

LATE DISTRIBUTION FOR COUNCIL - OCTOBER 19, 2010

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CITY OF VANCOUVER

POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: October 13, 2010
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VanRIMS No.: 08-2000-20
Meeting Date: October 19, 2010

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Rezoning: 1553-1577 Main Street

RECOMMENDATION

- A. THAT the application by Hotson Bakker Boniface Haden Architects on behalf of Onni Group of Companies to rezone 1553-1577 Main Street (Lots 7 & 8 Plan 17093, Lot A Plan 15792, Lots 38 & 39 Plan 5568, Lots 24, 25 & 26 Plan 197 (PID Nos. 003-047-083, 003-049-884, 007-626-347, 012-711-535, 012-711-543, 012-711-501, 012-711-519 and 012-711-705) and part of 1615 Main Street (Lot F Plan 12966, PID No. 008-758-158) from FC-1 (False Creek) District to CD-1 (Comprehensive Development) District, to increase the maximum residential density from 3.00 FSR to 3.40 FSR and permit the construction of a mixed office, residential and retail development with a maximum density of 4.81 FSR, be referred to a Public Hearing, together with:
- (i) plans prepared by Hotson Bakker Boniface Haden Architects, received September 3, 2009;
 - (ii) draft CD-1 By-law provisions, generally in accordance with Appendix A; and
 - (iii) the recommendation of the Director of Planning to approve, subject to conditions contained in Appendix B;

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

- B. THAT, if the application is referred to a Public Hearing, consequential amendments to the Southeast False Creek Official Development Plan to increase the height limit for 1553-1577 Main Street and part of 1615 Main Street from 50 m to 56 m, as set out in Appendix C, be referred to the same Public Hearing together with the recommendation of the Director of Planning to approve;

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

- C. 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 B (DD) and to include this CD-1 in Schedule E of the Sign By-law, generally as set out in Appendix C, be referred to the same Public Hearing together with the recommendation of the Director of Planning to approve;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Sign By-law at the time of enactment of the CD-1 By-law generally as set out in Appendix C.

- D. THAT, subject to approval of the rezoning at the Public Hearing, 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.

- E. THAT, if the application is referred to a Public Hearing and approved and if adequate Southeast False Creek Development Cost Levy funding is not available for the required sewer upgrade, the City will prioritize the project for inclusion in the 2011 Capital Budget as an interim funding source until additional Development Cost Levies are collected.

- F. THAT Recommendations A, B, C, D and 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 or a by-law amending the Southeast False Creek Official Development Plan, 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 31, 1991)
- Southeast False Creek Policy Statement (October 5, 1999)
- Southeast False Creek Official Development Plan (2005 and last amended July 2010)
- Southeast False Creek Financial Plan and Strategy (March 1, 2005)
- Southeast False Creek Green Building Strategy (July 8, 2004)
- High-Density Housing for Families with Children Guidelines (March 24, 1992)
- Financing Growth Strategy (Community Amenity Contributions) (June 24, 2003 and amended February 12, 2004)
- Neighbourhood Energy Utility (March 2, 2006)
- Southeast False Creek Public Benefits and Compatible Housing Strategy (June 15, 2006)
- Southeast False Creek Public Realm Plan (July 20, 2006)
- EcoDensity Charter - Action A-1 - Rezoning Policy for Greener Buildings
- Southeast False Creek Design Guidelines For Additional Penthouse Storeys (Adopted by City Council on July 20, 2010)
- View Protection Guidelines (Adopted December 12, 1989 amended December 11, 1990 and corrected May 5, 2010) including View Cone 22 - Main Street (from Main Street at 6th Avenue to the North Shore Mountains).

PURPOSE AND SUMMARY

The purpose of this report is to assess and make recommendations on an application to rezone the property known as 1553-1577 Main Street and part of 1615 Main Street from FC-1 to CD-1 to permit a mixed residential, office and commercial development. The proposed development consists of a 10-storey residential building on Quebec Street, a 7-storey commercial building on Main Street that includes retail space at grade and an 8-storey residential bridge structure (referred to as a "skybridge") that spans the 40 m (131 ft.) wide space between the two buildings. A portion of the skybridge at its Main Street end would be six storeys tall in order to avoid penetrating the Main Street View Cone (View Cone 22). The total floor area proposed is 31 659 m² (340,786 sq. ft.). The proposed height is 53 m (174 ft.) and the proposed density is 4.81 FSR (residential 3.40 FSR, retail 0.18 FSR and Office 1.23 FSR). A maximum building height of 56 m (184 ft.) is recommended in order to accommodate the bridging structure to support the skybridge.

The site is within the Southeast False Creek Official Development Plan (ODP) area. CD-1 By-laws created for this area must comply with the ODP.

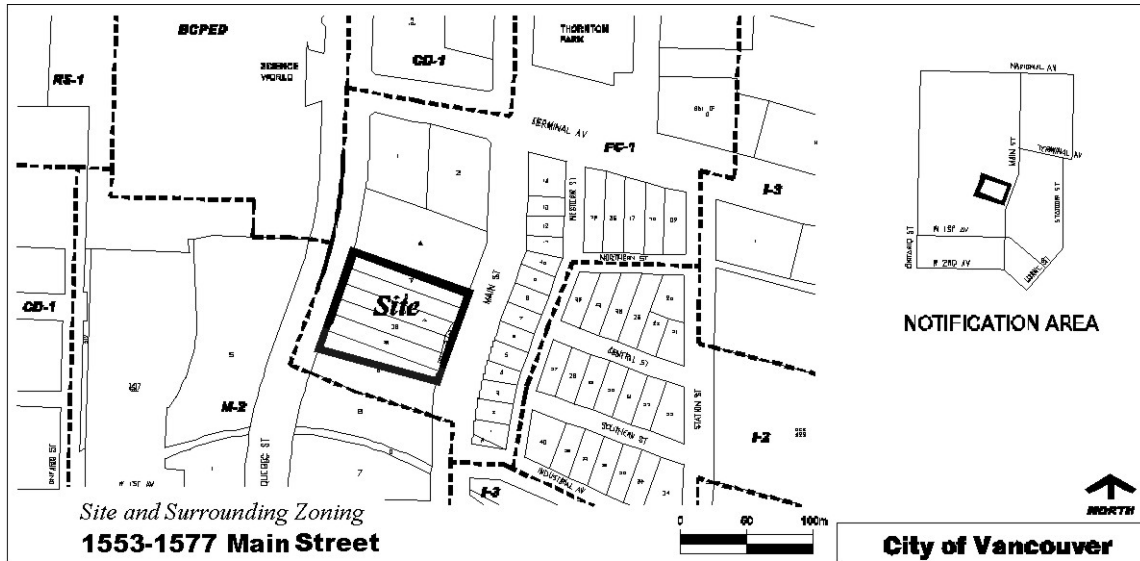
Staff have assessed the proposal and conclude that it is supported by Council policy, recommend that it be referred to a Public Hearing and that it be approved subject to conditions.

DISCUSSION

1. Site and Context

The site is 6 578.5 m² (70,813 sq. ft.) in area and fronts onto both Quebec Street and Main Street about mid-point between Terminal Avenue to the north and East 1st Avenue to the south. See Figure 1. It is currently developed with a bus parking lot and a one-storey building formerly used as a car dealer.

Figure 1 - Map of Site and Surrounding Area Zoning

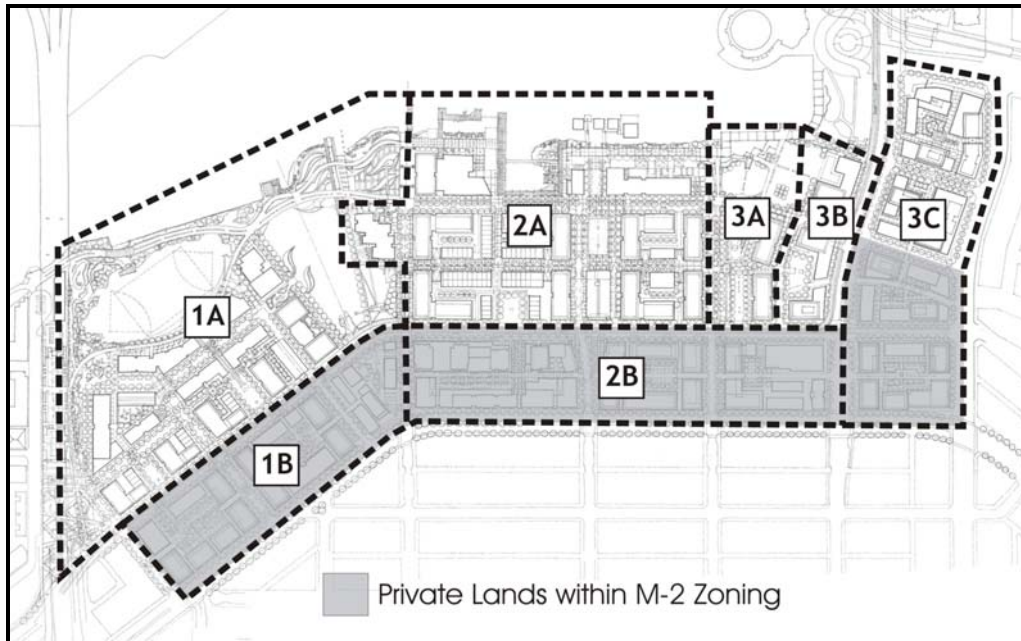


The lots comprising 1553-1577 Main Street are owned by the applicant. Subject to Council approval, the applicant will acquire 965.1 m² (10,389 sq. ft.) of the City-owned lot to the south (1615 Main Street) to complete the rezoning site. On the remainder portion of 1615 Main Street, it is proposed that the City will grant a 20 m Statutory Right of Way (SRW) (to be eventually dedicated as a road) to accommodate a new road from which the development will take vehicle access. The applicant would dedicate the northerly 13.5 m of the rezoning site for road purposes which will include the Main to Quebec portion of the Central Valley Greenway.

The property to the north is occupied by a McDonald's restaurant and parking lot (1527 Main Street). The City of Vancouver owns the vacant sites at 1510 Quebec Street and 1405 Main Street, immediately south of Terminal Avenue. The sites to the south are potential development sites with applications at various stages of the review process and are owned by Bosa (1650 Quebec Street) and Beedie (1695 Main Street) development companies. The east side of Main Street is developed with industrial uses, mainly for the service and repair of cars. The site on the west side of Quebec Street is largely vacant and is owned by TransLink.

The development site, including the land to the south to be purchased, as well as the proposed road on the north side of the site, is shown in Figure 2 below.

Figure 3 – Southeast False Creek Official Development Plan Areas



3. Land Use

The applicant proposes residential, retail and office uses all of which are permitted and encouraged in Area 3C of the ODP.

In summary, the directions in the ODP for the development of these uses on this site are:

- predominantly residential character;
- establish the residential character of Quebec Street;
- establish the retail and service use character of Main Street at grade level to create, reinforce and maintain a continuous retail character;
- encourage office uses, with good transit access as part of mixed-use development.

The applicant's proposal follows these directions. A 10-storey residential building proposed for the Quebec Street frontage is consistent with the planned residential character of Quebec Street. Also, the proposed 8-storey residential skybridge gains its main elevator access from the Quebec Street side of the development, thereby reinforcing the residential character of Quebec Street.

The ODP establishes a mandatory requirement for retail and service uses at grade on the Main Street frontage (Sections 4.3.2, 5.4.3 and Figure 5 of the ODP) from Terminal Avenue to East 2nd Avenue. The applicant's plans would create retail units on the entire ground floor of the Main Street building, including the area that is oriented to the internal courtyard, as is consistent with the ODP.

A total of 103 of the 256 residential units proposed have two or more bedrooms (41%), so the proposal exceeds the minimum requirement of 25% family housing for Area 3C as required by the ODP.

The office uses proposed on floors 2 through 7 of the Main Street building are permitted by the ODP in Area 3C and should be encouraged. The ODP anticipates a balanced community and the provision of job space will advance that goal. Main Street is well served by bus lines and the Main Street - Science World rapid transit station is within easy walking distance.

The Central Valley Greenway/bikeway is to be established along the north side of this development site. The development plans have been revised to relocate the garage entrance from the north side to the south side of the site, to reduce car movements on the Greenway.

4. Density

This application proposes a total density of 4.81 FSR, which exceeds the ODP density limit of 3.50 FSR. The proposed residential FSR of 3.40 exceeds the limit in the FC-1 District Schedule of 3.00 FSR for residential uses.

This proposed increase in residential density above that permitted by the ODP, arises from the proposed increase to the maximum height limit. The proposal for additional residential floor area is consistent with Council's direction to consider up to an additional two floors of height where it can meet urban design goals and generate public benefits.

The form of development is appropriate and the additional residential floor area proposed generates the Community Amenity Contributions (CACs), as discussed in Section 11 of this report.

The total density proposed is less than the overall maximum density of 5.00 FSR permitted by the current FC-1 zoning and therefore, the overall bulk of the buildings proposed is within that currently contemplated in the FC-1 District Schedule. As indicated elsewhere in this report, the uses, form and heights proposed are fully supportable and desirable.

The applicant's proposal excludes from floor area calculations elevator shafts and lobbies, which is consistent with the exclusion provisions of the FC-1 District Schedule but not with those being used in CD-1s in Southeast False Creek ODP area. Application of the more-restrictive Southeast False Creek CD-1 provisions to this development proposal would result in a smaller building than what has been anticipated (approximately 3,600 sq. ft. smaller).

As the proposed building massing is endorsed by staff and supported by the Urban Design Panel, staff recommend that the density provisions of the CD-1 By-law include an option, at the discretion of the Development Permit Board, for an increase in floor area resulting from a transfer of density from a designated heritage property. Such an option exists in other Southeast False Creek ODP area CD-1 by-laws. The amount of increased density would be determined at the Development Permit stage of development approval and would be subject to the approved Form of Development and to the Design Development conditions proposed in Appendix B of this report.

The proposed increases in residential and total floor area require amendments to the SEFC ODP, which are set out in Appendix C.

5. Height

The current height limit on this site is 50 m (164 ft.) as set by the Figure 9 of the ODP, except for the eastern edge of the site which is subject to View Cone 22 which restricts building height to 47 m (154 ft.). View Cone 22 protects the view of the North Shore Mountains from a position at Main Street and 6th Avenue. The ODP also allows for partial penthouse floors above 50 m up to 56.25 m.

The applicant's proposal is for the height of the "skybridge" to reach a maximum height of 53 m (174 ft.), reduced to 47 m for the area restricted by View Cone 22. Staff recommend a further height increase to 56 m (184 ft.) to permit an additional floor over the 50 m limit and to allow up to 3 m for the bridging structure for the skybridge.

Staff support an increase of the maximum height to 56 m because:

- as a taller building, up to two additional partial floors can be considered under the Southeast False Creek Design Guidelines For Additional Penthouse Storeys (for lower buildings, generally a podium up to 6 storeys, one partial floor can be considered);
- the height reinforces the intended urban design objectives for SEFC's East Rail Yard sub-area by providing a transition in heights from the lower building forms at 1st Avenue northward, to the higher heights of City Gate and significant "end of creek" views. The extra height lends further emphasis to the "skybridge" and dramatic interest to the skyline;
- there are no public view implications of the proposed height; i.e. the extra height does not intrude into the established Main Street View Cone 22;
- the proposed height increase, while exceeding the current ODP maximum by one floor, is one floor less than the potential height increase of two partial floors. The proposed top two floors are likewise partial in size relative to the typical floor and set back on four sides;
- It meets or would allow at the Development Permit stage, the other performance-based criteria of the Southeast False Creek Design Guidelines For Additional Penthouse Storeys for:
 - high quality architectural design;
 - contributing to an interesting and engaging roofscape;
 - reinforcing the originally-intended scale of the building in the ODP, given the setbacks of the upper two partial floors;
 - minimizing negative impacts on- and off-site, including neighbouring buildings, view obstructions, privacy and shadowing;
 - integrating well with the overall massing and expression of the rest of the building;
 - providing roofdecks in a useable shape and size;
 - providing roof areas that meet the requirements of the ODP for green roofs and urban agriculture and for private and semi-private (e.g. strata- oriented) activities;
 - employment of a light and transparent material expression (e.g. glass);
 - supporting the sustainability values embodied in the SEFC ODP; and
 - complementing adjacent development (overall scale would complement but there is currently no immediately adjacent development).

6. Urban Design

The form of development, located on a large mid-block site and surrounded by streets on all four sides, is essentially three distinct building blocks: two lower mid-rise buildings that frame the street edges along Main Street and Quebec Street, and the skybridge that spans a 40 m wide open plaza between them. The lower, mid-rise block facing Main Street has minimal setbacks to reinforce the street wall, with retail uses at grade and six floors of office above. To avoid generating car traffic on the future greenway proposed on the north side of the site, the underground parking entrance will be located on the south side of the site. Design development to the plaza is required to allow for more public interest. (Note Plans in Appendix D)

The ten storey mid-rise building along Quebec Street will be of the same height and depth as the Main Street block, but with a lower floor-to-floor height and will contain residential uses only. It includes ground-oriented townhouses located within a 3.66 m (12 ft.) landscaped setback. The siting of the skybridge on a skewed angle relative to the lower mid-rise is consistent with the prevailing alignment of the east-west streets in the area south of 2nd Avenue. The top two floors of the skybridge are smaller than its typical floor plate, with a substantial setback on the east side to avoid encroaching into View Cone 22.

Staff are concerned about the proposed structural system and architectural expression of the long span of the skybridge, the liveability of the units located directly underneath it and the effective use of the open plaza. Expressing the span and support structure of the skybridge in a clear and elegant way is key to this proposal. Staff recommend detailed design development to further test its viability and give added certainty to this application. The largely unobstructed span of the skybridge enables excellent sun access into the centre of the site and views through it, although some dwelling units to the north on the inside face of the mid-rise will be in its shadow. Units directly beneath and close to the underside of the skybridge will be most adversely affected and staff recommend that these units either be substantially modified or relocated. Lastly, the relationship between public and private uses in the open plaza needs to be better understood and further design development to the landscape treatment of the open plaza is recommended.

This is an unusual and bold proposal that has the potential to make a dramatic addition to the Vancouver skyline, given its prominent location and distinctive shape. Staff have encouraged the applicant in their exploration of a new possible building typology and support the proposed form of development subject to the recommended design conditions.

The Urban Design Panel reviewed the application on April 21, 2010 and supported it unanimously. The Panel's consensus on key aspects needing further design refinement were:

- design development to the bridging element for better integration into the building;
- design development to the column element;
- review the viability of the retail units; and
- design development to the plaza area to provide more privacy to the residential units.

7. Parking, Loading and Garage Entrance

A total of 501 parking spaces, 4 Class B loading bays and 356 bicycle spaces are proposed. Engineering Services have reviewed this proposal and have raised no concerns with the parking and loading proposed.

A condition of approval is that the entrance to the underground parking garage be located on the south side of the development to avoid conflict with the Central Valley Greenway, which will run along the north side of the development. The applicant has agreed to make this change.

8. Sewer Infrastructure Upgrading

In reviewing the application, staff have determined that the sewers servicing this site are inadequate and will need to be upgraded. Specifically, the storm and sanitary sewers serving this precinct will have to be upgraded as follows:

- Main Street, from the south property line of the site to Terminal Avenue,
- Terminal Avenue, from Main Street to Western Street, and
- Western Street, from the south side of Terminal Avenue to the north side of Terminal Avenue.

It is estimated that this work will cost approximately \$1.8 million. The Development Cost Levy (DCL) By-law allows Southeast False Creek DCLs to be used for “constructing, altering, expanding, or replacing sewage, water, drainage and highway facilities.” Accordingly, as this sewer upgrade will benefit multiple properties in this area, it is appropriate to use Southeast False Creek DCLs to pay for this work. However, a review of the DCL balance shows that the area has overcommitted on funding Engineering Infrastructure Projects. Therefore, it is recommended that if adequate DCL funding is not available for this work, that the City prioritize the project for inclusion in the 2011 Capital Budget as an interim funding source until additional DCLs are collected.

9. Land Purchases and Dedications

The applicant has agreed to dedicate 13.5 m (44.3 ft.) on the north side of the site to the City for road purposes. This will permit the completion of the permanent link of the Central Valley Greenway between Main Street and Quebec Street on the north side of the site. The eventual 24 m width of the proposed road will allow adequate space for vehicular access to future development to the north, in a way that minimizes conflict with the Greenway.

The applicant will purchase a strip of land from the City adjacent to the south side of its property and will consolidate it into its development site. Completion of this purchase and consolidation are proposed as conditions of rezoning approval.

In addition, the applicant has agreed to dedicate a 1.5 m (5 ft.) strip on the east side of the site for the widening of Main Street.

10. Sustainability

At the time of the submission of this application, the Southeast False Creek Green Building Strategy and EcoDensity Action Item A-1 required rezoning applications to achieve a minimum of LEED® Silver certification or equivalency (with a target of 36 points). New development is to comply with the mandatory requirements for Energy Performance, Water Conservation, Parking and Loading and Storm Water Management.

The applicant will comply with Council's adopted policies to reach a LEED® Silver rating. The applicant has submitted a LEED® scorecard indicating that the developer intends to achieve 38 points which falls within the LEED® Silver category. A condition of approval requires that the building be designed to allow for connection to the Neighbourhood Energy Utility (NEU).

The applicant's submitted LEED® checklist is provided in Appendix F.

11. Public Benefits

The Southeast False Creek ODP area includes comprehensive public infrastructure and amenities to serve the Southeast False Creek ODP area. This includes parks, public realm and infrastructure improvements, childcare, community centre, library, and affordable housing. Initially, a Financial Plan and Strategy was adopted which outlined in a preliminary way the funding strategies to deliver the amenities through sharing of costs between the City's Property Endowment Fund (PEF) and Southeast False Creek Private Lands. In June 2006, Council adopted the Southeast False Creek Public Benefits and Compatible Housing Strategy which included:

- establishing an area-specific Development Cost Levy (DCL) district for the Southeast False Creek ODP area in addition to the City-wide DCL, and
- the objective of achieving 20% affordable housing in the Southeast False Creek Private Lands supported by Community Amenity Contributions (CACs).

11.1 Development Cost Levies

DCLs are paid at building permit issuance at the rate in effect at that time. Rates are subject to periodic adjustment. The proposed project, like all others in the Southeast False Creek ODP area, will pay two Development Cost Levies (DCLs), a city-wide rate which is currently \$10.42 per sq. ft. and an area-specific rate, currently \$15.68 per sq. ft., for a total of \$26.10 per square feet.

Based on the applicant's floor area figures and the current rates, a total DCL payment of \$8,895,118 is anticipated. The Public Benefits Strategy for Southeast False Creek establishes the percentage of DCLs that would be allocated to park land, affordable housing, infrastructure and childcare. The table below summarizes the allocation of the DCLs that would result from this proposal, if approved.

DCL Allocation 1553-1577 Main Street	Citywide DCL	Amount	SEFC area-specific DCL	Amount	Total
Park land	41%	\$1,456,005	61.50%	\$3,286,491	\$4,742,495
Affordable Housing	32%	\$1,136,394	0%	\$0	\$1,136,394
Infrastructure (e.g., roads, sewerage, water, drainage)	22%	\$781,271	21.60%	\$1,154,280	\$1,935,551
Childcare	5%	\$177,562	16.90%	\$903,117	\$1,080,679
Total	100%	\$3,551,231	100%	\$5,343,887	\$8,895,118

11.2 Community Amenity Contributions (CAC)

The City's Financing Growth Policy anticipates a voluntary Community Amenity Contribution (CAC) from applicants for rezonings which seek an increase in height or density. The contribution is to address some of the costs of growth and the off-site impacts of additional development, and is evaluated by staff in light of the increase in land value expected to be generated by rezoning approval.

The applicant has offered a CAC of \$560,750, based on the increased land value that would be created by rezoning beyond what is permitted under the ODP. The ODP permits a maximum density of 3.50 FSR and requires retail uses on Main Street. The mandatory retail uses on Main Street account for 0.18 FSR in this proposal so the maximum residential FSR currently permitted is 3.32. The residential FSR proposed is slightly greater at 3.40 FSR. The increase in residential uses is 0.08 FSR or 526 m² (5,663 sq. ft.). The offered CAC is based on this increase in residential floor space. The increase in non-residential floor area over that permitted by the ODP was not considered to increase land value.

The residential density limits in the SEFC ODP were considered a more appropriate basis than those in the FC-1 District schedule because pursuant to a staff report to Council in June 2006 regarding Southeast False Creek public benefits, for FC-1 sites CACs are not applicable at densities up to 3.50 FSR.

Staff recommend that this offer be accepted. Payment of the CAC is secured through a zoning enactment condition (see Appendix B). The CAC contributions will be allocated in accordance with the Southeast False Creek Public Benefits and Compatible Housing Strategy.

11.3 Public Art

The Public Art Program requires all new developments seeking a rezoning where the floor area is 9 290 m² (100,000 sq. ft.) or greater to commission public art or provide cash in lieu. At the time the application was made, the public art contribution required was \$1.81 per sq. ft. Based on the total proposed floor area of 340,786 sq. ft. (31 659 m²), the public art contribution would be \$616,822.

12. Public Input

12.1 Process

A rezoning application notice sign was placed on the site in November 2009. Notices of the rezoning application were sent to property owners in the notification area shown in Figure 1 on November 16, 2009. A public open house was held May 25, 2010 and attended by

23 people. Comments have been received from eight people in the form of open house comment sheets, email and in online responses. Five people supported the project and none opposed it.

12.2 Specific Comments

Positive comments were received supporting the design and architecture of the project, the large amount of open space to be provided, the provision of office space and the potential for this project to contribute to the transformation and revitalization of this area.

The main concerns raised were that the buildings proposed were too tall and that the retail uses should be on Quebec Street instead of Main Street, since retail on other parts of Main Street further to the north was doing poorly.

12.3 Staff Response

The height endorsed by Council for Area 3C of the ODP is consistent with the direction that buildings in this area provide a transition in height from the City Gate project to the north and the Olympic Village to the west. Secondly the additional floor being recommended meets the Guidelines and maintains this height transition between City Gate and the Olympic Village. The skybridge element has been adjusted at the upper two partial floors so that it respects the applicable view cone (Main Street - #22).

The Southeast False Creek ODP designates Main Street for continuous retail frontage and the proposal conforms. Quebec Street is residential at grade and is a less appropriate location for retail uses. Future development between Terminal Avenue and 2nd Avenue will also be required to provide retail space on Main Street to ensure that the retail character is developed and strengthened.

FINANCIAL IMPLICATIONS

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

CONCLUSION

Planning staff conclude that the application has merit, conforms to the general and specific intent of Council policy and can be supported subject to conditions. In particular, the proposal is consistent with the intent of the Southeast False Creek Official Development Plan.

The Director of Planning recommends that the application be referred to a Public Hearing, together with draft by-law provisions generally as shown in Appendix A and C and draft conditions generally as shown in Appendix B. The Director of Planning also recommends that the rezoning be approved, subject to the conditions listed in Appendix B, including approval in principle of the form of development as shown in plans attached as Appendix D.

* * * * *

1553-1577 Main Street
DRAFT CD-1 BY-LAW PROVISIONS

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

1. Uses

1.1 Permitted uses

- (a) Dwelling Uses;
- (b) Cultural and Recreational limited to Club, Community Centre or Neighbourhood House, Fitness Centre, Library, Theatre, Museum or Archives, Park or Playground;
- (c) Institutional limited to Church, School - Elementary or Secondary, School - University or College, Public Authority Use; Social Service Centre;
- (d) Office;
- (e) Parking Uses limited to Parking Garage;
- (f) Retail limited to Grocery or Drug store, Retail Store, Small Scale Pharmacy;
- (g) Service Uses limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Laundromat or Dry-Cleaning Establishment, Photofinishing or Photography Studio, Print Shop, Repair shop - Class B, Restaurant - Class 1, School- Arts or Self-Improvement, School - Business;
- (h) Accessory Uses customarily ancillary to any of the uses listed in this section.

1.2 Conditions of Use

- (a) Dwelling units are in an "intermediate zone" as defined in the Noise Control By-law, and, as a result, are subject to the noise levels permitted in industrial and downtown districts
- (b) All uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:
 - (i) Restaurant - Class 1
 - (ii) Display of flowers, plants, fruits and vegetables.
- (c) The design and lay-out of at least 25% of the dwelling units must:
 - (i) be suitable for family housing;
 - (ii) include two or more bedrooms; and
 - (iii) comply with Council's "High Density Housing for Families with Children Guidelines".

2. Density

- 2.1 The total floor area for all uses combined must not exceed 31 659 m², provided the floor area of Dwelling Uses does not exceed 22 500 m².
- 2.2 Despite section 2.1, the Development Permit Board may permit an increase in floor area, not to exceed 10%, resulting from a transfer of density from a designated heritage property, in relation to which its receipt was as compensation for the reduction in market value at the time of designation.
- 2.3 The following shall be included in the computation of floor area:
- (a) Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground, measured to the extreme outer limits of the building.
- 2.4 The following shall be excluded in the computation of floor area:
- (a) open residential balconies or sun decks 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) residential amenity space up to 20% of residential floor area to a maximum of 1 000 m²;
 - (f) 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
 - (g) 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.

- 2.5 The Director of Planning may permit the following to be excluded in the computation of floor area:
- (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) a space not greater than 0.4 square metres in a residential suite to serve the purpose of accommodating a heat pump system or other mechanical equipment, provided it improves the building's overall energy performance.
- 2.6 The use of floor space excluded under section 2.4 or 2.5 must not include any purpose other than that which justified the exclusion.

3. Height

The maximum building height, measured above base surface, must not exceed 56 m.

4. Parking Loading and Bicycle Parking

Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law.

5. Acoustics

All development permit applications Computation of floor space ratio must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground, measured to the extreme outer limits of the buildingrequire evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
• Bedrooms	35
• living, dining, recreation rooms	40
• kitchen, bathrooms, hallways	45

* * * * *

1553-1577 Main 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 Hotson Bakker Boniface Haden Architects, and stamped "Received City Planning Department, September 3, 2009" provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Design Development

- 1. Design development to bring further clarity and resolution to the structure and architectural expression of the long span and support of the higher massing;

Note to Applicant: Staff support for the proposed form of development is subject to the successful resolution of this critical element. In collaboration with the engineer of record, provide detail analysis of the proposed structure and its architectural expression. Investigate a bridging structure that is a clear span without need for or minimal mid span support, expressing and further emphasizing the bridge like quality of the building, while maintaining openness and transparency through the centre of the site.

- 2. Design development to address livability issues of the dwelling units located directly underneath and near the skybridge;

Note to Applicant: Mitigate issues associated with lack of sky view, natural light and shadowing, either through substantial increases in floor height to achieve a double height loft space (without increasing overall building height) or relocating dwelling units and substituting other uses such as amenity spaces, or vertical circulation. Indicate on the drawings the proposed soffit treatment of the underside of the upper massing, providing detail sections.

- 3. Design development to the open plaza to address the following:

- greater intensity and detail development of landscape treatment;

Note to Applicant: Given the size and volume of the space, the proposed landscape treatment appears under-developed requiring further resolution, detail and embellishment. Consider adding larger trees to fill the high volume of the open plaza.

- compatibility and resolution between private and public uses, including the retail frontage that face onto the open plaza;

Note to Applicant: Spatial layering, that separate and zone different uses should be subtle and gradual, avoiding hard edges and boundaries that divide the large central space into two disjointed halves, instead of a unified whole.

- improved interconnectivity between the public realm of the surrounding streets and the central open space;

Note to Applicant: The public realm along the new side streets should be expanded where it interfaces with the open plaza, providing further landscape amenity and seating.

- provide an opportunity for a children's play area;
- provide a CPTED analysis;

4. Design development to ensure that the pedestrian walkways are public oriented and visual connections are made to adjacent mews/lanes through surface treatment, bollards, lighting, scale, trees, landscape cues and way finding;
5. Provision of semi-public and semi-private spaces that complement the design of the public realm. Aspects to consider at the time of rezoning include special paving, lighting, planting, driveway crossings, pedestrian entrances and safety, walkways, permanent site furniture, weather protection, garbage storage, recycling and loading facilities;
6. Clarification of the proposed sustainable features on the drawings;

Note to Applicant: The intent is to define on the final approved permit drawings those features referred to on the LEED® checklist to attain minimum Silver level or equivalency. Consideration to provide a cistern, water efficient landscaping, additional solar shading panels, heat recovery systems and energy modeling studies.

Landscape Design

7. Final coordination of the public realm treatment to be consistent with the Southeast False Creek Public Realm Plan;
8. Design development to maximize percentage vegetative cover;

Note to Applicant: pursue an overall goal of 40% vegetative area surface cover. The calculation should include tree canopy area, but not include surfaces that cannot be planted or parking ramps. Provide visually interesting and durable urban

agriculture garden plots and amenities (onsite composting, hose bibs, water collection opportunities) to be located in proximity to common patio areas and to maximize sunlight exposure. Grow plots should contain an appropriate growing medium, and be an adequate size and number to be appropriate for the size of the development. Integrate edible planting throughout the landscape. Other opportunities for planting include 'green walls', planted roofs, permanent patio planters, and vine pockets at the base of structures. Mitigate blank walls by locating continuous linear planters and climbing plants at their base. Refer to Urban Agriculture Design Guidelines.

9. Provision of best current practices for reducing potable water use and managing storm water conservation, including high efficiency irrigation, waterwise design and the use of captured storm water for irrigation. Any water storage cisterns should be noted (size and location) on the rezoning plans. Where practical, water features are to use storm water or other non-potable alternatives. At the time of development permit application, provide functional notations and drawings in order that storm water recycling systems can be understood. Refer to Waterwise Landscape Guidelines;
10. Provision at time of development permit application of a detailed rationale outlining intent for the specific programming of individual outdoor spaces and landscape structures, including overall use, pedestrian capacity, storage (for example, compost, gardening tools), access, security, sustainable design requirements (planting, water, waste, soil, habitat);
11. Maximize opportunities for 'green walls', planted roofs and patios. Mitigate blank walls by locating continuous linear planters and climbing plants at their base;
12. Provision at time of development permit application of a full Landscape Plan illustrating proposed plant materials (common and botanical names), sizes and quantities, paving, walls, fences, light fixtures and other landscape elements, including site grading. Proposed plant materials should be clearly illustrated on the Landscape Plan. The Landscape Plan should be at 1:100 (1/8" = 1'-0");
13. Grades, retaining walls, walkways and structural elements, such as underground parking, to be designed to provide maximum plant growing depth (exceed BCLNA Landscape Standard). Where applicable, underground parking design should increase soil depth for planting. Planted areas adjacent to structures and on slab to contain continuous soil volumes. The underground parking slab to angle downward at the corner (3 ft. across and 4 ft. down) to increase planting depth for inner boulevard trees and planters;
14. At time of development permit application, provision of large scale partial plans, elevations, sections, specifications illustrating the detailed treatment of the public realm interface at the streets and lanes; including planters, retaining walls, stairs, planting, soil depth, underground structures, semi-private patios and privacy screens;
15. At time of development permit application, provision of a lighting plan;

16. Provide hose bibs for all patios greater or equal to 100 sq. ft.;

Social Infrastructure

17. Design development to provide a fully accessible washroom, kitchenette and storage closet in at least one of the proposed multi-purpose amenity rooms;
18. Design development to provide a tool storage closet or compartment on the east rooftop;
19. Design development to achieve universal access to the outdoor patios on the west rooftop;
20. Design development to provide a secure area which provides an opportunity for informal children's play activity, located to maximize visual surveillance from and access to indoor amenity space;

Note to applicant: consideration should be given to locating the play area adjacent to and with direct access from an indoor amenity space. Particular care should be given to avoid the use of toxic plants and landscaping materials in and around common outdoor amenity areas. Edible landscaping is encouraged. Play equipment is not required, and creative landscape/play features (such as soft surface play area and/or, lawn, balancing logs and boulders, a small/tangible water stream or feature, creative motor-skills developing features etc.) which can accommodate a range of creative play opportunities is encouraged.

Engineering

21. Design development to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services to relocate the driveway crossing and parking entry ramp to the new road to be constructed on the southerly side of the site, and where possible to eliminate the jog in the main parking ramp. Relocation of the ramp allows for construction of the future extension of the Central Valley Greenway on the south side of the proposed northerly street to be uninterrupted by driveway crossings;

Note to Applicant: Generic footings shown on pages A501, 502 & 503 encroach beyond property lines.

22. Final footing design is to be contained within the final site property lines;

Note to Applicant: Generic footings shown on pages A501, 502 & 503 encroach beyond property lines.

23. Confirm the intended length, width and height of trucks that the underground loading spaces are designed to accommodate and ensure that a minimum 3.8 m unobstructed vertical clearance is provided or greater where the truck dimensions require it;

Note to Applicant: no intrusion by sprinkler heads, pipes or structure shall be permitted into the clearance.

24. Provision of plans clearly showing truck turning swaths which demonstrates the ability for the intended size of truck to enter and exit the loading spaces in one or two manoeuvres or turns;

25. Provision of the correct ratio of vertical and horizontal bicycle spaces;

Note to Applicant: provision of only vertical bicycle spaces is not supported.

26. Provision of improved access to the main residential elevator core from the residential loading spaces;

Note to Applicant: a double door to enable entry with large pieces of furniture or equivalent is recommended.

27. Provision of concrete wheel stops in parking stalls which are perpendicular to another;

Note to Applicant: parking stalls 123 and 125 on P2 and 427, 428, 470 and 471 etc. are examples.

28. Provide wheel ramps on the stairwell adjacent parking space 36 on parking level P1.

Note to Applicant: this stair provides direct access to outside.

29. Design development to conform to the Engineering Parking and Loading Design Supplement;

30. Provision of three streams of waste removal for the development (regular garbage, recyclable materials and organics). The development site is to provide adequate space to accommodate three streams of waste removal include fully outfitted areas that can be made active upon implementation of organics collection system;

31. The building design to include designs to allow for connection to the Neighbourhood Energy Utility (NEU);

Notes to applicant: At the building permit stage the applicant will be required to submit final detailed drawings, signed and sealed by a professional engineer where necessary, for review by Engineering Services to confirm final room dimensions, sleeve details, and servicing needs. Provide suitable space for the installation of the NEU system and ETS equipment, with adequate provision for connection to outside NEU distribution piping and communications conduit. The developer shall make available use of sewer and potable water piping in each ETS room. The ETS room shall be ventilated as required by the Vancouver Building By-law and heated during the winter to minimum 15°C. The developer must provide a dedicated 15 amp 120V, 60 Hz, single-phase electrical service for operation of the ETS, to the

satisfaction of the General Manager of Engineering Services. Please contact Kieran McConnell, Project Engineer at 604-871-6981 for further details.

The Applicant is to provide confirmation that all road dedications are covered by numerical based Certificates of Compliance or other instruments acceptable to the City in its sole discretion. The Certificates of Compliance or other instruments, if applicable, shall be issued by the Ministry of Environment and must confirm that the soils in the roads meet residential land use numerical standards for the top 3 meters and commercial land use numerical standards below 3 meters and that the groundwater in the roads meets the most restrictive standards for marine aquatic life, all as prescribed by the *Environmental Management Act* and to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services; and

If the Applicant is not able to provide Certificates of Compliance or other instruments, as described above, to the City prior to enactment, then the Applicant will enter into such agreements on terms and conditions that the General Manager of Engineering Services and the Director of Legal Services deem necessary, in their sole discretion, which may include Section 219 Covenants which provide that there will be no occupancy of any buildings or other improvements until the City has received the confirmation that the road dedications have been remediated to the standards described in paragraph (1) above.

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, and to the Director of Planning, the General Manager of Engineering Services and the Approving Officer as necessary, make arrangements for the following:

Engineering

1. Subdivision of Lots 7, 8, A, 38, 39, 24, 25, 26 and portion of City-owned Lot F to result in:
 - Dedication of the north 13.5 m of the site.
 - Dedication of the east 1.5 m of the site. Note delete all portions of the building above and below grade shown within the 1.5 metre dedication area.
 - Consolidation of the remainder of the privately-held site and the portion of Lot F that will be acquired from the City of Vancouver;
2. Provision for the City to grant a 20 m wide Statutory Right of Way for road purposes over the north 20 m of the remainder of Lot F;
3. The release of Indemnity Agreements C15239, 37262M & 37269M (all relate to commercial crossings);
4. Upgrading of the existing storm and sanitary sewers from the site to the pump station east of Main Street on Terminal Avenue;

5. Provision of new curb and gutter, pavement, sidewalks, street furniture, street trees and plantings, street bulges, street lighting, specialty paving and other features on-site and on the new streets and lanes adjacent the site consistent with the Southeast False Creek (SEFC) Public Realm Plan and SEFC Private Lands Public Realm Enrichment Guidelines (PREG);
6. Pay to the City 50% of the cost of a new pedestrian traffic signal at the intersection of Quebec Street and the new southerly street;
7. Make arrangements for:
 - a. the provision, operation, and maintenance of shared vehicles and the provision and maintenance of 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, at the rate of 0.01 shared vehicles and shared vehicle parking spaces per dwelling unit in each development application and any number equal to or greater than 0.5 is to count as one shared vehicle and one shared vehicle parking space or 3 vehicles and 3 parking spaces, whichever is less;
 - b. a professional shared vehicle organization satisfactory to the Director of Planning and General Manager of Engineering Services to manage the shared vehicles;
 - c. the registration against the title to the development, with such priority as the Director of Legal Services may require, and in form and substance satisfactory to the Director of Legal Services, of a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, providing that the shared vehicle spaces in the development must be accessible to members of the car sharing organization who do not reside in the development; and
 - d. the provision of, prior to issuance of any development permit, details on arrangements that will allow members of the shared vehicle organization access to the car share parking spaces;
8. 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;

Land Acquisition

9. Purchase from the City of Vancouver of part of Lot F as shown in plans submitted September 3, 2009, and generally as illustrated on the plan below, on terms and conditions satisfactory to the Director of Real Estate Services;

11. 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 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;

Flood Plain Covenant

12. Execute a Flood Plain Covenant to the satisfaction of the Director of Legal Services and the Chief Building Official;

Public Art

13. Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager (a checklist will be provided);

Note to Applicant: To discuss your public art application and fulfilment options please call Bryan Newson, program manager, at 604 871 6002.

Community Amenity Contribution

14. The agreed Community Amenity Contribution of \$560,750 is to be paid to the City and such payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as are 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, and letters of credit, and provide for the withholding of permits, as deemed appropriate by, and in the form and content satisfactory to, the Director of Legal Services.

* * * * *

1553-1577 Main Street
DRAFT CONSEQUENTIAL AMENDMENTS

Note: Amending by-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

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

“1553-1577 Main Street [CD-1 #] [By-law #] B (DD)”

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW NO. 6555

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

“[CD-1 #] [By-law #] 1553-1577 Main Street”

DRAFT AMENDMENTS TO THE
SOUTHEAST FALSE CREEK OFFICIAL DEVELOPMENT PLAN
(BY-LAW NO. 9073)

[All additions are shown in **bold**. Deletions are shown in ~~strikeout~~.]

Amend Section 4.2 as follows:

Density

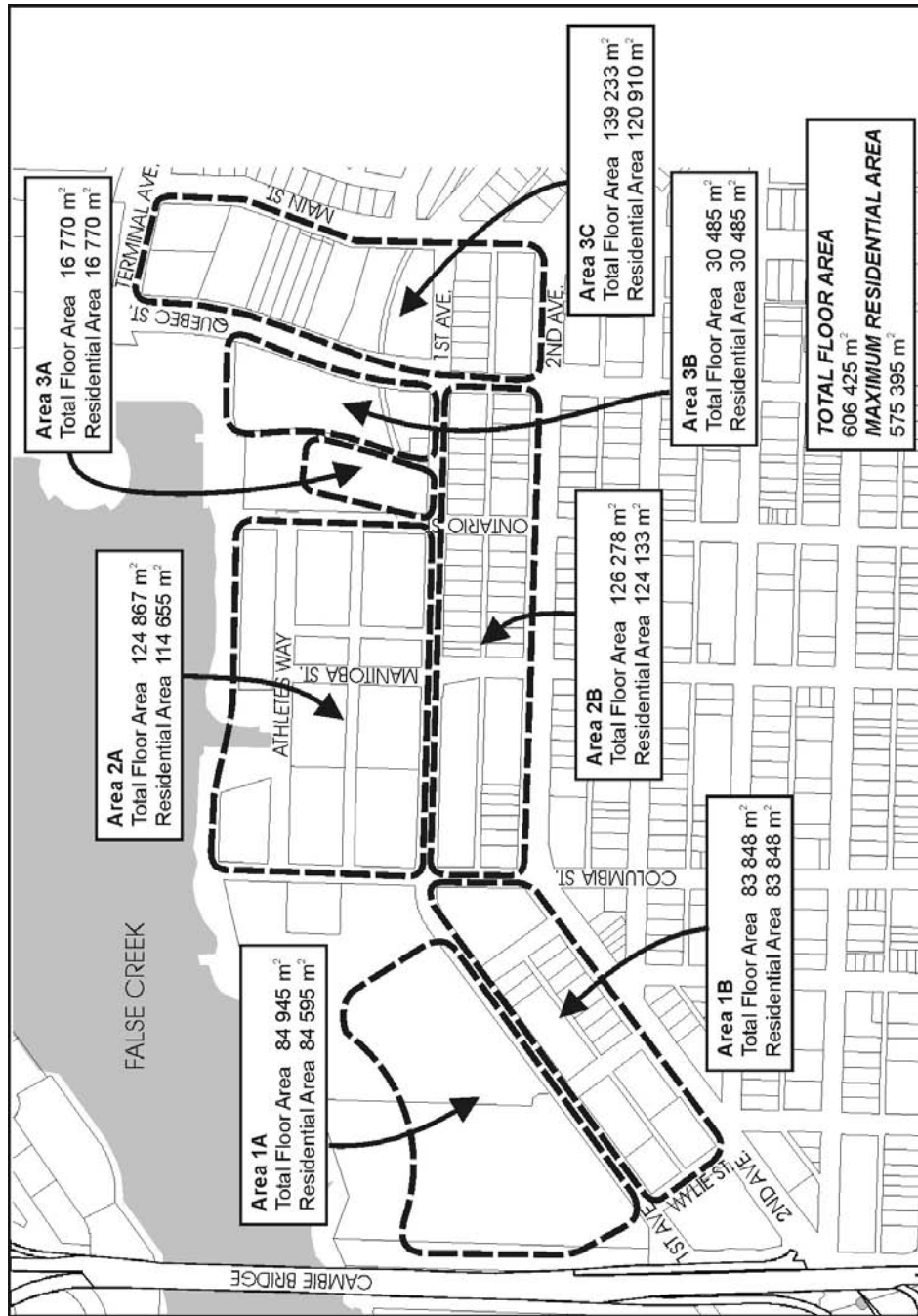
4.2 The basic floor area allowance for all uses developed after February 1, 2005, except cultural, recreational and institutional uses, is not to exceed ~~597,791~~ **606,425** m².

Amend Sub-Section 4.3.1 as follows:

- (a) the basic residential floor area allowance for all areas is not to exceed ~~574,869~~ **575,395** m²;

- (f) in area 3C, the basic residential floor area allowance is not to exceed 120 384 120 910 m², subject to confirmation at the time of the applicable CD-1 rezoning;

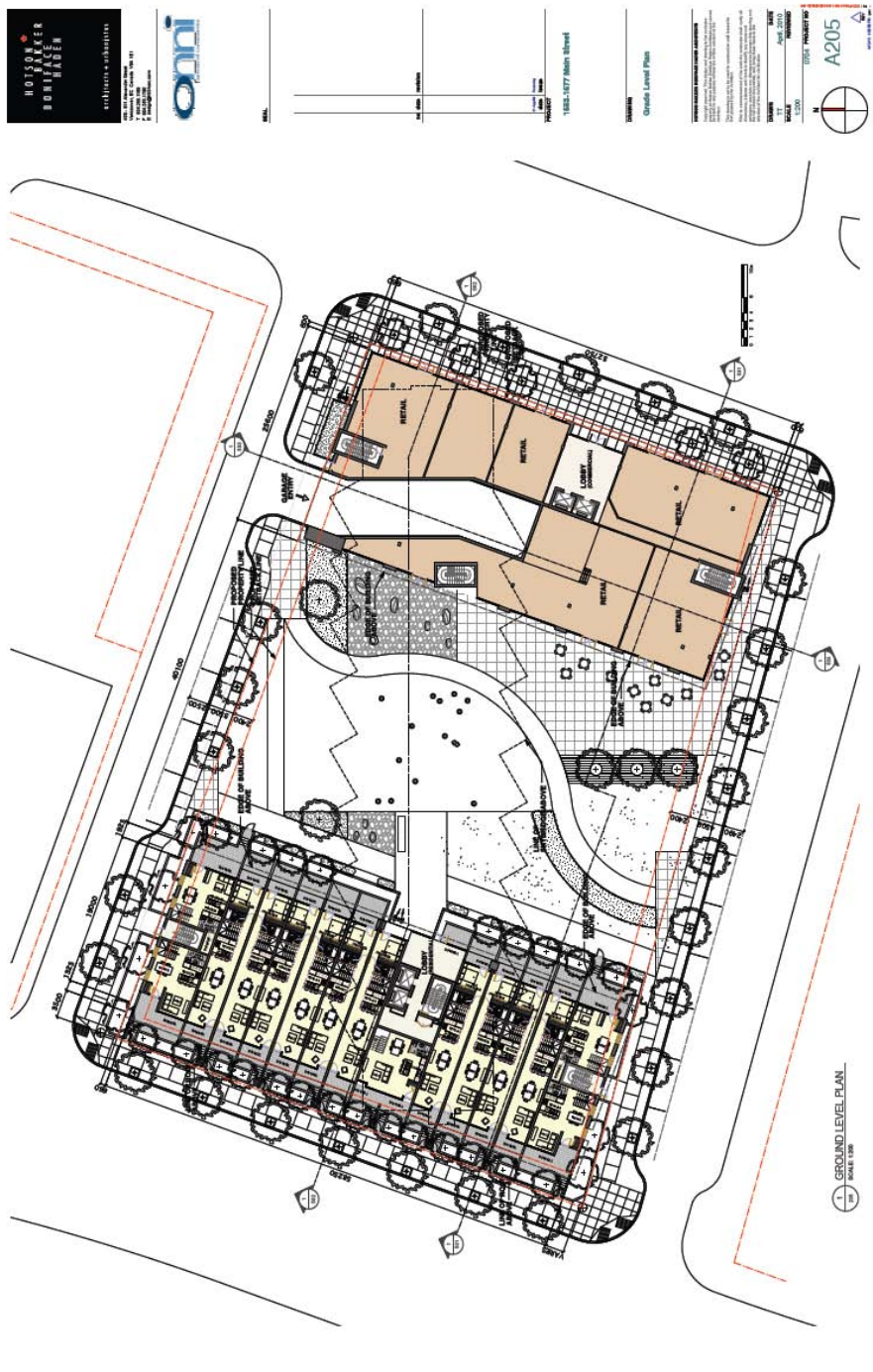
Replace Figure 4 with the following:



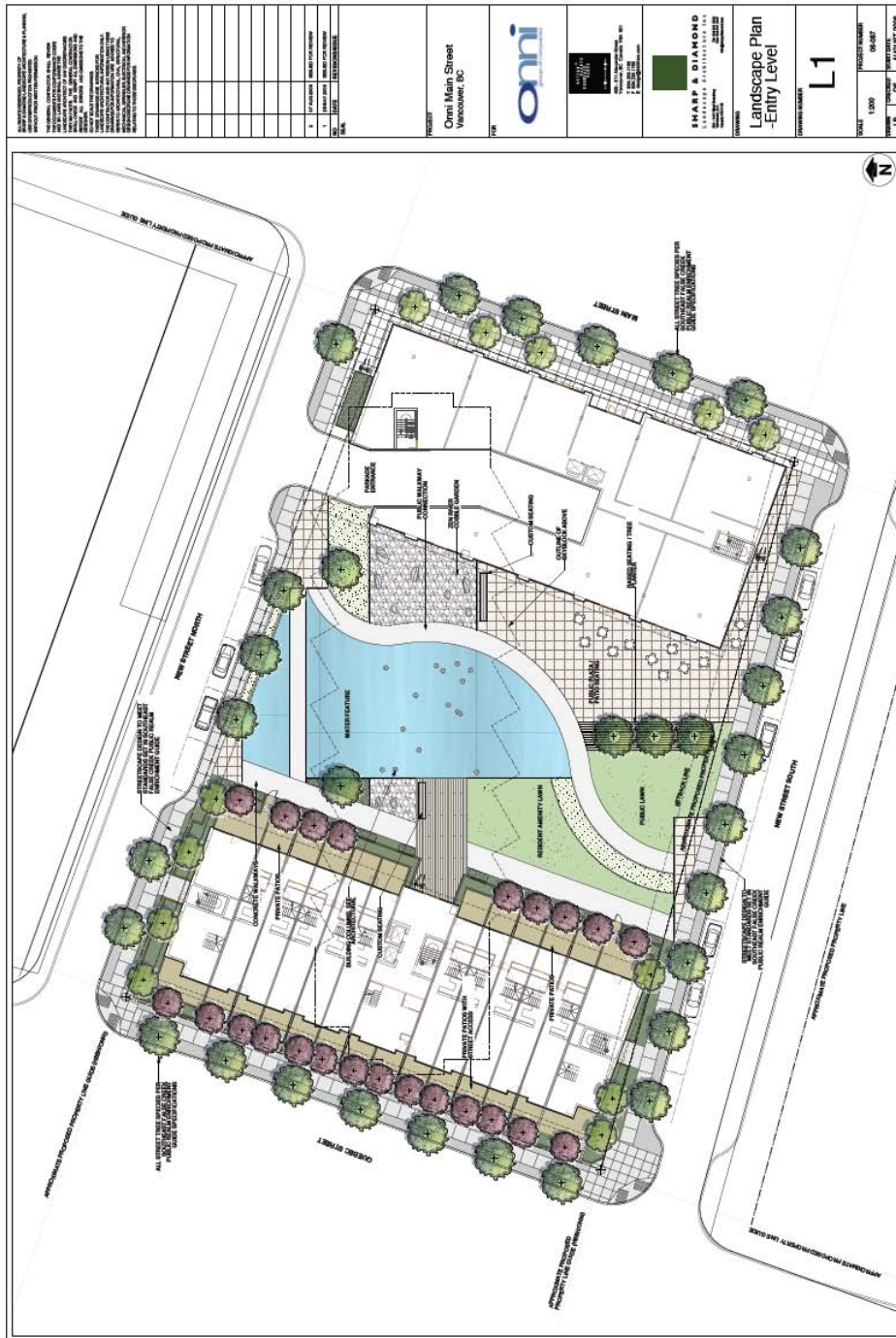
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1553-1577 Main Street FORM OF DEVELOPMENT

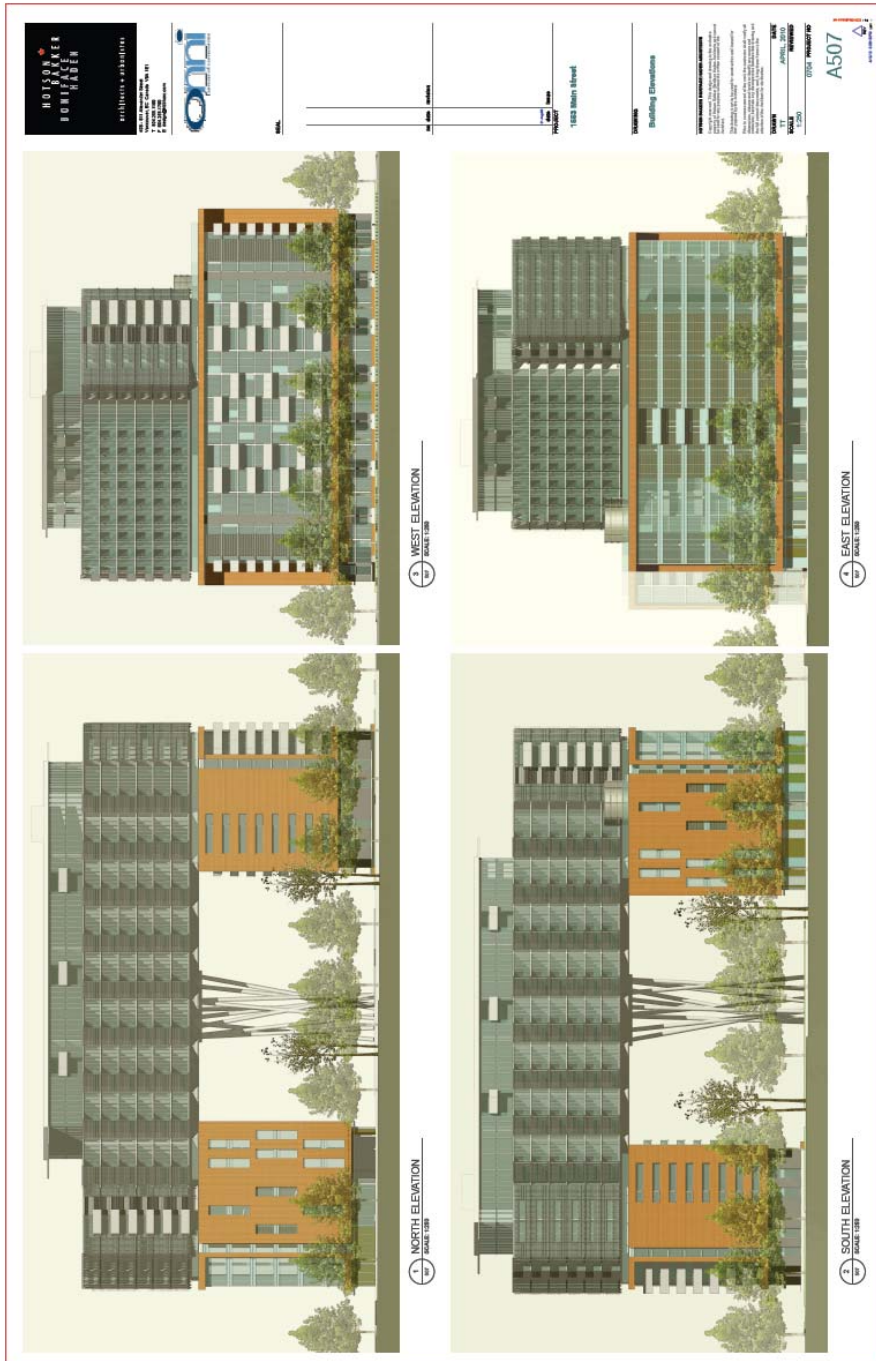
Site Plan



Landscape Plan



Elevations



* * * * *

1553-1577 Main Street
OTHER INFORMATION AND COMMENTS

1. **Site, Surrounding Zoning and Development:** This 6 578.5 m² (70,810 sq. ft.) site is located between Main Street and Quebec Street in Southeast False Creek. It is zoned FC-1. The site is roughly square in shape. Lands to the north are zoned FC-1. Lands to the west, south and east are zoned M-2. Surrounding lands are vacant or used for low scale industrial and services uses, particularly auto repair.
2. **Proposed Development:** A mixed-use building containing approximately 7 900 m² of office space and approximately 1 300 m² of retail space (on Main Street) with the balance of the 18-storey building being 256 units of market residential (including the Quebec Street frontage). Density is proposed at 4.81 FSR (floor space ratio). The proposed building consists of a 7 storey commercial and office building on the Main Street frontage, a 10 story residential building on the Quebec Street frontage and an 8 storey residential "skybridge" that spans the 40 metre space between the other two building elements.
3. **Comments of the General Manager of Engineering Services:** The General Manager of Engineering Services has no objection to the proposed rezoning, provided that the applicant complies with conditions as shown in Appendix B.
4. **Urban Design Panel Comment:** The Urban Design Panel reviewed this proposal April 21, 2010 and supported the proposed use, density and form of development and offered the following comments:

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to the bridging element for better integration into the building;
 - Design development to the column element;
 - Review the viability of the retail units;
 - Design development to the plaza area to make for more privacy to the residential units;
 - Design development to the plaza to allow for more public interest;
 - Design of bridge building (inconsistent articulation);
 - Plaza should be more public and reflect clear design strategy.
- **Related Commentary:** The Panel supported the proposal noting that it was an exciting design.

The Panel supported the form of development, height and density. Some of the Panel thought the bridging element was still too conventional but liked the sculptural element. They suggested the applicant push the contrast and the vocabulary.

Several Panel members wondered if the column was essential to the structural system. They thought the building needed to push the idea of being a bridge. One Panel member suggested having the column pulled to one side while another Panel member suggested making the bridge element look like it was being carried by the columns. While a number of Panel members thought the applicant should work with the structural engineer to remove the columns all

together. A couple of the Panel members suggested having an artist join the design team as soon as possible to help with the creative elements.

The Panel had some concerns regarding the retail facing the public space as they thought it might not be viable. They suggested having an anchor tenant that would face the plaza and Main Street to help support the retail.

A couple of Panel members thought the residential unit under the bridge spaces might not be livable and suggested it be an amenity space or exercise room. A couple of other Panel members thought the space would be unique and suggested making it a loft style unit and that being under the bridge it should be acknowledged in some way.

A couple of Panel members thought the public space might be a challenge and would require proper separation between the public and private areas. One Panel member suggested adding lots of vegetation adjacent to the residential units to give some privacy. Another Panel member noted that the current landscape design was not taking the opportunity of the patio area and wanted to see the landscaping be more dynamic. It was suggested by one Panel member to have the water element be more interactive with the structure especially if the columns were being used in the design and to make it more reflective of the building. Another Panel member was not convinced that having the bottom of the columns come down into the water was the best idea and suggested that it would be better if people could actually touch the columns. Most of the Panel thought an interactive water movement was critical to the design and would offer some white noise to relieve the traffic noise from Main Street.

One Panel member thought the applicant should be striving for LEED® Gold because the proposal will be close the SEFC.

5. Social Infrastructure Review

Comments were received November 3, 2009:

"The proposed development includes a total of 103 units with two or more bedrooms which may be suitable for families living with children (42% of total). "Urban Agriculture Design Guidelines for the Private Realm" and the "High Density Housing for families with Children Guidelines" apply to this development.

There are two multi-purpose amenity rooms on the 11th floor of building, both with directly adjacent outdoor amenity patios. Design development will be required to provide a fully accessible washroom, storage closet and kitchenette in at least one of the amenity rooms.

The applicant has considered a range of uses for the extensive amenity patio on the rooftops of both the west and east building, including garden plots for urban agriculture on the easterly rooftop, and a work area with on-site composting and potting bench. Design development, consistent with "Urban Agriculture Design Guidelines for the Private Realm" to include an area for tool storage will be required on the east rooftop.

The amenity patios on the westerly rooftop are not accessible to wheelchairs, walkers, children in strollers etc., Design development to achieve universal access to the outdoor patios on the west rooftop is required.

The applicant has not included an area for informal children's play, which should be provided in accordance with the "High Density Housing for families with Children Guidelines." The applicant should consider incorporating a flexible design for the children's play area which can accommodate a range of informal children's play activities, as well as other uses.

The Conditions of approval are contained in Appendix B of this report.

6. Real Estate Services

Comments received June 28, 2010

Onni must acquire the northern portion of the City-owned lot to the south prior to enactment of the rezoning and the Director of Real Estate must confirm that Onni have acquired the northern portion of the City-owned lot to the south.

This condition is contained in Appendix B of this report.

7. Comments of the Applicant:

The applicant has been provided with a copy of this report and has reported they have no concerns regarding its contents.

* * * * *

1553-1577 Main Street
LEED® CHECKLIST



1553 Main Street
LEED Canada MURB Progress Report
Last updated: July 31, 2009

DRAFT



Y	Y?	N?	N	Total Project Score & Rating		Possible Points
36	2	2	30	SILVER		70

Certified 28 to 32 points Silver 33 to 38 points Gold 39 to 51 points Platinum 52 or more points

11	1	2	Sustainable Sites		Possible Points	6	1	7	Materials & Resources		Possible Points
Y	Y?	N?	N		14	Y	Y?	N?	N		14

Y	Y?	N?	N	Prereq	Credit	Description	Points
Y				Prereq 1		Erosion & Sedimentation Control	1
1				Credit 1		Site Selection	1
1				Credit 2		Development Density	1
1				Credit 3		Redevelopment of Contaminated Sites	1
1				Credit 4.1		Alternative Transportation, Public Transportation Access	1
1				Credit 4.2		Alternative Transportation, Bicycle Storage & Changing Rooms	1
	1			Credit 4.3		Alternative Transportation, Alternative Fuel Refueling Stations	1
			1	Credit 4.4		Alternative Transportation, Parking Capacity	1
1				Credit 5.1		Reduced Site Disturbance, Protect or Restore Open Space	1
1				Credit 5.2		Reduced Site Disturbance, Development Footprint	1
1				Credit 6.1		Stormwater Management, Rate and Quantity	1
			1	Credit 6.2		Stormwater Management, Treatment	1
1				Credit 7.1		Landscape & Exterior Design to Reduce Heat Islands, Non-Roof	1
1				Credit 7.2		Landscape & Exterior Design to Reduce Heat Islands, Roof	1
1				Credit 8		Light Pollution Reduction	1

Y	Y?	N?	N	Prereq	Credit	Description	Points
Y				Prereq 1		Storage & Collection of Recyclables	1
			1	Credit 1.1		Building Reuse, Maintain 75% of Existing Walls, Floor & Roof	1
			1	Credit 1.2		Building Reuse, Maintain 95% of Existing Walls, Floor & Roof	1
			1	Credit 1.3		Building Reuse, Maintain 50% of Interior Non-Structural Elements	1
			1	Credit 2.1		Construction Waste Management, Divert 50% from Landfill	1
			1	Credit 2.2		Construction Waste Management, Divert 75% from Landfill	1
			1	Credit 3.1		Resource Reuse, Specify 5%	1
			1	Credit 3.2		Resource Reuse, Specify 10%	1
	1			Credit 4.1		Recycled Content, Specify 7.5% (post-consumer + 1/2 post industrial)	1
	1			Credit 4.2		Recycled Content, Specify 15% (post-consumer + 1/2 post industrial)	1
			1	Credit 5.1		Local/Regional Materials, 10% Extracted & Manufactured Regionally	1
			1	Credit 5.2		Local/Regional Materials, 20% Extracted & Manufactured Regionally	1
			1	Credit 6		Rapidly Renewable Materials	1
			1	Credit 7		Certified Wood	1
			1	Credit 8		Durable Building	1

3	2	Water Efficiency		Possible Points
Y	Y?	N?	N	5

Y	Y?	N?	N	Prereq	Credit	Description	Points
1				Credit 1.1		Water Efficient Landscaping, Reduce by 50%	1
1				Credit 1.2		Water Efficient Landscaping, No Potable Use or No Irrigation	1
			1	Credit 2		Innovative Wastewater Technologies	1
1				Credit 3.1		Water Use Reduction, 20% Reduction (CoV: Dual Flush Req'd)	1
			1	Credit 3.2		Water Use Reduction, 30% Reduction	1

7	8	Indoor Environmental Quality		Possible Points
Y	Y?	N?	N	15

Y	Y?	N?	N	Prereq	Credit	Description	Points
Y				Prereq 1		Minimum IAQ Performance	1
Y				Prereq 2		Environmental Tobacco Smoke (ETS) Control	1
			1	Credit 1		Carbon Dioxide (CO ₂) Monitoring	1
			1	Credit 2		Increase Ventilation Effectiveness	1
			1	Credit 3.1		Construction IAQ Management Plan, During Construction	1
			1	Credit 3.2		Construction IAQ Management Plan, Before Occupancy	1
			1	Credit 4.1		Low-Emitting Materials, Adhesives & Sealants	1
1				Credit 4.2		Low-Emitting Materials, Paints	1
1				Credit 4.3		Low-Emitting Materials, Carpet	1
			1	Credit 4.4		Low-Emitting Materials, Composite Wood	1
			1	Credit 5		Indoor Chemical & Pollutant Source Control	1
1				Credit 6.1		Controllability of Systems, Perimeter	1
			1	Credit 6.2		Controllability of Systems, Non-Perimeter	1
	1			Credit 7.1		Thermal Comfort, Comply with ASHRAE 55-2004	1
	1			Credit 7.2		Thermal Comfort, Permanent Monitoring System	1
			1	Credit 8.1		Daylight & Views, Daylight 75% of Spaces	1
			1	Credit 8.2		Daylight & Views, Views for 90% of Spaces	1

4	2	11	Energy & Atmosphere		Possible Points
Y	Y?	N?	N		17

Y	Y?	N?	N	Prereq	Credit	Description	Points
Y				Prereq 1		Fundamental Building Systems Commissioning	1
Y				Prereq 2		Minimum Energy Performance	1
Y				Prereq 3		CFC Reduction in HVAC&R Equipment	1
3		2	5	Credit 1		Optimize Energy Performance (CoV: 2 pts Req'd)	10
			1	Credit 2.1		Renewable Energy, 5%	1
			1	Credit 2.2		Renewable Energy, 10%	1
			1	Credit 2.3		Renewable Energy, 20%	1
			1	Credit 3		Best Practice Commissioning	1
1				Credit 4		Ozone Depletion	1
			1	Credit 5		Measurement & Verification	1
			1	Credit 6		Green Power	1

5	Innovation & Design Process		Possible Points	
Y	Y?	N?	N	5

Y	Y?	N?	N	Prereq	Credit	Description	Points
1				Credit 1.1		Innovation in Design: Exemplary Perf SSc7.1 - 100% U/G Parking	1
1				Credit 1.2		Innovation in Design: Exemp Perf MRc5 - 30%+ Local Materials	1
1				Credit 1.3		Innovation in Design: Low Mercury Lighting	1
1				Credit 1.4		Innovation in Design: Green Bldg Education or Green Housekeeping	1
1				Credit 2		LEED™ Accredited Professional	1

Red Text are credits that are required or partially required by the CoV.

NOTE: 36 points are required to meet CoV Requirement

1553-1577 Main Street
APPLICANT AND PROPERTY INFORMATION

Street Address	1553-1577 Main Street
Legal Description	Lots 7 & 8 Plan 17093, Lot A Plan 15792, Lots 38 & 39 Plan 5568, Lots 24, 25 & 26 Plan 197 (P.I.D. Nos. 003-047-083, 003-049-884, 007-626-347, 012-711-535, 012-711-543, 012-711-501, 012-711-519 and 012-711-705) and part of Lot F Plan 12966, (P.I.D. No. 008-758-158)
Applicant	Hotson Bakker Boniface Haden Architects
Architect	Hotson Bakker Boniface Haden Architects
Property Owner	Onni Group of Companies and City of Vancouver
Developer	Onni Group of Companies

SITE STATISTICS

SITE AREA	6 578.5 m ²
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DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (if different than proposed)
ZONING	FC-1 (requires CD-1 rezoning)	CD-1	
USES	Residential, office, service, commercial	Residential, office, service commercial	
DWELLING UNITS		256	
MAX. FLOOR SPACE RATIO	3.5 (SEFC ODP)	4.81	
MAXIMUM HEIGHT	50 m (SEFC ODP)	53 m	56 m
MAX. NO. OF STOREYS	16	18	
PARKING SPACES		501	