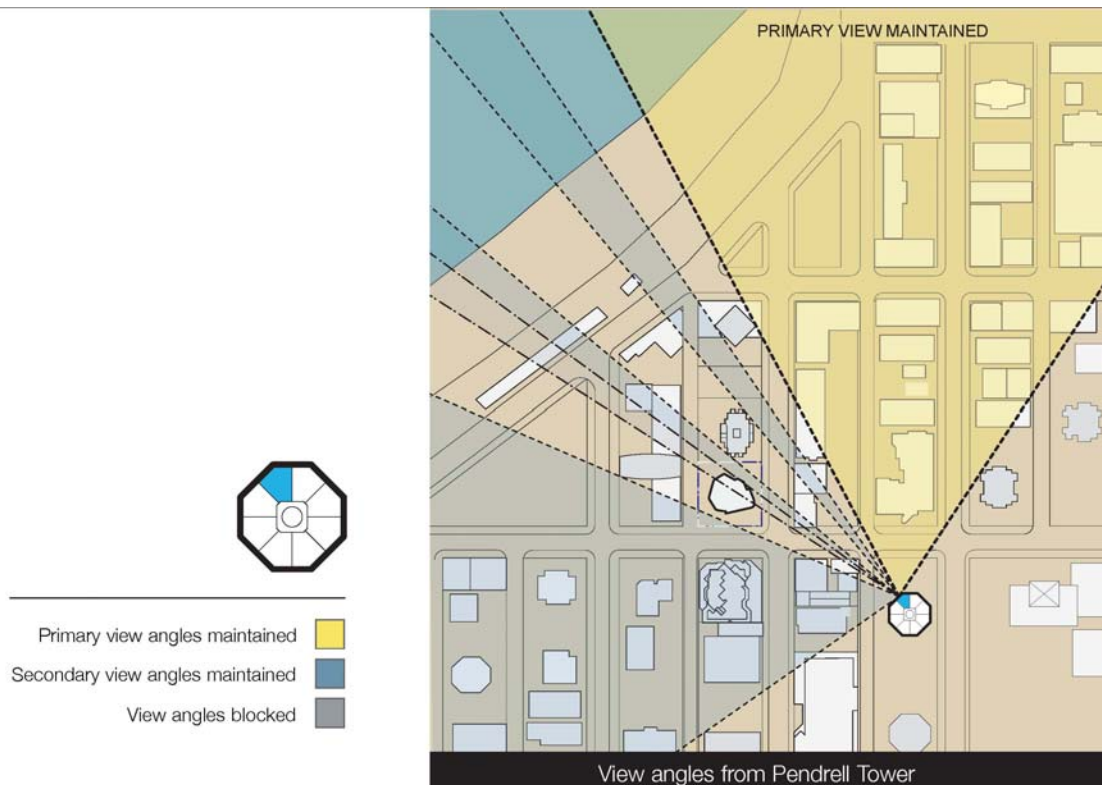
Privacy Impacts: When analysing building setbacks for high density residential buildings, and impacts on adjacent development potential, the City typically looks at horizontal separation from other buildings to maintain privacy/livability of the proposed residential from surrounding development. There is a minimum tower separation of 65 ft. to the Imperial Tower across the lane and 45-55 ft. separation to the English Bay Tower. However, the proposed tower has been shaped to face away from surrounding buildings, maintaining primary outlook from these neighbouring buildings' units. The tower's organic shape increases privacy by angling its unit outlook away from neighbours.

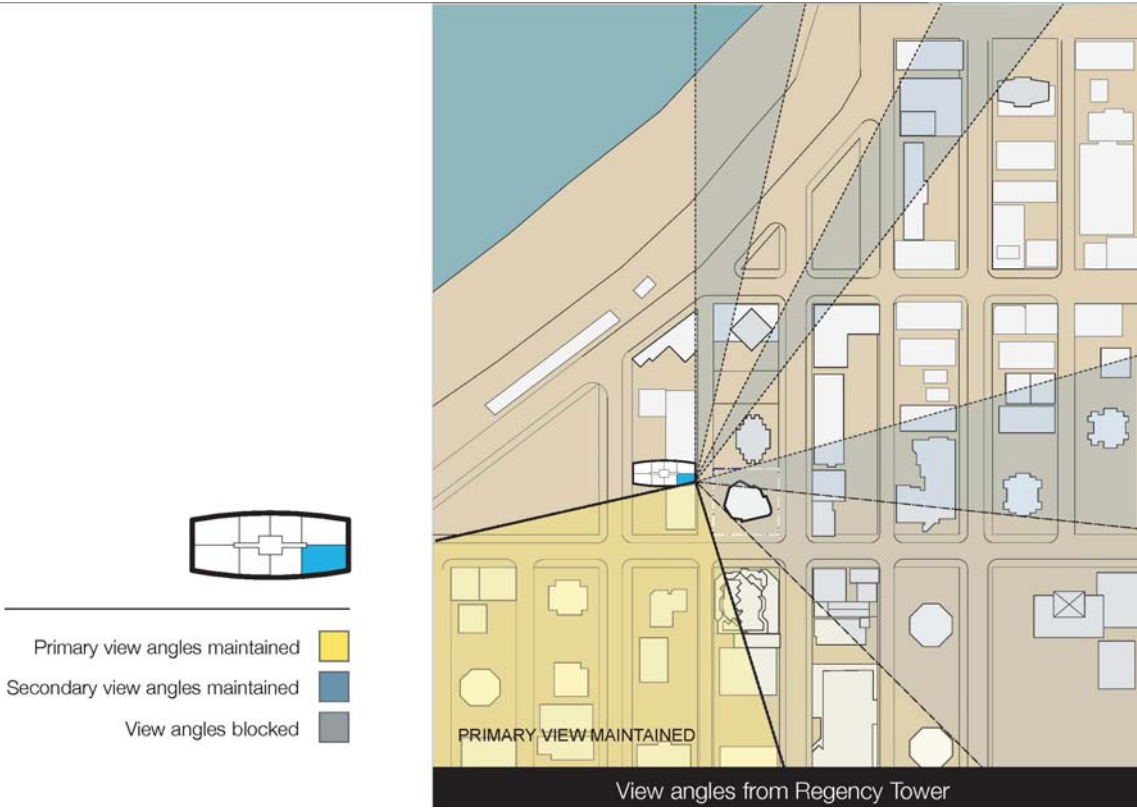
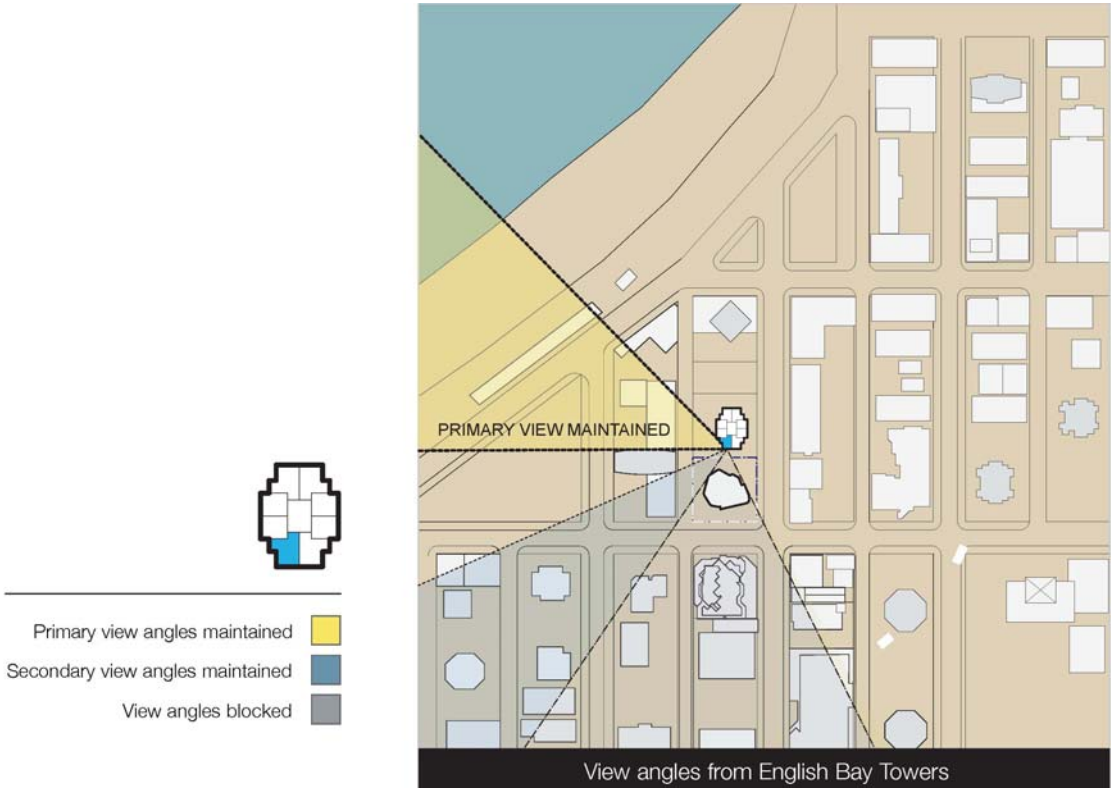
Residential floor plate sizes in high density residential neighbourhoods are typically limited in applicable guidelines to approximately 600 m² (6,500 sq. ft.) to minimize shadow, privacy and view impact on surrounding development and yet remain economically viable. The proposed tower has an average floor plate area of 533 m² (5,737 sq. ft.), notably slimmer than that recommended in guidelines.



Public and Private View Analysis: In terms of public views, the tower does not penetrate into any Council approved view cones. Of greater concern is the potential impact the proposal has on the private views of surrounding residential developments, particularly with views to the south and west towards English Bay. As noted above, the primary view outlook for units in the

immediately neighbouring English Bay Tower and Imperial Tower across the lane faces away from the subject site, thereby minimizing potential view blockage. For other buildings to the north and east, the proposed tower lies predominantly within the “view shadow” of the existing English Bay Tower and Imperial Tower, generating only minimal additional view impact. In addition, the proposed tower’s slimness and careful shaping further minimizes view impact. In summary, very minimal additional view loss from surrounding properties is generated by the proposed tower over that anticipated by development under present zoning:





Response to Public Realm: The site's two street frontages of Davie and Bidwell have been positively addressed with active retail uses that will energize the sidewalks. The heritage façade on Bidwell, an expanded setback at the sunny corner for outdoor eating and rain protection of Davie will all contribute to the vibrancy of the street. The four storey element on Davie Street, containing retail ground floor with the rental housing above, presents an attractive contemporary urban frontage to this shopping street.

Architecture: A notably high quality architectural design that response positively to its context and sensitively incorporates heritage but also expresses robustly in its architecture green building elements. Extensive green walls and roofs including urban agriculture, passive solar control and natural ventilation for suites etc., all in pursuit of LEED Gold, are prominently expressed in the design.

Conclusion: The proposal incorporates the following positive features: rehabilitation and designation of the heritage façade of a heritage C building within a development form which respects the heritage resource; exceptionally slim neighbourly tower form that has been shaped to respond to adjacent views and livability; high standard of architectural design; exceptional standard of sustainability. On this basis staff recommend that the application be approved subject to conditions which seek some additional refinements to the design at the development permit stage (see draft by-law provisions in appendix A and design development conditions in Appendix B).

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1201-1215 Bidwell Street and 1702-1726 Davie Street
ADDITIONAL INFORMATION

1. Vancouver Heritage Commission

The Vancouver Heritage Commission reviewed this proposal on July 7, 2008, and resolved:

THAT, regarding the project at 1215 Bidwell Street, the Vancouver Heritage Commission (VHC) supports the project as presented at its meeting on July 7, 2008, specifically noting the following:

- i) degree of retention, treatment and integration of heritage façade in the overall development of the site; and
- ii) exploration of the positioning of the sign with the intent of keeping it in the interior of the building.

2. Urban Design Panel

The Urban Design Panel reviewed this proposal on July 16, 2008, and supported (7-0) the density and form of development.

Introduction: Michael Naylor, Rezoning Planner, introduced the proposal for the site at the corner of Davie and Bidwell Streets. It is currently zoned C-5 and will be rezoned to CD-1. The building is to be demolished except for the façade on the C-listed heritage structure that fronts onto Bidwell Street. The site was subject to a DE a year ago that didn't make it to an application. The design would retain the façade and part of the building with a new tower development. The proposal was put through a public consultation process and the result was that the public wasn't interested in the bonussing that was being requested for the site. Staff concurred and the proponent was instructed to consider a more generous public benefits package.

The current proposal is for 5.67 FSR and is the reason for the rezoning. The height requested is 210 feet which is the discretionary height limit under the C-5 zoning. The development includes retention of the heritage façade and a housing benefit in the form of 49 market rental units that will be within the 3-storey podium. A condominium tower will contain 50 units. The application has been through a public open house process and is one of three towers that are currently being proposed in the west end. The public reaction has been that there is support for the heritage retention as well as support for the project providing rental housing. There is currently no housing on the site so this would be a net gain of 49 rental units in the West End. The West End residents are concerned that with the addition of the tower there will be a wall of towers down by the bay that will block out views. The proposal has been to the Heritage Commission and was supported.

Ralph Segal, Senior Architect/Development Planner further described the proposal. In terms of the overall composition of the proposal, there will be a podium with ground floor retail and rental units and a condominium tower. The rental units are smaller and are intended to be affordable. In terms of the proposal, it is staffs opinion that

the tower will not have a huge impact on the neighbouring buildings. The proposed tower is of a smaller floor plate and has been shaped so that views are not impacted from surrounding buildings. There are three elements of the proposal; there is the heritage component; the rental housing; and the green component. The project is targeting LEED™ Gold.

Advice from the Panel on this application is sought on the following:

- (i) Density and Form of Development:
 - Has the increased density been absorbed within an overall building massing and height so as to create an appropriate “fit” with the surrounding context?
 - Has the increased height to 210 ft. been “earned”?
- (ii) Heritage:
 - Does the proposed restoration of the Mission Revival-style façade achieve a worthy integration of the heritage component within the overall proposal?
- (iii) Architectural and Sustainability:
 - The Panel’s comment is sought on the overall architectural expression and the proposed LEED™ Gold target.

Mr. Naylor and Mr. Segal took questions from the Panel.

Applicant’s Introductory Comments: Gregory Henriquez, Architect, described the architecture for the proposal. He said they wanted to bring some of the history of the neighbourhood in to the design. In terms of the rental suites, they will stay rental in perpetuity. Mr. Henriquez noted that in terms of the sustainability program the project is almost LEED™ Platinum. There is everything from water retention, green walls, low-flush toilet, planted walls, and geo-exchange for the heating and cooling of the building. Mr. Henriquez said that saving the façade was the meaningful part of the project.

Peter Kreuk, Landscape Architect, described the landscape plans noting the “sky gardens” which are large patios imbedded into the side of the building. Mr. Kreuk also described the green walls that will extend up the tower and terminate at the penthouse level. Rainwater will be collected at the top of the tower and then work its way to the cistern in the underground parking level and will be used for irrigation of the gardens.

The applicant team took questions from the Panel.

Panel’s Consensus on Key Aspects Needing Improvement:

- Design development to the Davie Street façade of the rental building; and
- Design development to better integrate the heritage façade into the overall massing. Consider putting a retail use behind the heritage facade rather than the proposed residential lobby.

Related Commentary: The Panel supported the proposal and commended the applicant for their presentation. However, the Panel would like to have seen more context plans to understand the relationships with adjacent buildings.

The Panel liked the massing of the tower but were disappointed with the design of the rental building. They thought it was more typical of 1950's rental buildings. However the Panel supported the rental units noting that there is a shortage of affordable housing in the city.

The Panel thought the project was a good fit with the neighbourhood and supported the height and density with several members saying that it could go higher. One Panel member stated that the architect had minimized the impact on views from the surrounding buildings with the building's sculpted massing.

The Panel were pleased to see that the heritage façade would be retained and restored but several panel members thought some work needed to be done to fit the heritage façade into the building. They thought it should read more as a building rather than a façade against the tower element. They also thought it was unfortunate to have the facade as the private lobby entrance for the building and given the historic buildings importance to the neighbourhood they thought it should have a more public use. A few panel members suggested putting a coffee shop or other retail use behind the heritage façade.

The Panel commended the applicant for pursuing LEED™ Gold and hoped they could pull off all the sustainable features especially with the amount of glass on the west façade. One Panel member noted that this was the first project that really demonstrated green design.

Applicant's Response: Mr. Henriquez thanked the Panel for their comments stating that they will endeavour to make the design better.

3. Comments - Social Development Department

The following comments were provided on January 15, 2009.

Social Development staff note that vacancy rates in the West End presently sit below 0.4% (less than one percent), and there has been little new purpose-built rental accommodation constructed in the City over the past 25 years. The opportunity to create 49 rental units is significant.

The Managing Director of Social Development supports this rezoning, subject to securing the following considerations:

- Securing the designated units as rental for the life of the building;
- Allowance for stratification of the units, subject to provision that they be sold only in a single block of 49 units; and
- That the building, for both the rental units and the remaining condominium units, be subject to an agreement that the strata corporation will not restrict renting of any unit.

The Condominium Act allows for strata corporations to control the rental of individual condominium units. The rezoning provides the opportunity to put into place an agreement which will prevent such action on the part of the strata corporation, and this will increase the opportunity for investors to purchase units for rental purposes.

4. Comments - General Manager of Engineering Services

Engineering Services reviewed the application and, in a memo dated August 26, 2009, the Project Engineer stated that Engineering Services has no objection to the proposed rezoning provided the that specific conditions are met. In the memo, a number of rezoning conditions were listed for inclusion in the staff report. These have been inserted in Appendix B as design development conditions (xiv) to (xx) and agreements (v) to (xiii).

5. Comments - Landscape Review

The following comments were provided on July 21, 2009.

This corner development site borders pedestrian-oriented Davie Street, Bidwell Street and lane. The final development proposal drawings should fully detail the proposed landscape design and provide a full description of the landscape management strategy. Consideration should be given to maintaining site lines along view corridors when locating trees on roof decks.

Street trees and greenery should border the edges of the site. The landscaping along the elevation of the retained heritage building facing Bidwell Street should complement the pattern of greenery found within the context of the residential streetscape located south of the adjoining lane.

Existing street trees bordering the site along Bidwell and Davie Street should remain as part of the redevelopment of this site. It has been noted that new street trees will be added to fill in the gaps along street tree colonnade.

Amenities to encourage opportunities for gardening and gathering should be provided on common outdoor amenity decks.

Landscape conditions have been inserted in Appendix B as design development conditions (iii) to (xi).

6. Comments - Building Code Specialist

The Building Processing Centre provided the following comments on November 21, 2008 based on the preliminary drawings prepared by Henriquez Partners Architects dated April 2008 for the proposed rezoning application:

This is a preliminary review in order to identify issues which do not comply with the VBBL #9419, and includes a review of Subsection 3.2.5 "Provisions for Fire Fighting".

- (i) Building safety facilities such as central alarm and control facility, fire fighter's elevator, and stairwells equipped with standpipe connections shall be coordinated with the location of the firefighters' entrance.
- (ii) *The building is required to provide access to persons with disabilities to all public areas, common areas, storage, amenity, meeting rooms, and to areas where work functions could reasonably be expected to be performed by persons with disabilities.
- (iii) Building construction is required to be noncombustible.
- (iv) High-rise building and VBBL 3.2.6 requirements for high buildings apply to the entire building.
- (v) *All entrances, exits, drive aisles and other access to off-street disability parking spaces, and egress there from must have a minimum vertical clearance of 2.3 m, as required by the Parking By-law.
- (vi) *The building is required to meet Enhanced Accessibility provisions.
- (vii) *At least 2 exits are required from the retail visitors parking area.
- (viii) Storage garage security shall conform to 3.3.6.7.
- (ix) Ground floor retail units requiring 2nd means of egress shall not lead through occupied floor areas; must lead directly into a public corridor or exterior exit doors.
- (x) *Exit through a lobby shall not exceed 15 m travel distance to outdoors.
- (xi) *Distance between exits shall not be less than 9 meters.

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

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

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

7. Comments - Fire Protection Services

Vancouver Fire & Rescue Services reviewed this rezoning application and provided the following comments on June 18, 2007:

The application for these sites appears to meet the requirements for Fire Department access as per the VBBL 2007. The access routes for these sites are off major arteries and at the preliminary stage of the application there does not appear to be major concerns for Fire Department access. The applicants are to meet with this office to discuss the CACF and the alternate Fire Department response sites for this project prior to issuance of DE permits.

8. Public Consultation

Two rezoning information signs, one on Davie and one on Bidwell, were installed on the site by May 5, 2008. A notification letter and invitation to an open house, dated May 2, 2008, was mailed to 773 surrounding property and business owners. The notification area was bounded by Comox Street, Nicola Street, Harwood Street, Beach Avenue and Gilford Street.

2008 Open House: The first public open house was held on May 20, 2008 at the Best Western Sands Hotel with staff and the applicant team in attendance. A total of 116 people signed in. In response to the City's notification letter and the open house 76 comment forms and 5 written responses were received.

2009 Open House: The second public open house, in response to revised drawings, was held on July 23, 2009 at the Best Western Sands Hotel with staff and the applicant team in attendance. A total of 144 people signed in. In response to the City's notification letter and the open house 126 comment forms and 13 written responses were received.

The revised drawings differed from the previous proposal as follows:

- Reduction in the size of the condo units, increasing the number from 55 to 98;
- The addition of another level of rental housing in the podium, increasing the number of rental units from 33 to 49.
- The density was proposed at 5.67 and is now 6.27. The tower height is unchanged.

Public Comments: Comments regarding the proposal were received by way of comments sheets available at the open houses and on the City's rezoning web page, emails and letters.

The comment sheet included four questions which are summarized below:

- (i) Do you support the retention of the façade of the heritage building at 1215 Bidwell Street in the redevelopment of this site?
- (ii) Do you support the provision of rental housing in the redevelopment of this site?
- (iii) Do you support increasing the density on this site to achieve the heritage and rental housing benefits as proposed?
- (iv) Do you support 20 storeys or 64 m (210 ft.) of building height on this site?

Table 2: May 2008 Open House Comment Sheets

	NUMBER OF RESPONSES					PERCENTAGE OF RESPONSES			
	heritage	rental housing	density	height		heritage	rental housing	density	height
QUESTION	1	2	3	4		1	2	3	4
YES	32	43	34	28		46%	57%	46%	38%
NO	20	25	36	41		29%	33%	49%	56%
UNSURE/MAYBE	17	7	4	4		25%	9%	5%	5%
TOTAL RESPONSES	69	75	74	73		100%	100%	100%	100%

Table 3: July 2009 Open House Comment Sheets

	NUMBER OF RESPONSES					PERCENTAGE OF RESPONSES			
	heritage	rental housing	density	height		heritage	rental housing	density	height
QUESTION	1	2	3	4		1	2	3	4
YES	66	63	46	43		55%	52%	39%	36%
NO	42	44	60	73		35%	36%	51%	61%
UNSURE/MAYBE	12	14	12	4		10%	12%	10%	3%
TOTAL RESPONSES	120	121	118	120		100%	100%	100%	100%

Summary of Comments: Those opposing the application indicated the following concerns:

- *Density:* General concerns regarding additional density in West End and opposition to any changes in the zoning or to increase density. Some comments supported an increase in density for rental only, while others indicated that the West End has enough or too many rental units already. Concern that the area is already too dense and overcrowded and suggestions that density should be located in other parts of the city.
- *Height:* Concern that the building is too tall for the area and there are enough 10 to 30 storey buildings already. There were comments that the West End is becoming a concrete jungle and should not become another Yaletown or Coal Harbour. Also that buildings in the West End should be limited to between four and eight storeys and that 20 storey buildings should be located in Vancouver's core.
- *View Impacts:* Concerns that views to and from English Bay should be protected, private views preserved, and a sense of openness maintained. It was suggested that buildings should be lower towards the water and higher towards the inner parts of the West End.
- *Not enough of a public benefit:* In many cases, while heritage retention and/or the provision of rental housing was supported, they were not seen to be a sufficient public benefit to justify the proposed density or a 20-storey tower: "the addition of rental units is a feeble ruse to make density increase palatable" and "does not benefit the community as a whole". It was also suggested that other

community benefits should be provided such as a Gay Centre or a space for use by West End artists.

- *Inadequate heritage preservation:* Concerns that restoring only the façade of the heritage building is not enough in terms of heritage preservation or preserving the character of the building: “facadism” is not heritage preservation. Suggestions that the entire building be retained. While some felt that the façade retained the neighbourhood feeling at ground level, there was some concern that a modern glass tower behind the heritage façade contradicts the West End character. Some felt the building was questionable in terms of heritage value.
- *Size of rental units:* Concerns were expressed about size of rental units: too small, not family oriented, not appropriate for long term living, not big enough for persons who have a motorized scooter.

Note: the average size of the rental units is 40.5 m² (435.4 sq. ft.)

- *Affordability of rental units:* Concerned that the rental housing be affordable to current residents and those who live/work in the downtown area. Suggestions that rental rates be capped or subsidized. If not affordable, there were concerns that the units will change the demographics of the area and create unwelcome change to the community.
- *Rental Housing:* Too much rental housing in the West End already. Require more condos to better balance this part of the neighbourhood.
- *Scale of market units:* Suggestion to make market units smaller. Concerns that high-end market units will result in an increase in absentee owners such as in Yaletown and Coal Harbour, and that building condos for investors who then rent them out will drive up affordable rents for West Enders who cannot afford to buy.

Note: The revised drawings reduced the average size of the market condos from 108 m² (1,165 sq. ft.) to 58.3 m² (628 sq. ft.).

- *Commercial Uses at Grade:* Concern about loss of existing commercial businesses, particularly the green grocer. Also concerned about the type of establishment that might go into the existing site of the “restaurant/nightclub” on Bidwell which has been the source of considerable noise.
- *Lack of comprehensive West End policy:* Identified the need for a comprehensive plan for the West End to retain character of the neighbourhood.
- *Traffic and parking impacts.* Concerns that the West End is too congested and there is already no street parking available.
- *Impact on local Amenities and services.* Concerns that the population in the area is being further increased without commensurate increase in neighbourhood amenities.

- *Other impacts:* overcrowding, increased noise, shadowing, increased taxes and lower resale values due to new development and loss of views.
- *Concerns about City process:* Inadequate notification of rental properties, timing of the second open house in July, “leading” questions on open house comment sheets, disappearing signage on site.

Comments from those in support of the application included the following:

- *Need for rental housing:* Acknowledgement that a rental shortage exists and that more rental housing is a critical economic and moral issue. The rental housing should be in perpetuity.
- *Mixed housing tenure:* The 49 units will help with the lack of vacancies in the West End. Additional rental units will help maintain diverse social mix both in the project and in the West End. It was suggested that this is a great precedent for future development and that it will cater to the young, old and renters.
- *Increased density:* Comments that the West End can absorb more density and that density will be good for the neighbourhood, the City and the environment. That more people on less land is “green” and promotes less dependence on the car.
- *Increased affordability:* Acknowledgement that affordability is gained through increased density and that smaller suites means more affordable housing especially for first time buyers: “need more small and affordable units in the area which our children can afford to rent or buy”.
- *Appropriate location for higher density mixed-use building.* City centers need to be built where we have infrastructure. Makes good use of property close to transit, in a walkable neighbourhood, and in close proximity to parks and beaches. Greatly underutilized site.
- *Design:* Comments included support for the design in general, the combination of new and heritage, the “green” aspect of the design, and for the quality of development proposed.
- *Heritage:* Comments that the façade retention is appropriate, that it adds character to the building, and helps retention of the old neighbourhood.

9. Applicant’s Comments

The applicant was provided with a draft copy of this report on September 14, 2009. The applicant noted a few minor clarifications and staff adjusted the report as needed.

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1201-1215 Davie Street & 1702-1726 Bidwell Street
FORM OF DEVELOPMENT

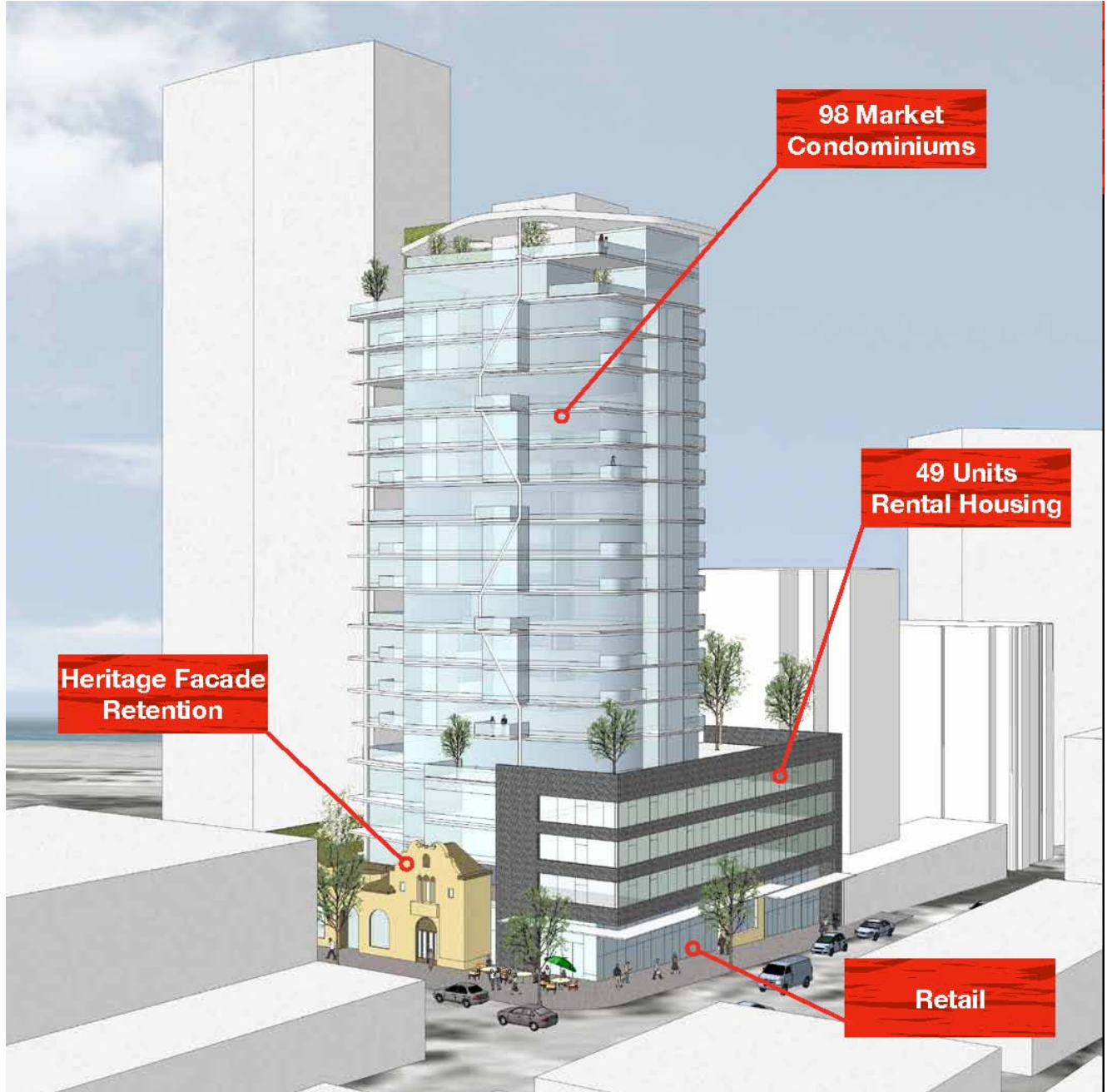




Figure 2: Aerial Looking East



Figure 3: Aerial Looking Northwest

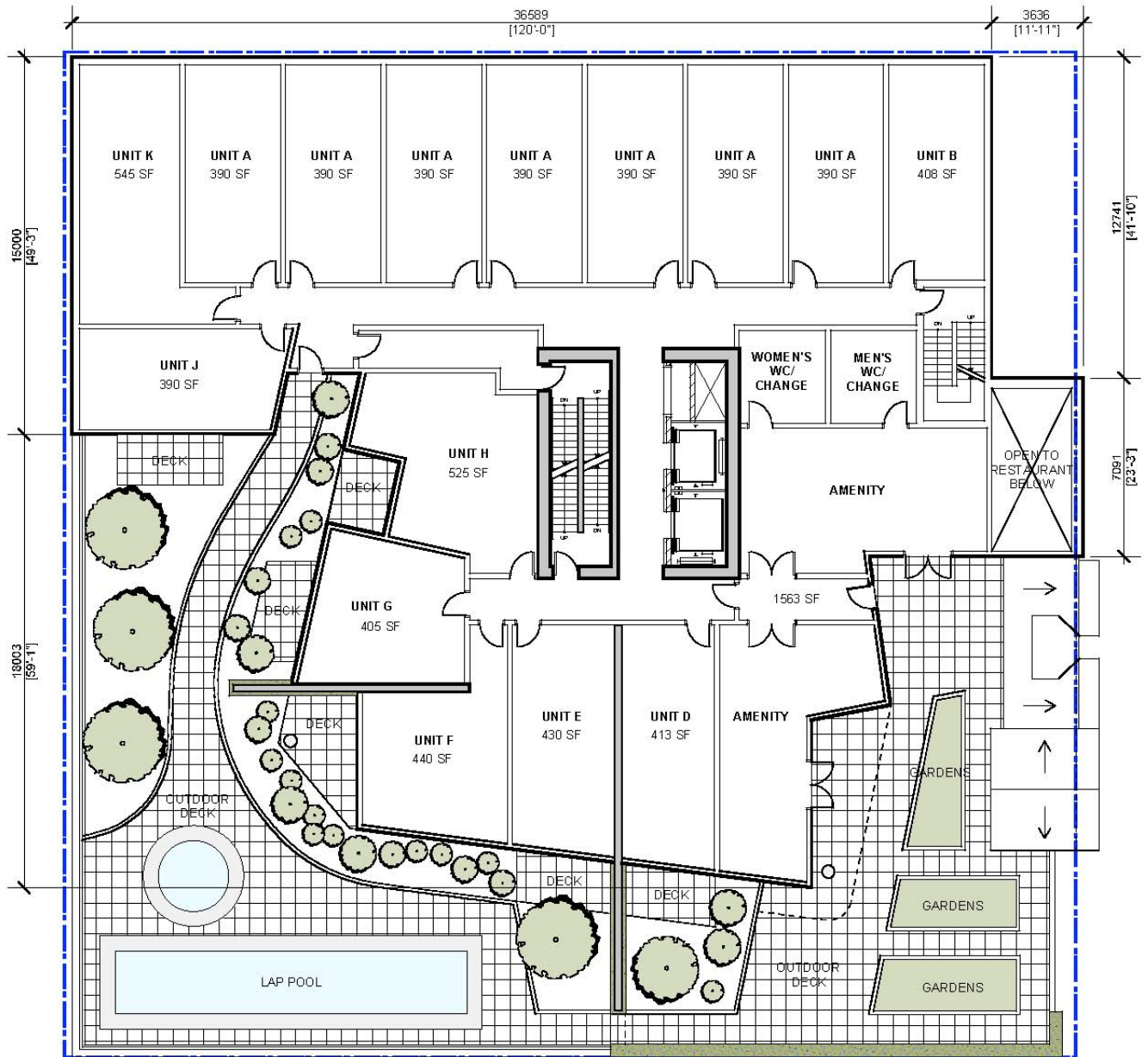
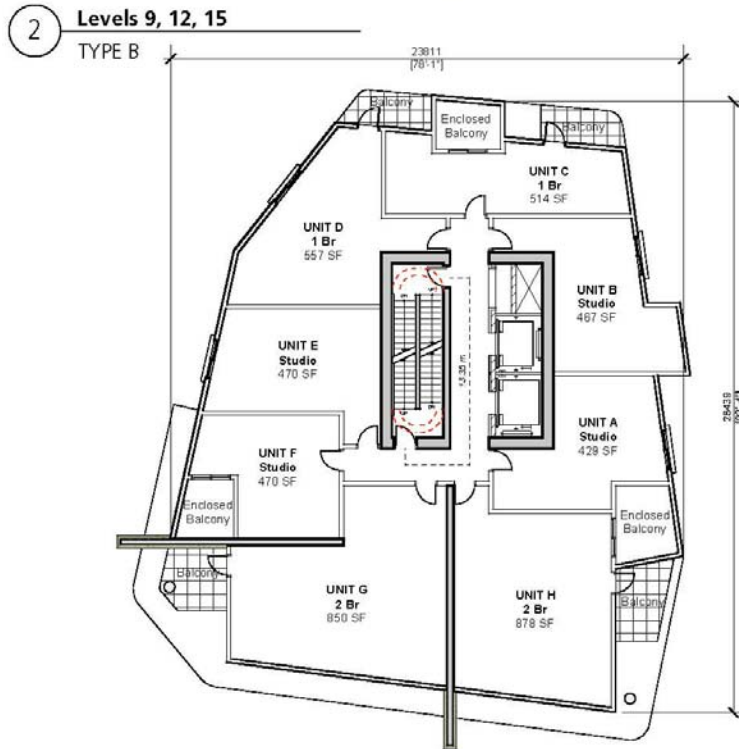
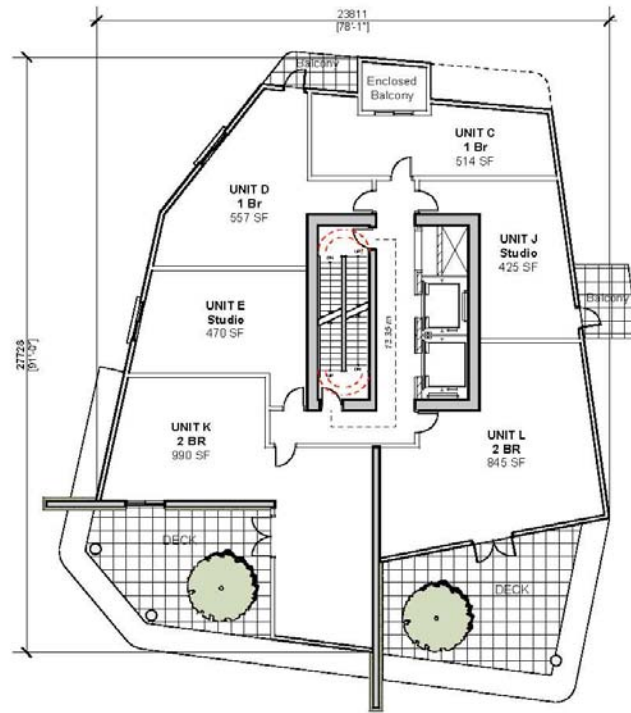


Figure 5: Market Rental Units and Amenity Area



1 Levels 7, 8, 10, 11, 13, 14
TYPE A



Figure 6: Typical Floor Plans of Market Condos



Figure 7: East (Bidwell Street) Elevation



Figure 8: North (Davie Street) Elevation

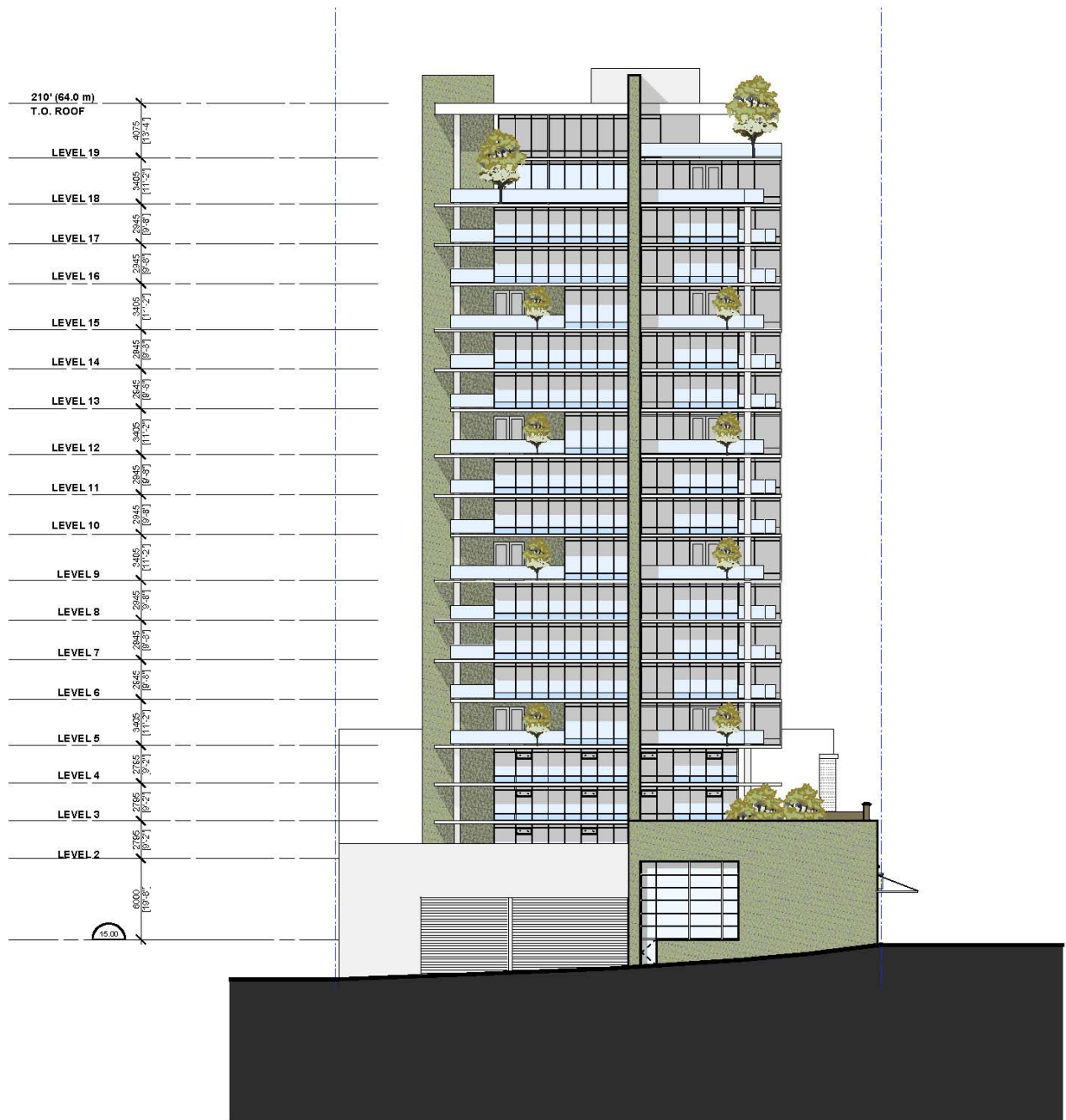


Figure 9: South (lane) Elevation

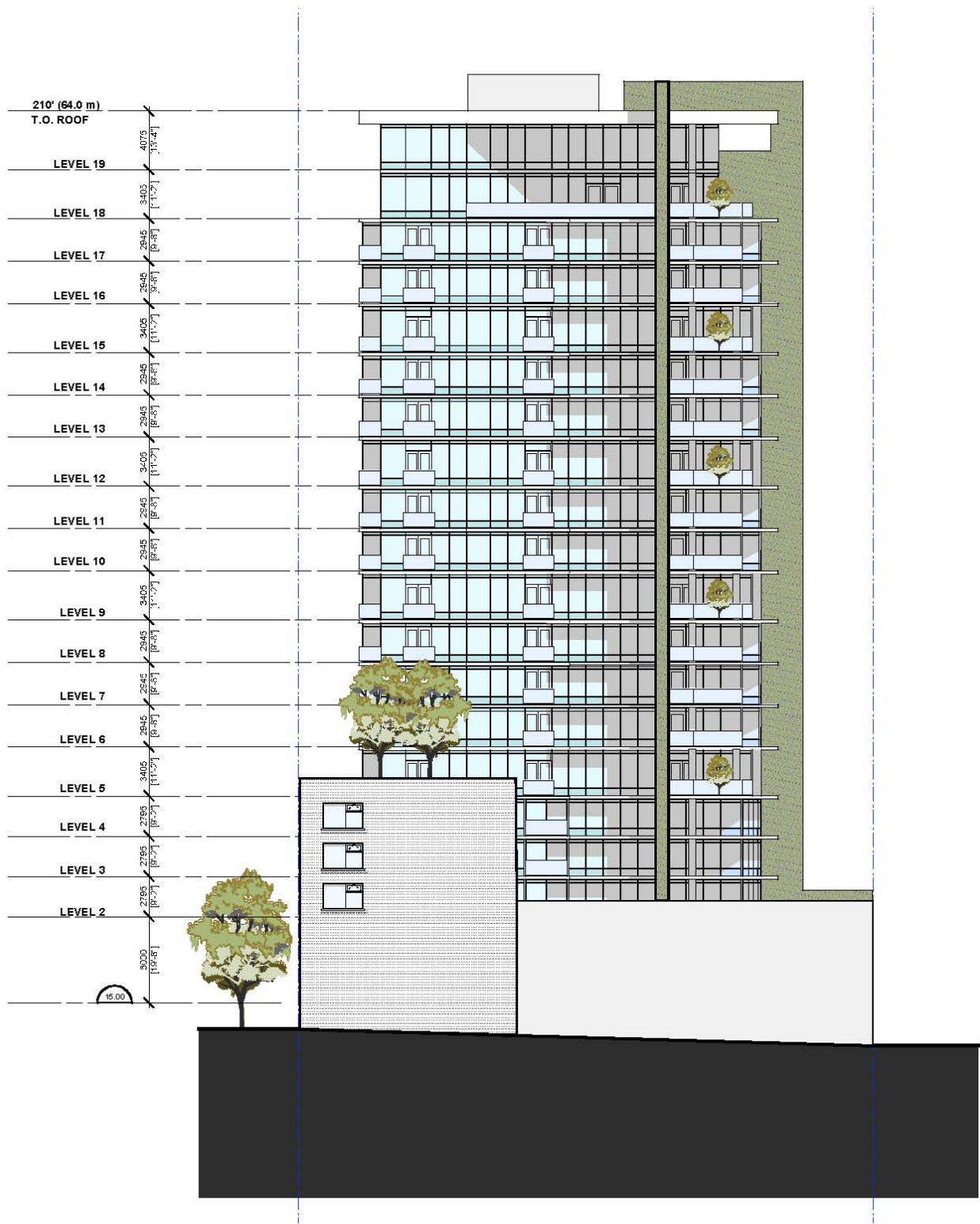


Figure 10: West Elevation

1201-1215 Bidwell Street and 1702-1726 Davie Street
APPLICATION, PROPERTY AND DEVELOPMENT INFORMATION

Application Submitted	April 9, 2008; revised application submitted June 15, 2009
Architect	Henriquez Partners
Property Owner/Developer	Millennium English Bay Properties Ltd.

Development Statistics

Site Area	132 ft. x 131 ft. = 17,294 sq. ft. (40.23 m x 39.93 m = 1 607 m ²)
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	Current Zoning/Development	Proposed Zoning/Development
Zoning	▪ C-5 District (Commercial)	▪ CD-1 (Comprehensive Development) District
Land Uses	▪ neighbourhood commercial and residential uses ▪ currently commercial uses only	▪ neighbourhood commercial and residential uses
Density	▪ 2.20 Floor Space Ratio (FSR) ▪ 3 535 m ² (38,047 sq. ft.) of total floor space ▪ currently built to less than 1.0 FSR	▪ 6.27 FSR ▪ 10 071 m ² (108,407 sq. ft.) of total floor space
Building Height	▪ 18.3 m (60 ft.) with outright approval (6 storeys) ▪ 64.0 m (210 ft.) with conditional approval (20 storeys) ▪ existing buildings are 1 & 2 storeys	▪ 64.0 m (210 ft.) ▪ 20 storeys comprised of a 4-storey podium with retail at grade and 3 floors of rental housing, and 16 floors of condominiums in the tower
Commercial Floor Area	▪ 1 928 m ² (20,753 sq. ft.) permitted ▪ about 1 000 m ² (10,764 sq. ft.) exists on the site	▪ 696.4 m ² (7,496 sq. ft.) proposed at grade along Davie and Bidwell
Residential Floor Area	▪ about 2 500 m ² (26,900 sq. ft.) could be built ▪ no residential uses currently exists on the site	▪ 9 374.5 m ² (100,910 sq. ft.) in total proposed ▪ 2 575.2 m ² (27,720 sq. ft.) rental housing ▪ 6 392.6 m ² (68,812 sq. ft.) condominiums ▪ 406.7 m ² (4,378 sq. ft.) common area
Housing Units	▪ none exist on the site	▪ 49 rental units: 41 studio, 8 one bedroom ranging from 36 to 66 m ² (390 to 706 sq. ft.) and averaging 40.5 m ² (435.4 sq. ft.) ▪ 98 condo units: 41 studio, 23 one bedroom, 29 two bedroom, ranging from 38.3 to 106 m ² (412 to 1,140 sq. ft.), averaging 58.3 m ² (628 sq. ft.)
Parking	<ul style="list-style-type: none"> ▪ Commercial 5 ▪ Residential(min/max) 67 - 140 ▪ Visitor (incl. in residential) (15) ▪ Car-sharing spaces 3 ▪ Total (min/max) 75 - 148 	<ul style="list-style-type: none"> ▪ Commercial 5 ▪ Residential 142 ▪ Visitor 7 ▪ Car-sharing spaces 4 ▪ Total 158
Loading	▪ 1 Class A loading space ▪ 3 Class B loading spaces	▪ 2 Class B (medium-size) loading spaces
Bicycles	▪ 185 Class A bicycle spaces ▪ 6 Class B bicycle spaces	▪ 186 Class A bicycle spaces