



POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: May 3, 2011
Contact: Kent Munro
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VanRIMS No.: 08-2000-20
Meeting Date: May 17, 2011

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Rezoning - 1650 Quebec Street

RECOMMENDATION

- A. THAT the application by Bosa Properties Inc. to rezone 1650 Quebec Street (PID 007-766-858; Lot 8, Block E, DL's 200A and 2037, Plan 14963) from M-2 Industrial and a portion of 1615 Main Street (PID 008-758-158; Lot F, Except Part in Plan 14963, Block 2, DL 200A, and of DL 2037, Plan 12966) from FC-1 East False Creek District, both to a CD-1 Comprehensive Development District to permit an 18-storey residential strata building and an 8-storey mixed-used rental building with a total floor area of 20 820 m² (224,114 sq. ft.), be referred to a public hearing, together with:
- (i) plans prepared by Neale Staniszki's Doll Adams Architects, received October 5, 2010, represented in Appendix F;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the Director Planning to approve the application, subject to conditions contained in Appendix B;

AND 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 the public hearing.

- B. THAT if the application is referred to a public hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B (DD), as set out in Appendix C, be referred to the same public hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law generally as set out in Appendix C for consideration at the public hearing.

- C. THAT, subject to approval of the rezoning at the public hearing, the Noise Control By-law be amended to include this Comprehensive District in Schedule B 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 Recommendations A to C 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

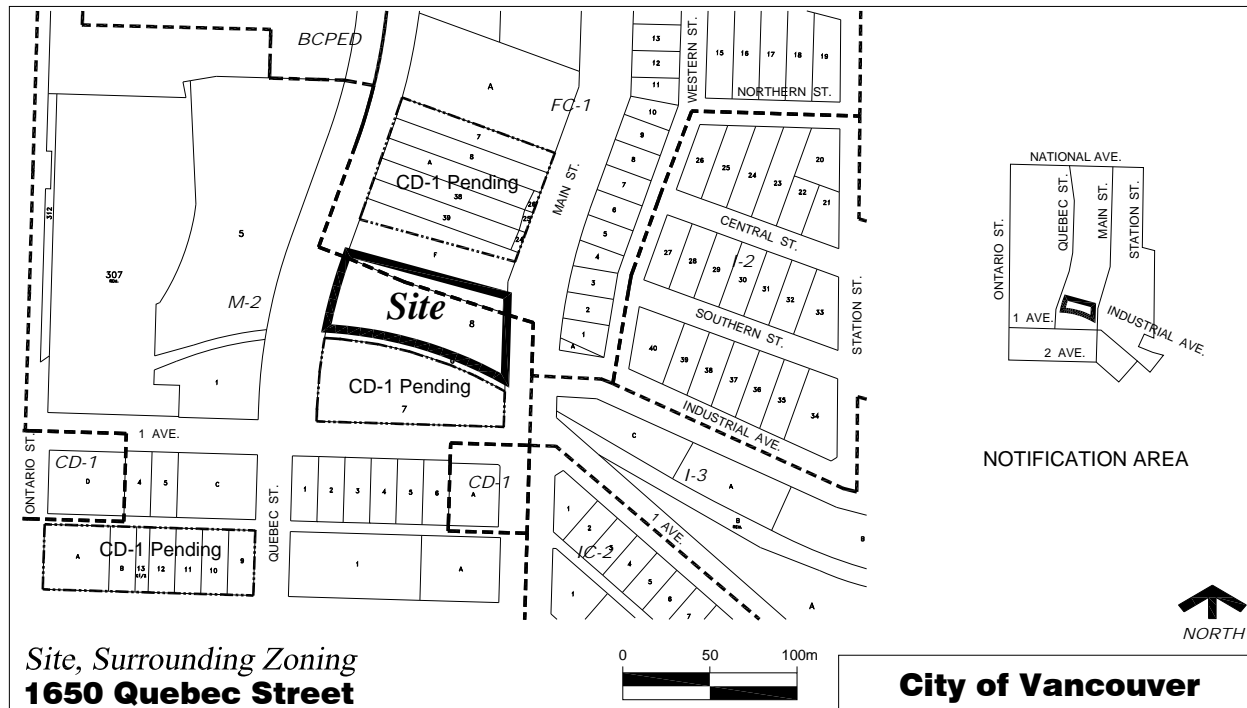
The General Manager of Community Service RECOMMENDS approval of the foregoing.

COUNCIL POLICY

Relevant Council Policies for this site include:

- Southeast False Creek Policy Statement (adopted October 5, 1999 and amended July 8, 2004)
- Southeast False Creek Official Development Plan By-law (enacted July 19, 2005 and last amended July 20, 2010)
- Southeast False Creek Financial Plan and Strategy (March 1, 2005)
- Southeast False Creek Public Benefits Strategy and Compatible Housing Strategy (June 15, 2006)
- Southeast False Creek Green Building Strategy (adopted July 8, 2004 and amended July 22, 2008)
- Southeast False Creek Public Realm Plan (July 20, 2006)
- Energy Utility System By-law (November 15, 2007)
- Live-work Use Guidelines (March 21, 2006)
- High-Density Housing for Families with Children Guidelines (March 24, 1992)
- Short Term Incentives for Rental (STIR) Housing Program (June 18, 2009)
- Southeast False Creek Design Guidelines for Additional Penthouse Storeys (July 20, 2010).

Figure 1 - Site and Surrounding Zoning (including sites for which CD-1 zoning has been approved at public hearing and enactment is pending)



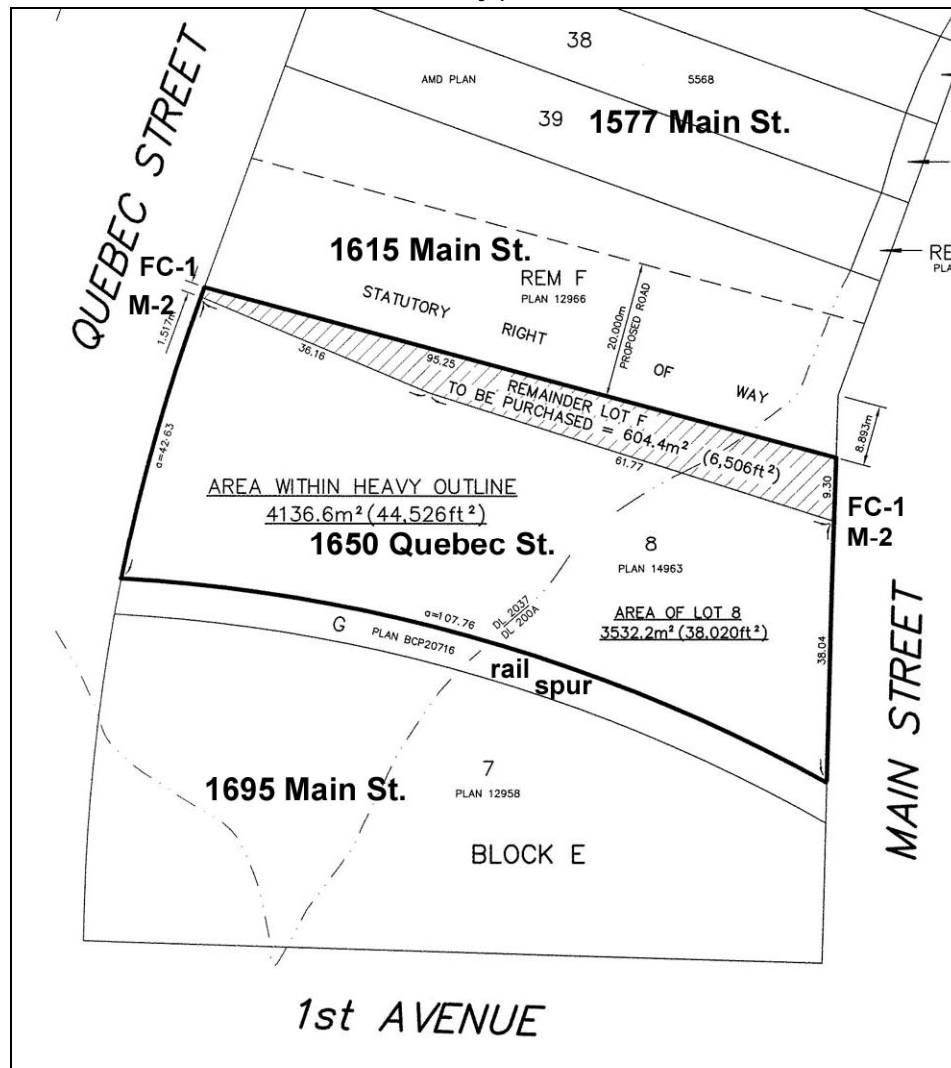
PURPOSE AND SUMMARY

This report presents the staff assessment of an application by Bosa Properties Inc. to rezone 1650 Quebec Street from M-2 Industrial and a portion of the property to the north at 1615 Main Street from FC-1 East False Creek District, both to a CD-1 (Comprehensive Development) District. In this report, the lands are collectively referred to as "1650 Quebec Street". The proposed development includes 187 market residential strata units in an 18-storey tower on Quebec Street and 91 market rental housing (non-strata) units in an 8-storey tower on Main Street. The towers are linked by a 4-storey podium containing townhouses at the grade level. Commercial uses are proposed along the Main Street frontage. Proposed maximum building height is 56.25 m and density is 5.0 floor space ratio (FSR) measured on the gross site area before dedications for roads. The total floor space proposed is 20 820 m² (224,114 sq. ft.). Parking would be in the underground with 283 spaces accessed by a ramp from a new lane along the former rail spur to the south of the rezoning site.

Staff have assessed the application and find that it generally meets the intent of the Southeast False Creek Official Development Plan (SEFC ODP) and are supportive of the proposed land uses, density and form of development, subject to the design development conditions outlined in Appendix B being met at the development permit stage.

Staff recommend that the application be referred to a public hearing, together with draft CD-1 By-law provisions generally as shown in Appendix A and the recommendation of the Director of Planning that, subject to the public hearing, it be approved including approval in principle of a form of development represented by plans shown in Appendix F and subject to conditions contained in Appendix B.

Figure 2 – Rezoning site (heavy line) showing the assembly of Lot 8 (1650 Quebec Street) and the southerly portion of Lot F (1615 Main Street)



DISCUSSION

1. Site and Context (See Figure 2 above)

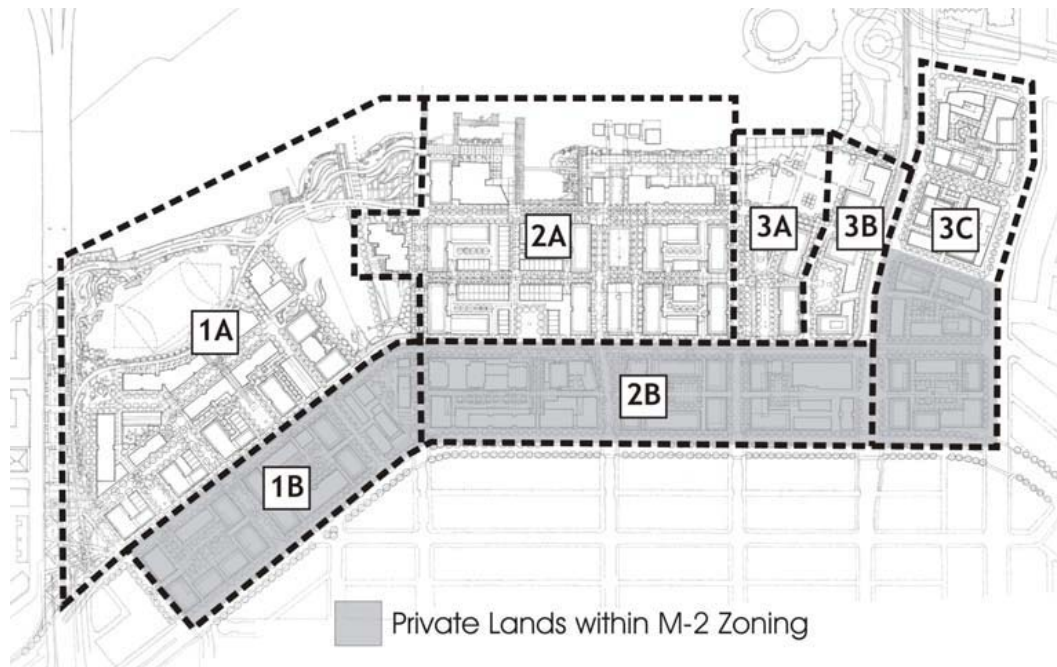
The rezoning site is located mid-block between Terminal Avenue and 1st Avenue, with frontages on Quebec Street to the west and Main Street to the east. The site is made up of all of 1650 Quebec Street (Lot 8), owned by Bosa Properties, and a southerly portion of 1615 Main Street to the north (Lot F). Lot F is owned by the City of Vancouver. Bosa would acquire 604.4 m² (6,506 sq. ft.) of Lot F to assemble a 4 136.6 m² (44,526 sq. ft.) consolidated site for the development. 1650 Quebec Street is presently occupied by a one-storey commercial building and surface parking. 1615 Main Street is vacant.

A new 20-m wide east-west street is proposed immediately to the north of the rezoning site, on the middle of the 1615 Main Street property. This street would initially be secured as a statutory right of way across this City-owned property and will later be established as road.

Immediately to the south of the rezoning site is a City-owned property which formerly contained a rail spur (Lot G). A 2-foot section along the south of the rezoning site is to be dedicated by the developer for road. Both Lot G and the 2-foot dedication will allow a 20-foot wide lane to be constructed to serve the development on the rezoning site, as well as that approved to the south for 1695 Main Street. A statutory right of way would also initially be taken across Lot G for the lane and will later be established as road. This lane will be designed to be pedestrian-friendly while allowing for vehicles.

1650 Quebec Street and lands to the south and west are currently zoned M-2 Industrial. 1615 Main Street and the lands to the north and east are zoned FC-1 (East False Creek). The Main Street/Science World SkyTrain Station is 300 m to the north. In the surrounding SEFC lands (shown in Figure 1), there are a number of sites in various stages of development, while other sites have yet to begin the rezoning process.

Figure 3 – Southeast False Creek ODP Areas (rezoning site is in Area 3C)



Farther to the south is the I-1 Mount Pleasant Industrial Area, which is to be retained as an industrial area. To the immediate west are more M-2 lands owned by TransLink (Area 3B in Figure 3, above) which will be subject to future development as part of the SEFC ODP. The False Creek Flats to the east, zoned FC-1, I-2 and I-3, are scheduled for a planning policy update in the coming years.

2. Land Use

The proposed form of development includes residential mixed with some commercial at grade. A total of 284 units are proposed in a variety of forms. The western building includes two-storey townhouses, conventional apartment units, and a swimming pool. In the eastern building, the project includes three commercial retail units (555 m² or 5,970 sq. ft. in total) at grade fronting Main Street as is required by the ODP, some amenity space, and

conventional apartment units in the floors above. The 91 dwelling units proposed in the eastern building are to be of market rental tenure under the provisions of the STIR program. In the western building, 187 market strata residential units are proposed.

3. Density

The total net floor area proposed in the development is 20 820.2 m² (224,114 sq. ft.) which is 5.0 FSR as calculated on the gross site area (prior to dedications) of 4 136.6 m² (44,526 sq. ft.). The draft by-law provisions include the City's standard floor space exclusions for underground parking, residential storage, enclosed balconies and common amenity areas. To facilitate urban agriculture on the rooftop of this development, floor space may also be excluded for tool sheds, and for elevator and stair enclosures located at the roof level of the towers.

4. Building Height and Form of Development (Note plans in Appendix F)

The SEFC ODP provides clear direction for built form. For this site, the ODP indicates a tower on the Quebec Street frontage at a maximum height of 50 m (164 ft.) or 16 storeys. The ODP further provides that an additional 6.25 m (20.5 ft.) of height is possible for up to two partial penthouse floors if the design complies with the Design Guidelines for Additional Penthouse Floors in Southeast False Creek.

The proposed by-law provisions in Appendix A set the overall height limit at 56.25 m. This allows for the 18-storey tower proposed for the west side of the site. The two uppermost floors of this tower are partial penthouse floors. Staff evaluation of this tower design against the design guidelines concludes that it generally meets the criteria set out in the guidelines and is supportable. Design development conditions have been provided to improve the shape and massing of the upper floors of the tower.

The lower 8-storey eastern tower on Main Street is consistent with the SEFC ODP optimum height indicated for that location. The SEFC ODP permits building elements which facilitate common access and use of the tower rooftop for urban agriculture (such as elevator and stair enclosures, indoor amenity spaces and a tool closet) to extend above this optimum height limit.

Along the rail spur lane to the south, and the proposed east-west street to the north, the ODP seeks a 3-storey residential face. The application proposes a 4-storey wing of townhouses and a swimming pool amenity area on the top. Staff have no concerns with this 4-storey wing and rooftop amenity. The development approved to the north at 1577 Main Street features open space opposite to the 4-storey wing. To the south at 1695 Main Street, a similar 4-storey form has been approved but it is set back from the rail spur lane, as is the 4-storey wing on the rezoning site. So there is adequate space to the north and south of the 4-storey wing to mitigate the additional height.

The Urban Design Panel supported the application at its meeting of September 10, 2008. (See the Panel's comments in Appendix D.) Staff conclude that the building height and form of development are supportable and recommend the design development conditions contained in Appendix B.

5. Family Housing

Consistent with the SEFC ODP, the proposed by-law provisions in Appendix A include a requirement for 25% of the dwelling units be suitable for families (i.e., with two or more bedrooms). The interior layout of the units was not shown in the rezoning drawings, however about 40% of the all the units proposed in the development are large enough to be suitable for families. Of the 91 rental units, 14 are indicated as two-bedroom.

6. Rental Housing and the STIR Program

Policy – On June 18, 2009, Council adopted 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 has come in under the “negotiated” stream whereby incentives, including increased density, could be tailored for the specific project.

Rental housing currently provides homes for approximately 131,500 Vancouver households (52% of the total). There is strong demand for rental housing. Each year an additional 1,000 to 1,500 new rental units are estimated to be needed. In addition, over the last 15 years, there has been a decrease of new rental units (primarily strata units available for rental), with no net increase over the last 5 years.

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. 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. A status update on the STIR program is presented in Appendix H.

Proposal – The applicant has proposed to build 91 units of rental housing (unstratified) under the STIR program. The public benefit accruing from these units is their contribution to the city’s rental housing stock for the life of the building or 60 years, whichever is greater. This would be secured through a Housing Agreement with the City, and would be subject to the conditions noted in Appendix B.

STIR Incentives – Under the STIR Program various levels of incentives are provided to stimulate the development of purpose-built rental housing. The incentives represent a mixture of construction cost savings through regulatory relaxations and forgone revenues from DCLs. The applicant is requesting an incentive package consisting of increased density and a DCL waiver on 91 market rental units. The additional floor space proposed for the STIR rental housing is 58,551 sq. ft., for which there would be no CAC or DCLs.

Affordability – Vancouver has for many years faced significant affordability challenges. The STIR program can assist with affordability by increasing the rental stock. Rental housing is generally more affordable than ownership because for a comparable unit, the annual costs of home ownership (e.g., mortgage payments, property taxes and strata fees) are greater than the annual cost of renting. Whilst there are many people who rent by choice, there are also many who are simply unable to afford the necessary down payment or qualify for financing

required for home ownership. In a city where housing costs are so high, market rental housing is the only housing option for some.

The development includes a variety of rental units including 376 sq. ft. studios, 516 sq. ft. one-bedrooms and 729-790 sq. ft. 2-bedrooms. The developer estimates that these units will rent on average for \$2.20 per sq. ft. Staff have reviewed the finishing, unit size and design features in this location in comparison with industry standards of construction and conclude that the project is basic quality construction. Staff find the rent levels proposed for this project to be consistent with affordable market rents in this location and the STIR program criteria for "for-profit affordable rental housing." The City Manager pursuant to the Vancouver Development Cost Levy By-law, has determined this rental housing project to be affordable.

Conclusion — 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 that may otherwise be accrued from development. There is currently no housing on this site and the opportunity is significant to create 91 new rental units, in this location, for the life of the building or 60 years, whichever is greater.

7. Parking, Loading and Circulation

The applicant proposes 283 vehicle parking spaces and 355 bicycle storage spaces in an underground garage. Access would be from an entrance off the lane to the south, in alignment with the parking access of the project across the lane, to minimize headlight glare on residential units. Provisions for shared vehicles and shared vehicle parking are required by the SEFC Green Building Strategy. Staff support the parking and loading provisions which are consistent with the standards for SEFC.

A new east-west street connecting Quebec and Main Streets is to be provided by the applicant to the north of the rezoning site. This street will enhance access to the site and contribute to the area's residential character. The applicant would also dedicate 2.0 feet of land along the south boundary of the site which, when added to the rail spur, results in a 20-foot wide lane. Both the street and the lane will initially be set up as statutory rights of way across City-owned properties.

The lane is to be designed to be pedestrian-friendly while allowing for standard vehicle access and maneuvering for both 1650 Quebec Street and for the development to the south. This streetscape design is to be consistent with the SEFC Public Realm Plan which indicates specialty paving and lane bulges on the public property, and bench seating and pedestrian lighting on the private property. In addition, the applicant has offered to incorporate selected artifacts into the landscape to reflect the historic use of the area.

The site design proposes to demarcate the historic shoreline in landscape treatments (e.g., special pavers, historical photos and quotes, and pavement markers). Pedestrian access through the site will trace the former shoreline. The development is also required to underground the electrical utilities. Design development conditions have been included in Appendix B to ensure compliance with the SEFC Public Realm Plan.

8. Environmental Sustainability

The rezoning application is subject to the SEFC Green Building Strategy. As part of the strategy, the development is required to meet LEED® Silver equivalency (with a target of 36 points) and to comply with mandatory requirements for Energy Performance, Water Conservation, Parking and Loading, and Stormwater Management. In addition, the Strategy identifies benchmarks for achieving LEED® Silver equivalency.

Sustainability is a core concept of the proposed development, and an integrated approach was taken in the design and development of the application. Consistent with the objectives of the SEFC Green Building Strategy, the applicant has submitted a LEED® scorecard indicating that they intend to achieve 36 points which meets LEED® Silver equivalency. Furthermore, the City's Rezoning Policy for Greener Buildings, in effect at the time of receipt of the application, also requires LEED® Silver equivalency. For the most part the two requirements are the same, except that Action A-1 also requires a minimum of three energy optimization LEED® credits.

9. Public Input

A rezoning information sign was installed at the site on July 25, 2008 and a notification letter dated July 17, 2008 was mailed to property owners within the notification area. A revised application was received by the City on October 5, 2010 which included the STIR rental housing component, revised site area and the addition of two partial penthouse floors. A new information sign was subsequently installed at the site on November 19, 2010 and notice of revised application dated December 2, 2010 was mailed to property owners within the notification area. During the application review, staff received one telephone call and one email, both with questions about process and timing. No other comments were received.

PUBLIC BENEFITS

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

Offered Public Benefits

Short Term Incentives for Rental Program (STIR) – The applicant, under the negotiated stream of the STIR program has offered to provide 91 market rental housing units for the life of the building or 60 years, whichever is greater. Staff reviewed the applicant's development proforma and confirmed that the STIR program incentives provided no undue profit. The major incentive for the 91 rental housing units is the inclusion in the rezoning of 58,551 sq. ft. of additional floor space for those units, which would be without payment of any CAC or DCL on this density.

Community Amenity Contribution (CAC) – For this proposed development the applicant offers a CAC in the form of a cash payment of \$2,558,146. This contribution is made of two components.

First, the SEFC Public Benefits and Compatible Housing Strategy has an objective for staff to discuss, with developers of the M-2 lands in the SEFC ODP area, a CAC in the amount of \$11.50 per sq. ft. of floor area when rezoning from M-2 (industrial) to CD-1 (for residential or

mixed commercial-residential). Under the policy, these CAC funds are directed toward affordable housing in SEFC. For 3.5 FSR on the M-2 portion of the site, the applicant has offered a CAC of \$1,530,305. For 3.5 FSR on the FC-1 portion of the site, a CAC is not anticipated, as the FC-1 District already permits the mixed commercial-residential development up to the 3.5 FSR specified in the SEFC ODP.

Second, a CAC is offered through a negotiated approach on bonus floor space over 3.5 FSR. The proposed development is for 5.0 FSR overall, so there is 1.5 FSR in additional density to consider. A major portion of this bonus density is the incentive for the STIR rental housing units (as mentioned above) for which there is no CAC. A smaller portion, 9,264 sq. ft., is for partial penthouse floors in the non-STIR residential tower. Real Estate Services staff advise that the partial penthouse bonus floor space is valued at \$1,083,888. The applicant has offered an additional CAC of \$921,305 based on 85% of this increase in land value. Also, a CAC in the amount of \$11.50 per sq. ft. of floor area is further offered on the partial penthouse bonus density. So the total CAC offer for this density is \$1,027,841.

Table 1 – CAC Summary for 1650 Quebec Street

	1. density up to 3.5 FSR		2. bonus density above 3.5 FSR	
	M-2 portion density - 133,070 sf	FC-1 portion density - 22,771 sf	STIR rental housing density - 58,551 sf	penthouse floors density - 9,264 sf
CAC for affordable housing @ \$11.50/sf	\$1,530,305	no CAC	no CAC	\$106,536
CAC offered on density over 3.5 FSR @ 85% of value	n/a	n/a	no CAC	\$921,305
totals	\$1,530,305		\$1,027,841	
total CAC	\$2,558,146			

An allocation for the additional \$921,305 CAC is yet to be determined. Staff are in the process of reviewing additional CAC funds accruing to various projects in Southeast False Creek, primarily from the addition of partial penthouse floors, and will bring forward allocation recommendations once the review is complete. Payment of the total cash CAC of \$2,558,146 is a condition of zoning enactment.

Required Public Benefits

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. In SEFC the city-wide DCL and the layered SEFC DCL are both payable on residential and commercial floor space, except that the floor space occupied by rental housing under the STIR is eligible for a DCL waiver. Under the STIR Program, the City may waive the DCLs applicable to the rental component of the development estimated at \$1,528,181. The actual foregone revenues to the City are estimated as follows:

Foregone City Revenues	Estimated Value	Description
Waiver of City-wide and SEFC DCLs	\$1,528,181	58,551 sq. ft. x \$26.10 per sq. ft. (based on the proposed rental housing floor space and the current DCL rates)

DCLs would nonetheless be paid on a total of 165,563 sq. ft. of residential and commercial floor space. The amount paid would be \$4,321,194 based on the current city-wide DCL rate of \$10.42 per sq. ft. and the SEFC DCL rate of \$15.68 per sq. ft. (\$26.10 per sq. ft. in total). DCLs are payable at building permit issuance and are subject to periodic adjustment.

Public Art Program – The Public Art Program in effect at the time of receipt of this application required that rezonings involving a floor area of 160,000 sq. ft. or greater allocate a portion of their construction budgets (\$0.95 per sq. ft.) to public art as a condition of rezoning. With 224,114 sq. ft. proposed in this rezoning, a public art budget of approximately \$212,908 is anticipated. The Public Art Program applies to all floor area including that in rental housing.

See Appendix G for a summary of all of the public benefits for this application.

FINANCIAL IMPLICATIONS

The applicant has applied to have the rental component of the project considered under the 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 waive the DCLs applicable to the rental component of the development estimated at \$1,528,181. The DCLs received after the waiver is estimated to be approximately \$4,321,194 and would be collected at building permit issuance.

CONCLUSION

Planning staff conclude that the application is consistent with the SEFC ODP with regard to land use, density, height and form. The Director of Planning recommends that it be referred to a public hearing, together with a draft CD-1 By-law generally as shown in Appendix A and with a recommendation from the Director of Planning that, subject to the public hearing, it be approved along with conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans attached as Appendix F.

* * * * *

1650 Quebec 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.

- **Definitions**

Entry Alcoves - "Entry alcoves" mean covered exterior spaces enclosed with vertical walls on three sides and adjacent to an entryway.

- **Uses**

- (a) Dwelling Uses, limited to Multiple Dwelling, Seniors Supportive or Assisted Housing, and Dwelling Units in conjunction with any use listed in this section;
- (b) Institutional Uses, limited to Child Day Care Facility, Social Service Centre, and Special Needs Residential Facility;
- (c) Live-Work Use;
- (d) Manufacturing Uses, limited to Bakery Products Manufacturing, Batteries Manufacturing, Clothing Manufacturing, Dairy Products Manufacturing, Electrical Products or Appliances Manufacturing, Food or Beverage Products Manufacturing - Class B, Furniture or Fixtures Manufacturing, Ice Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, Miscellaneous Products Manufacturing - Class B, Non-metallic Mineral Products Manufacturing - Class B, Plastic Products Manufacturing, Printing or Publishing, Rubber Products Manufacturing, Shoes or Boots Manufacturing, Software Manufacturing, Textiles or Knit Goods Manufacturing, Tobacco Products Manufacturing, and Wood Products Manufacturing - Class B;
- (e) Office Uses;
- (f) Parking Uses;
- (g) Retail Uses, excluding Gasoline Station - Full Service, Gasoline Station - Split Island, Liquor Store, Vehicle Dealer, and Grocery and Drug Store;
- (h) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Bed and Breakfast Accommodation, Catering Establishment, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Repair Shop - Class B, Restaurant - Class 1, School - Arts or Self-Improvement, and School - Business;
- (i) Accessory Uses customarily ancillary to the above uses; and
- (j) Interim Uses not listed in this section, and accessory uses customarily ancillary to them, if:
 - (i) the Director of Planning or Development Permit Board considers that the interim use will be compatible with and not adversely affect adjacent development that either exists or that this By-law allows;
 - (ii) the Director of Planning or Development Permit Board is satisfied that the interim use is easily removable and is of low intensity or low in capital investment;

- (iii) the Director of Planning or Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to CD-1 (---), and
- (iv) any development permit for an interim use has a time limit of three years.

- **Conditions of Use**

- .1 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.
- .2 The design and lay-out of at least 25% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council’s “High Density Housing for Families with Children Guidelines” .
- .3 All uses except dwelling uses must have direct access to grade.
- .4 Any development permit issued for live-work use must stipulate as permitted uses:
 - (a) dwelling unit;
 - (b) general office, health care office, barber shop or beauty salon, photofinishing or photography studio, or artist studio - class A; and
 - (c) dwelling unit combined with any use set out in subsection (b).

- **Floor Area**

- .1 The floor area for all permitted uses must not exceed 20 820.2 m² [224,114 sq. ft.].
- .2 Computation of floor area must include:
 - (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
 - (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in measurements for each floor at which they are located; and
 - (c) in the case of dwelling uses and live-work use, if the distance from a floor to the floor above or, in the absence of a floor above, to the top of the roof rafters or deck exceeds 4.3 m, an additional amount equal to the area of the floor area below the excess height except for additional amounts that represent undeveloped floor areas beneath roof elements which the Director of Planning considers to be for decorative purposes and to which there is no means of access other than a hatch, residential lobbies, and mechanical penthouses.

- .3 Computation of floor area must exclude:
- (a) open residential balconies or sundecks, entry alcoves and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all exclusions must not exceed 8% of the residential floor area being provided;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) the floors or portions of floors used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that, for each area, is at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
 - (d) undeveloped floor area located above the highest storey or half-storey with a ceiling height of less than 1.2 m and to which there is no permanent means of access other than a hatch;
 - (e) residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
 - (f) amenity areas, including day care facilities, recreation facilities, and meeting rooms, provided that the total area excluded does not exceed 1 000 m²;
 - (g) where a Building Envelope Professional, as defined in the Building By-law, has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause is not to apply to walls in existence before March 14, 2000; and
 - (h) 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 wall referred to in subsection (ii) of this section meets the standards set out therein.
- .4 Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board:
- (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 8% of the residential floor area being provided, and

- (ii) no more than 50% of the excluded balcony floor area may be enclosed;
 - (b) windows recessed into the building face to a maximum depth of 160 mm, except that the Director of Planning may allow a greater depth in cases where it improves building character;
 - (c) unenclosed outdoor areas at grade level underneath building overhangs, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any overhangs, and provided that the total area of all overhang exclusions does not exceed 1% of the residential floor area being provided;
 - (d) despite subsection 3.2(c), open-to-below spaces or double-height volumes in two-level dwelling or live-work units, where the first floor is located within 2 m of grade, to a maximum exclusion of 15% of the floor area of the first floor of the unit;
 - (e) features generally on the westerly facades of buildings, to reduce solar gain which may be in the form of French balconies and horizontal extensions; and
 - (f) tool sheds, trellises and other garden structures which support the use of intensive green roofs and/or urban agriculture and, despite subsection 3.2(b), those portions of stairways and elevator enclosures which are at the roof level providing access to the garden areas.
- .5 The use of floor space excluded under section .3 or .4 must not include any purpose other than that which justified the exclusion.
- **Height**
 - .1 The maximum building height, measured above base surface and to the top of the roof slab of the uppermost habitable floor excluding parapet wall, must not exceed 56.25 m.
 - .2 Section 10.11 of the Zoning and Development By-law will apply except that the Director of Planning or the Development Permit Board, as the case may be, may permit a greater height than otherwise permitted for structures which support the use of intensive green roofs and/or urban agriculture, such as elevator and stair enclosures, amenity areas, tool sheds, trellises and other garden structures.
 - **Horizontal Angle of Daylight**
 - .1 Each habitable room must have at least one window on an exterior wall of a building.
 - .2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
 - .3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.

.4 If:
(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
(b) the minimum distance of unobstructed view is not less than 3.7 m;
the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

.5 An obstruction referred to in section 7.2 means:
(a) any part of the same building including permitted projections; or
(b) the largest building permitted under the zoning on any site adjoining CD-1 (---).

.6 A habitable room referred to in section 6.1 does not include:
(a) a bathroom; or
(b) a kitchen whose floor area is the lesser of:
(i) less than 10% of the total floor area of the dwelling unit, or
(ii) less than 9.3 m².

- **Parking, loading, and bicycle spaces**

Any development or use of the site requires the provision and maintenance of off-street parking spaces, loading spaces, and bicycle spaces, in accordance with the Parking By-law.

- **Acoustics**

All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

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

* * * * *

1650 Quebec 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.

CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) THAT the proposed form of development be approved by Council in principle, generally as prepared by Neale Staniszki Doll Adams Architects, and stamped "Received Planning Department, October 5, 2010", provided that the Director of Planning or the Development Permit Board, as the case may be, may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) THAT, prior to final approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board, who shall consider the following conditions:

Design Development

1. design development to reduce the massing and scale of the tower, reshaping in the following manner:
 - (i) greater articulation and expression of the building to reduce the apparent mass and lend a lighter, more vertical appearance;
Note to Applicant: Explore an architectural language that give greater emphasis and distinctiveness to the four quadrants of the building (similar to the south west corner), further deemphasizing the square rectilinear shape of the floor plan.
 - (ii) reduce the building width, slimming the higher massing facing Quebec Street;
Note to Applicant: The higher massing should have a slimmer profile facing Quebec Street, to improve views looking west and east, reduce shadowing and improve adjacent scale relationships. Redistributed floor area may either be retained by incremental lengthening of the floor plate in the east west axis, relocating floor area to the low rise through the addition a partial floor and/or extension of the floor plate and the possible addition of another floor, with marginal increases in height (see item (iii)).
 - (iii) further shape the upper floors of the higher massing to enhance and visually complete the top of the building;
Note to Applicant: Further reduction and shaping of the upper massing is advised. Building height may be marginally increased by approximately 2 m with consideration to add an additional floor

through marginal reduction of the floor-to-floor height and provided the overall height remains within the permitted maximum.

2. design development to the architectural expression to better respond to different solar orientations;

Note to Applicant: Architectural elements should derive from a more functional response to the differing solar orientation of the building elevations, in particular, the south and west elevations.

3. clarification on the drawings of the proposed sustainable features;

Note to Applicant: The proposal has indicated an intention to exceed the SEFC Green Building Strategy, LEED® silver equivalent, as a minimum. Staff are seeking clarification of those features on the final approved permit drawings. Identify in particular those items which will reduce building energy and water consumption. Describe the energy and water conserving principles that are being observed.

4. clarification on the drawings showing all building elevations;

Note to Applicant: The west elevation of the Main Street building, (Building 2 on the drawings) has not been shown on the drawings. High blank walls, as suggested by the location of the parking ramp on the floor plan will require further design development to improve its relationship to the adjacent buildings and surrounding open space.

5. clarification on the drawings providing a detailed west elevation of the mid-rise building;

Note to Applicant: Consider material treatment and expression of the exterior wall enclosing the parking ramp.

Crime Prevention through Environmental Design (CPTED)

6. design development to take into consideration the principles of CPTED, having particular regard for reducing opportunities for:

- (i) theft in the underground parking;
- (ii) residential break and enter;
- (iii) mail theft;
- (iv) mischief in alcoves and vandalism, such as graffiti;

Landscape Design

7. provide a variety of spaces consistent with the SEFC Public Realm Plan;

Note to Applicant: include special paving, the use of granite to demarcate the historic shoreline (size of pavers and method of installation to be consistent with the Olympic Village), lighting, planting, driveway crossings, pedestrian entrances, walkways, permanent site furniture, weather protection, garbage storage, recycling and loading facilities.

8. provide a landscape design rationale outlining the programming of the outdoor spaces and landscape structures, including overall use, sustainable design features (planting, water, waste, soil, habitat), urban agriculture (e.g., compost, gardening tools), access and security;
9. relocate composting facilities from indoor space in tool storage area to an exterior space located on the same level as the raised urban agriculture;
10. provide flexibility of design for all amenity decks containing programming such as urban agriculture or child play areas, such that the basic structure and aesthetics of these amenity areas allows for future alternate uses of the spaces;
11. provide adequate sunlit spaces for Urban Agriculture. The spaces should include areas for tool storage, composting, and seating. At least two hose bibs should be provided for each Urban Agriculture area;
12. provide maximum plant growing depth (exceed BCLNA Landscape Standards) for all areas planted on slab. Structures such as underground parking slabs and retaining walls may need to be altered to provide adequate depth and continuous soil volumes;
13. provide hose bibs for all patios greater than 100 sq. ft. in area;
14. provide edible food plants in the landscape areas beside the walkway between the buildings and in the green space adjacent to the lane. Areas specifically programmed for the growing of edible plants should have strategically located, so as to be accessible to regular care and maintenance by the building occupants;
15. provide, at time of development permit application, an external lighting plan for pedestrian routes and courtyards, to ensure that adequate lighting levels are achieved for CPTED performance while minimizing glare for residents;
16. provide, at the time of development permit application, a full Landscape Plan. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, fences, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale;
17. provide, at the time of full development permit application, large scale sections (1/4"=1' or 1:50) illustrating the townhouse to public realm interface at the streets, lanes and woonerfs. The sections should include planters, retaining walls, guardrails, patios, privacy screens, stairs and tree planting depths;

Engineering

18. engage the services of Transportation consultant to redesign all parking ramps to ensure a fully functional and safe two-way design;

Note to Applicant: The following issues require attention in this redesign:

- (i) Provision of an improved corner-cut through the inside radius at the bottom of the main parking ramp to enable inbound and outbound vehicles to pass each other without incident;
- (ii) Provide a minimum of 24 ft. separation between the ramp and the adjacent parallel drive aisle to ensure a functional and safe two-way drive aisle and two-way ramp operation;
- (iii) The stairwell door should not open onto the top of the parking ramp as shown on P1 drawing;
- (iv) Provision of correct number of loading bays and the required loading bay throats as per the Parking By-law;
- (v) Clarify garbage provision and access to the proposed location on P1 as it appears to be unworkable as shown. Separate garbage rooms are required for residential and commercial uses. Once the garbage room location is finalized please provide a letter from a waste hauler indicating that they can access and pick up from the locations shown and that the space provided is adequate for the project. (Note: pick up operations should not rely on any storage of bins on the lane for pick up purposes. Please visit Engineering Services, Solid Waste web site and review our guidelines for waste pick up at development sites for recommended space allocations.);

Social Planning

19. design development to improve accessibility of shared garden plots on level 16 of Building 1 and level 7 of Building 2 by ensuring that there be a maximum reach of 18 inches from the perimeter to the middle of the plots;
20. design development of outdoor areas on level 16 of Building 1 and level 7 of Building 2 to better accommodate children's play and social gatherings by including:
 - (i) a covered outdoor space for shelter;
 - (ii) an outdoor children's play area (manufactured play equipment is not required nor desired); and
 - (iii) outdoor seating areas for rest and social interaction;

Housing

21. ensure that a minimum of 25 percent of the dwelling units contain two bedrooms;
22. design development to ensure that all indoor amenity rooms comply with the High Density Housing for Families with Children Guidelines;

Note to Applicant: Each of the indoor amenity rooms should have an accessible washroom, a kitchenette and adequate storage area.

Universal Design

23. applicant to work with a Universal Design consultant to achieve the objectives for Universal Design in reference to "The Safer Home Certification Criteria" as outlined in Appendix E;

Environmental Sustainability

24. applicant to meet the SEFC Green Building Strategy and the EcoDensity Rezoning Policy for Greener Buildings (Action A-1), including a minimum LEED® Silver Canada Certified standard and City of Vancouver prerequisites (with a minimum of 3 optimize energy performance points, 1 water efficiency point, 1 storm water point) with full LEED® registration and documentation, or equivalency;

Energy

25. provide energy efficient design and show modelling results to meet or exceed the Commercial Buildings Incentive Program (CBIP) standard for energy efficiency;
26. provide full building design to meet ASHRAE 90.1 (2004) in its entirety (with the exception of outright energy efficiency, which is covered under the previous provision) including:
 - (i) improved envelope options such as "continuous insulation", increased r-values, and thermal breaks for balconies and slab extensions
 - (ii) energy efficient lighting,
 - (iii) air exchange effectiveness,
 - (iv) full best-practice building systems commissioning,
 - (v) daylighting, and
 - (vi) provision of vestibules where necessary;

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

27. provide vertical glazing to a maximum of 40% or provide additional thermal measure such as low-e glass to compensate for the additional heat loss;
28. provide, in the building design, connections to and compatibility with the False Creek Neighbourhood Energy Utility;

Note to Applicant: Clarify how the building design includes provision for connections to the False Creek Neighbourhood Energy Utility and show on the plans the room, labeled "NEU Energy Transfer Station (ETS)", that will house the system infrastructure. Provision of the following details for the ETS room:

- (i) The ETS room shall be located at the basement or ground level, preferably at or adjacent to an outside wall with suitable space for the installation of the NEU system ETS equipment, and with adequate provision for connection to outside NEU distribution piping and communications conduit all to the satisfaction of the General Manager of Engineering Services,

- (ii) The developer shall make available use of sewer and potable water piping in each ETS room,
- (iii) The ETS room shall be ventilated as required by the Vancouver Building By-law and heated during the winter to minimum 15°C,
- (iv) The developer must provide a dedicated 15 amp 120V, 60 Hz single-phase electrical service for operation of the ETS, all to the satisfaction of the General Manager of Engineering Services,

Please contact Kieren McConnell of the NEU office at 604-871-6981;

- 29. provide roughed-in capacity for future individual metering for energy and water supplies;
- 30. provide climate zone control for residential and live-work units;
- 31. specify fireplaces that are listed as a heating appliance with a minimum combustion efficiency to meet or exceed ASHRAE/IESNA Standard 90.1 (2001) heating appliance standards;

Note to Applicant: No continuous pilot lights; interrupted power ignition is preferred. A letter from a professional engineer outlining provision for these features is to be submitted at the time of application for Building Permit. Fireplaces are not encouraged, but where fireplaces are specified, the proponent is encouraged to work with the False Creek Neighborhood Energy Utility to properly balance the unit's space-heating load.

- 32. provision of a minimum 20% of residential parking stalls with 120 V AC single phase outlets (per section 86 of the Canadian Electrical Code);

Stormwater Management

- 33. provide an overlay of all roofs to illustrate the amount of green roof coverage by intensive and extensive green roofs;

Note to Applicant: Green roofs covering 50% of all roof surfaces are encouraged but not required.

- 34. provide best current practices for managing water conservation including high-efficiency irrigation, aspects of xeriscaping including drought-tolerant plant selection and mulching;
- 35. design development to reduce the use of potable water for irrigation by providing a stormwater retention system (e.g. cistern, on-site pond, infiltration galleries, etc.);

Note to Applicant: Provide stormwater retention system separated from the potable water system (a dual system) for the irrigation of ground-level open spaces. Public realm landscaping is to be sized for the summer drought periods. In addition, water storage for the rooftop shared open space is to be considered. All hose bibs are to be served with potable water unless clearly indicated otherwise. This system is to be designed in coordination with Building - Processing.

In-Building Water Efficiency

36. provide low water-use plumbing fixtures at or below 1.8 gpm for faucets and showerheads, and 6L/3L for dual-flush toilets;

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

Urban Agriculture

37. design development to incorporate the objectives of urban agriculture including provision of garden plots of an adequate size and number to be productive and viable. The total amount of gardening spaces to be appropriate for the size of development. Locate gardening plots to maximize sunlight and respond to programming requirements such as providing an area for composting, non-potable water/irrigation systems, and suitable soil volumes;

Building Durability

38. provide high quality, durable architectural materials and detailing including rain protection overhangs to meet or exceed CSA Guidelines on Durability in Buildings;

Waste Management

39. provide a Construction and Demolition Waste Management Plan at the time of application for Building Permit, ensuring that a minimum of 75% landfill diversion through the construction process;
40. provide space for 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 including fully outfitted areas that can be made active upon implementation of an organics collection system;
41. owner to use best commercial efforts to secure a single operator for waste removal from the site.

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

2. provision by the City of a 20 m statutory right of way (SRW) for road purposes over the portion of Lot F as shown as the "20.000 m Proposed Road" on sketch attached in item 1 above.
3. consolidation of the Purchased Portion of Lot F with Lot 8 to create a single parcel and subdivision of that site to result in:
 - (i) dedication of the south 2' - 0" of the site for lane purposes;
Note to Applicant: Delete the portions of parkade structure shown within the to-be-dedicated lane in the southeast and southwest corners of the site.
 - (ii) dedication of the east 1.5 m portion of the site is required for road purposes;
Note to Applicant: Delete all portions of buildings within the 1.5 m dedication area. (The drawings are indicating a curved easterly property line, with structures within the area to be dedicated.)
 - (iii) provision of a corner-cut road dedication in the ultimate southeast corner of the site, measured 3 m along the ultimate easterly property line and 4.2 m along the ultimate south property line;
4. provision by the City of a SRW over Lot G for lane purposes;
5. discharge of Easement & Indemnity Agreement 476337M & Extension A39990 (commercial crossing);
6. provision of a Servicing Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:
 - (i) design and construct the new 20 m wide road between Main Street and Quebec Street to the north of the rezoning site;
 - (ii) design and construction of the proposed 20-foot lane between Main Street and Quebec Street to the south of the rezoning site;
 - (iii) design and construction of the sidewalks and boulevards on both Main Street and Quebec Street, including curb relocations where necessary;
Note to Applicant: The design and construction of the new road and lane and the new sidewalks and boulevards on Main Street and Quebec Street adjacent to this site are to include all SEFC Public Realm Plan elements, including the provision of SEFC street lighting, street trees, landscaping, specialty paving and treatments, and all necessary utility works, and adhere to the Public Realm Enrichment Guidelines set out for the SEFC area.
 - (iv) provision of a \$135,000 contribution for upgraded storm and sanitary mains to serve the site;

Note to Applicant: Sewer mains from the site to Terminal Avenue, Terminal Avenue from Main to Western Street and north to the Terminal Avenue sewer pump station all require upgrading.

- (v) provision of 50 percent of the cost of a new traffic signal and related infrastructure at the intersection of Quebec Street and the 20m wide proposed road;
- 7. provision of a 1.5 m right of way along the ultimate south property line of the site (adjacent the lane) for lane lighting and landscaping in keeping with the SEFC Public Realm Plan;
- 8. undergrounding of all new and existing 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;
- 9. 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 in the table below:

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

and under the conditions outlined below:

- (i) developer will be required to fund \$25,000 for the purchase of each required shared vehicle and fund \$9,500 for operating costs for each required shared vehicle;

Note to Applicant: These dollar amounts are subject to inflationary increases and final amounts will be calculated prior to Occupancy.

- (ii) management services to be provided by the professional shared vehicle organization subject to an agreement to be entered into with the developer on terms and conditions satisfactory to the City,

- (iii) 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
- (iv) 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;

Soils

- 10. submit a site profile to the Environmental Protection Branch (EPB);
Note to Applicant: Arrangements for soils remediation assessment should include Lot F.
- 11. the property owner shall, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter;
- 12. 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 satisfactory to the City, for the on-site and off-site contamination, has been provided to the City by the Ministry of Environment;
- 13. In respect to the road dedications, road and lane statutory rights of way and the existing roads, as applicable, the applicant is to provide confirmation that all road dedications, road and lane statutory rights of way and existing roads are covered by numerical based Certificates of Compliance or other instruments for contamination attributable to past uses of the site, 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 and lane meet residential land use numerical standards for the top 3 m and commercial land use numerical standards below 3 m and that the groundwater meet drinking water criteria or if proven the groundwater does not support the drinking water criteria, then the aquatic life standards will apply, 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 and existing roads, have been remediated to the standards described above;

Note to applicant: If any road dedications or road and lane statutory rights of way have contamination attributable to historical filling of the area, and is supported by the Ministry of Environment, the Applicant is to provide confirmation that these contaminants are covered by Certificates of Compliance acceptable to the City in its sole discretion. The Certificates of Compliance shall be issued by the Ministry of Environment and must confirm, at a minimum, that the contamination meets risk-based standards, 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. If the Applicant is not able to provide Certificates of Compliance, as previously described, 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 and the road and lane statutory rights of way have been remediated to the standards previously described.

Flood Plain Covenant

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

Housing

15. make arrangements to the satisfaction of the Managing Director of Social Development and the Director of Legal Services, to secure at least 58,551 sq. ft. of the development floor space for rental housing for 60 years or life of the building, whichever is greater, subject to a no separate-sales covenant and a non-stratification covenant, and subject to such rentals being made available as rental housing units pursuant to the Short Term Incentives for Rental Housing (STIR) Program;

Community Amenity Contribution

16. pay to the City the agreed community amenity contribution of \$2,558,146 prior to enactment of the CD-1 By-law, with such payment to be allocated as follows:
 - a) \$1,636,841 to affordable housing in SEFC as per the SEFC Public Benefits and Compatible Housing Strategy, and
 - b) \$921,305 to other public benefits in SEFC with specific allocation recommendations to be brought forward by staff after review of public benefits in SEFC;

Public Art

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

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the rezoning 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.

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1650 Quebec Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

- Amend Schedule E (Comprehensive Development Areas) by adding the following:
"1650 Quebec Street [CD-1 #] [By-law #] B (DD)"
- Amend Schedule B, Section 1 (d) to add the CD-1 to the list of sites where billboards are not permitted.

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

- Amend Schedule B (Intermediate Zone) by adding the following:
"[CD-1 #] [By-law #] 1650 Quebec Street"

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1650 Quebec Street
ADDITIONAL INFORMATION

1. Comments - General Manager of Engineering Services

Engineering Services reviewed the application and, in a memo dated December 20, 2010, the Projects Engineer stated that Engineering Services has no objection to the proposed rezoning provided 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 conditions of zoning approval.

2. Comments - Building Code Specialist

The Building Processing Centre provided the following comments on July 24, 2008:

"The following comments are based on the preliminary drawings prepared by NSDA Architects dated June 9, 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".

- a) 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.
- b) 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.
- c) Building construction is required to be noncombustible.
- d) Highrise building and VBBL 3.2.6. requirements for high buildings apply to the entire building.
- e) The building is required to meet Enhanced Accessibility provisions.
- f) Storage garage security shall conform to 3.3.6.7.
- g) Geotechnical Report will be required. This site is in an area identified as being subject to potential liquefaction. The Geotechnical Report should address this, and contain specific recommendations pertaining to the foundation design and subsurface drainage.
- h) Building #1 exit lobby to be separate from public corridor.
- i) Exit lobbies shall not open directly to dwelling units.
- j) Amenity roof pool to be provided with accessibility.
- k) Occupied roofs, including green roofs, to have a fire-resistance rating same as for floor assemblies.

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."

3. Comments - Development Services Processing Centre

The Processing Centre provided the following comments on August 26, 2008:

"The following is a review of the submitted plans stamped June 12, 2008 for the 1650 Quebec Street Rezoning Application Review as based on the current M-2 and FC-1 By-Law.

Due to the preliminary nature of the submission, the technical check is also preliminary. It is assumed that the site consists of Bosa's Lot 8 (1650 Quebec Street), the City's Lot G (a former rail spur) and a southern portion of the City's Lot F (1615 Main Street). The following is a list of additional information and issues that is required to perform a detailed technical check. Additional items may become an issue once more detailed plans are submitted.

Required Additional Information:

- a) Detailed height elevations for every floor and overall building height including overall elevator shaft height, as it relates to building grades;
- b) Submission of an up-to-date survey and building grades;
- c) Provide all building and survey grade elevations around the perimeter of the buildings on both the elevation and site plans;
- d) Complete and fully dimensioned floor plans with matching detailed FSR overlays;
(Note: Please refer to the By-law Administration Bulletin for Area Calculation and Tracing Overlays Requirements for FSR Overlay requirements.)
- e) Complete and fully dimensioned unit floor; and
(Note: Fully dimensioned unit plans and a summary of residential unit areas are required in order to calculate the residential parking requirement of this site.)
- f) Clearly dimension proposed parking spaces to ensure that it complies to the minimum parking sizes as stipulated in the Parking By-law;
- g) Clarification of the type of commercial uses being proposed on this site (e.g., office, retail or restaurant use); and
(Note: In order to determine the parking and loading requirements for this site, determination of the type of commercial uses proposed is required.)
- h) Clarification of the proposed use of the Amenity Rooms.
(Note: indication on plans the details regarding type, finishing, equipment and/or furnishings.)

Issues

- a) The following areas are included in floor area calculation:
 - o Elevator shafts (the FSR overlays don't indicate it as either included or excluded)."

4. Comments - Building Code

The following comments are based on the preliminary drawings prepared by NSDA Architects dated September 30, 2010 for the proposed REZONING. This is a preliminary review in order to identify issues which do not comply with the Vancouver Building Bylaw #9419 as amended (VBBL), and includes a review of Subsection 3.2.5. "Provisions for Fire Fighting".

1. Building safety facilities such as central alarm and control facility, firefighters' elevator, and stairwells equipped with standpipe connections shall be coordinated with the location of the firefighters' entrance.
2. * 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.
3. Building construction is required to be noncombustible.
4. High-rise building and VBBL 3.2.6. requirements for high buildings apply to the entire building.
5. * 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.
6. * The building is required to provide accessible routes for access to persons with disabilities to all common areas, storage, amenity, meeting rooms, etc.
7. * The building is required to meet Enhanced Accessibility provisions [3.8.2.27..]
8. * Additional exit may be required from storage garage where security gate is provided.
9. Storage garage security shall conform to 3.3.6.7.
10. Geotechnical Report will be required. This site is in an area identified as being subject to potential liquefaction. The Geotechnical Report should address this, and contain specific recommendations pertaining to the foundation design and subsurface drainage.
11. This site is located in a designated flood plain. The design of the buildings must conform to Sentences 2.2.8.1.(1) and 1A.6.1.9.(1) of Division C of the Vancouver Building By-law (VBBL), and Appendix Clause A-1.4.1.2.(1) of Division A for "designated flood plain" of the VBBL.
12. Flood-plain restrictive covenant required.

*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. If a "prior to" letter is not being sent, the above comments should be sent directly to the applicant.

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.

5. Comments - Fire Protection Services

The Fire Department reviewed this rezoning application and provided the following comments on June 21, 2008:

"The access to this site appears to meet the intent of subsection 3.2.5 of the VBBL 2007 in regards to F/D access. If the laneway between the two buildings is to be used as a Fire Department access route it must be designed to the specifications set down in the VBBL 2007. There may be multiple response points to this site and the locations of the Central Alarm Control Facilities must be discussed with this office prior to issuance of the DE. The applicant is to meet with this office to discuss all Fire and Life Safety issues prior to issuance of DE."

6. Comments - Addressing

No addressing issues foreseen for proposed project. Addressing of buildings to be assigned off Main and Quebec streets at the Building Permit stage.

7. Comments - Planning

The applicant has been advised to consider:

- a) providing unbundled parking (i.e., sell parking spaces separate from the unit price) to advance S. 5.3.5 (Parking and Loading) in the ODP.
- b) preparing a Transportation Demand Management strategy to increase walking, cycling and transit use among occupants and users of the building as per S. 5.3.6 of the ODP.

Some draft CD-1 by-laws in Southeast False Creek have included a provision that allows the Development Permit Board to consider 10% additional floor area if that floor area is being transferred from a designated heritage property within SEFC. In this application staff are not recommending this approach. For urban design reasons, staff believe that this site would not be able to accommodate additional floor space beyond the proposed amount.

Although the SEFC ODP seeks pedestrian walkways through sites (see Figure 12 in ODP), the City will not seek a statutory Right of Way for public access through the sites in this area including 1650 Quebec Street; however, the design of the site shall provide visual permeability through the site and will provide pedestrian access for residents and their guests through the mid-section of the site.

Although most of the existing electrical service in this area has already been undergrounded, Vedran Loveric from BC Hydro confirmed that a small amount of overhead plant serves Beedie and this site. This will require removal by the applicant.

8. Environmental Health

Although rezoning applications no longer obtain review from the Environmental Health Division with respect to acoustical criteria, staff have nonetheless included standard noise mitigation measures as follows:

- a) The City's acoustical criteria form part of the Zoning By-Law, and an Acoustical Consultant's report is required to assess noise impacts on the site and recommend noise mitigating measures; and
- b) The Noise Control By-Law will be amended at time of enactment of Zoning By-Law to include this CD-1 or new zoning district in Schedule B.

9. Urban Design Panel

The Urban Design Panel reviewed this proposal on September 10, 2008 and supported (9-0) the use, density and form of development and offered the following comments:

Panel's Consensus on Key Aspects Needing Improvement:

- a) The tower needs a strong passive design strategy for the south and west facades;
- b) Design development to the tower massing to breakdown the massiveness of the south façade and to improve the integration of the townhouse base with the tower form;
- c) Considering moving the play area more into the mews to provide more sun access; and
- d) Consider adding height to the tower on Quebec Street and reducing the tower floor plate.

Related Commentary: The Panel supported the project.

The Panel supported the massing and thought it would fit well within the existing South East False Creek ODP. Some of the panel thought the south elevation of the tower had a lot of bulk and suggested breaking down that massing. Most of the Panel said they would support the building on Quebec Street having more height, perhaps only an extra storey that would help the skyline and building form along the street and make the tower plate smaller and more workable.

One Panel member suggested stretching the townhouses a little further and making to make the tower thinner. However, most the Panel discouraged the applicant from pulling the townhouses out to the lane in order to keep the open space.

The Panel thought the corner entry on Quebec Street was going in the right direction. One Panel member thought the elevator penthouse needed some work. A couple of Panel members would like to see the massing on the tower have more resolution on how it integrates with the townhouse base. Most of the Panel did not have any concerns with Unit C but suggested it have as much glass as possible in order to get more light into the suite.

The Panel thought it was too early to review the materiality but thought the applicant was on the right path. They liked that the brick treatment on the Main Street building would be different from the more modern look on the Quebec Street building.

The Panel struggled with having public access through the site noting that there could be some CPTED and security issues. The main reason for the mid block connection was to make SEFC very permeable and to try and get people from the areas south of the creek to the water. One Panel member suggested adding gates at either end that could be locked at night.

The Panel thought the outdoor play area on the north corner of the site was in a dark zone and encouraged the applicant to look for opportunities to move it into the mews where there would be more light and connection. A Panel member suggested that when the residents weren't using the corner amenity space, it could be made available to community groups.

Regarding sustainability, the Panel would like to see more emphasis on a strong passive design strategy for the tower. A couple of Panel members thought the south façade on the tower had the least response and thought it looked flat and plain. One Panel member noted that since the west elevation was slightly north-west that the tower could be improved by cranking it more to the north. Another Panel member suggested that the overhangs on the north side weren't necessary but that the west side could use some vertical shading.

The Panel supported the landscape plans however some of the Panel was not convinced that a large pool and cabana was the right idea for the roof top amenity although they liked the urban agriculture.

10. Comments of the Applicant

The applicant was provided with a draft copy of this report on January 25, 2011 and provided no comments.

* * * * *

1650 QUEBEC STREET
UNIVERSAL DESIGN

The SAFER Home™ Certification Check-List



This Certification Check List is an addendum to the existing contract dated _____
with the builder: Bosa Properties Inc.

and the home owner: Bosa Properties Inc.

The builder agrees to include this check list of criteria into the project being built at:
1650 Quebec Street, Vancouver

The builder hereby agrees to prepare this home so that it will meet all the requirements of the SAFER Home Certification Program. The builder further agrees to be solely financially responsible for any renovations needed to the finished home if this check list is not included in full within this project.

Builders Signature: [Signature] Date: 6/12/08

Home Owner Signature: [Signature] Date: 6/12/08

Witness Signature: [Signature] Date: 6/12/08

- All exterior thresholds are flush
- Interior thresholds meet minimal code constraints
- Bath and shower controls off set from centre
- Pressure/temperature control valves on all shower faucets
- 2"x12" blocking lumber in all washrooms tub, shower, and toilet locations
- Waste pipes brought in at 12" to the centre of the pipe from floor level
- Cabinets underneath sinks easily removable
- Doors a minimum of 34" wide but should ideally be 36"
- Hallways and stairways a minimum of 40" wide but should ideally be 42" wide
- Light switches 42" floor to the centre of the electrical box from the finished floor
- Receptacles 18" floor to the centre of the electrical box from the finished floor
- Electrical receptacles placed as follows:
 - Beside windows, especially where draperies may be installed
 - Top and bottom of stairways
 - Beside the watercloset
 - Above external doors (outside and inside)
 - On front face of kitchen counter
 - At Node Zero Location
- Larger grey electrical boxes utilized
- Four-plex receptacles in master bedroom, home office, garage, and rec room
- Level 5 (4 pair) telephone pre-wire to all areas returning to one central area
- RG-6 coaxial cable runs returning to one central area
- All low-voltage runs returning to one central area
- Walls at the top of stairs reinforced with 2"x12" at 36" to centre
- Either: allowance made for elevator in stacked closets, or make the staircase 42" wide



1650 Quebec Street
FORM OF DEVELOPMENT



Perspective from adjacent building looking North



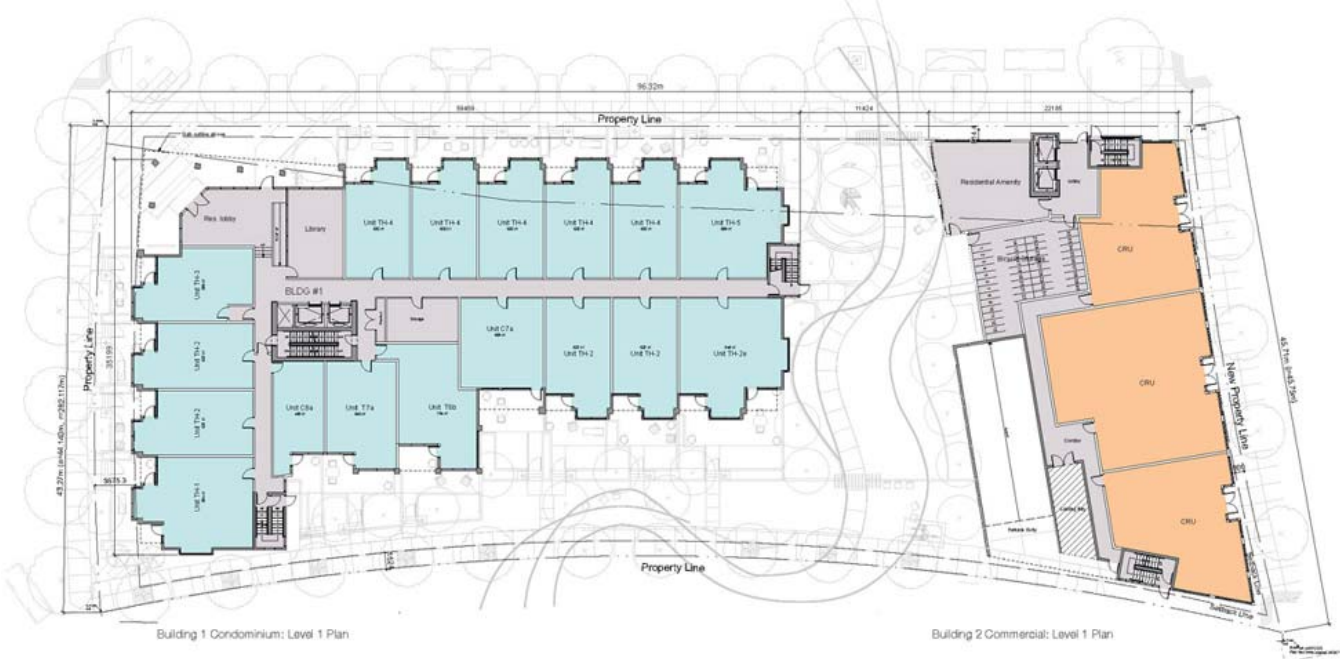
Perspective from Main Street



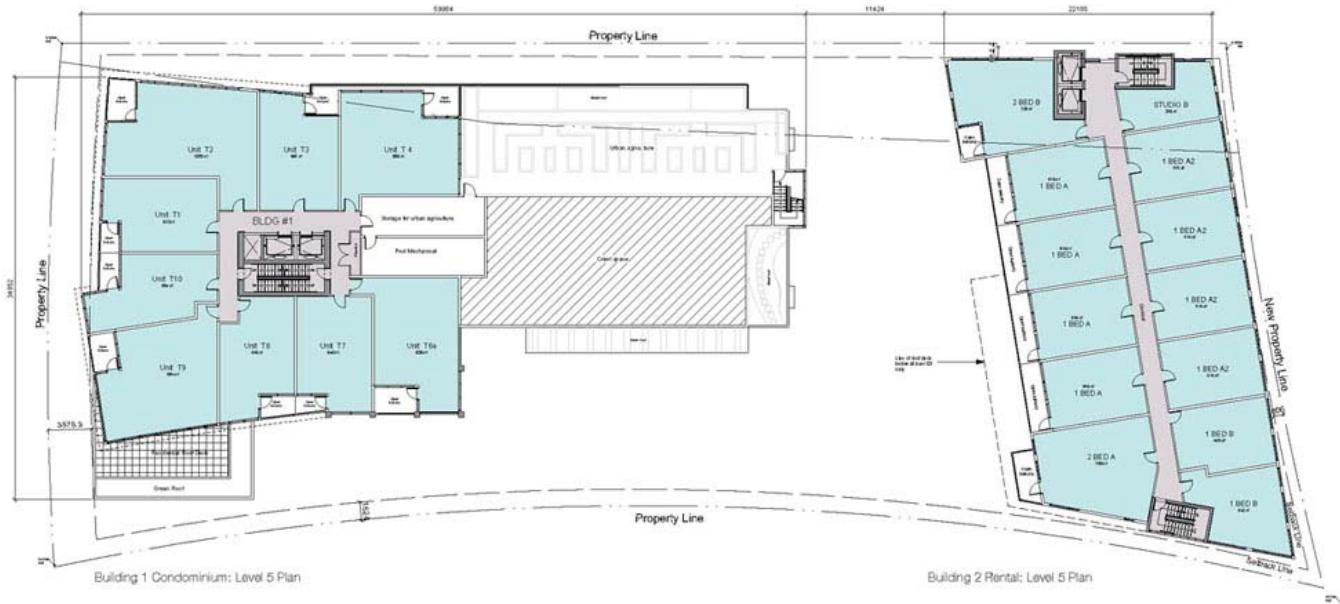
Perspective from adjacent building looking South



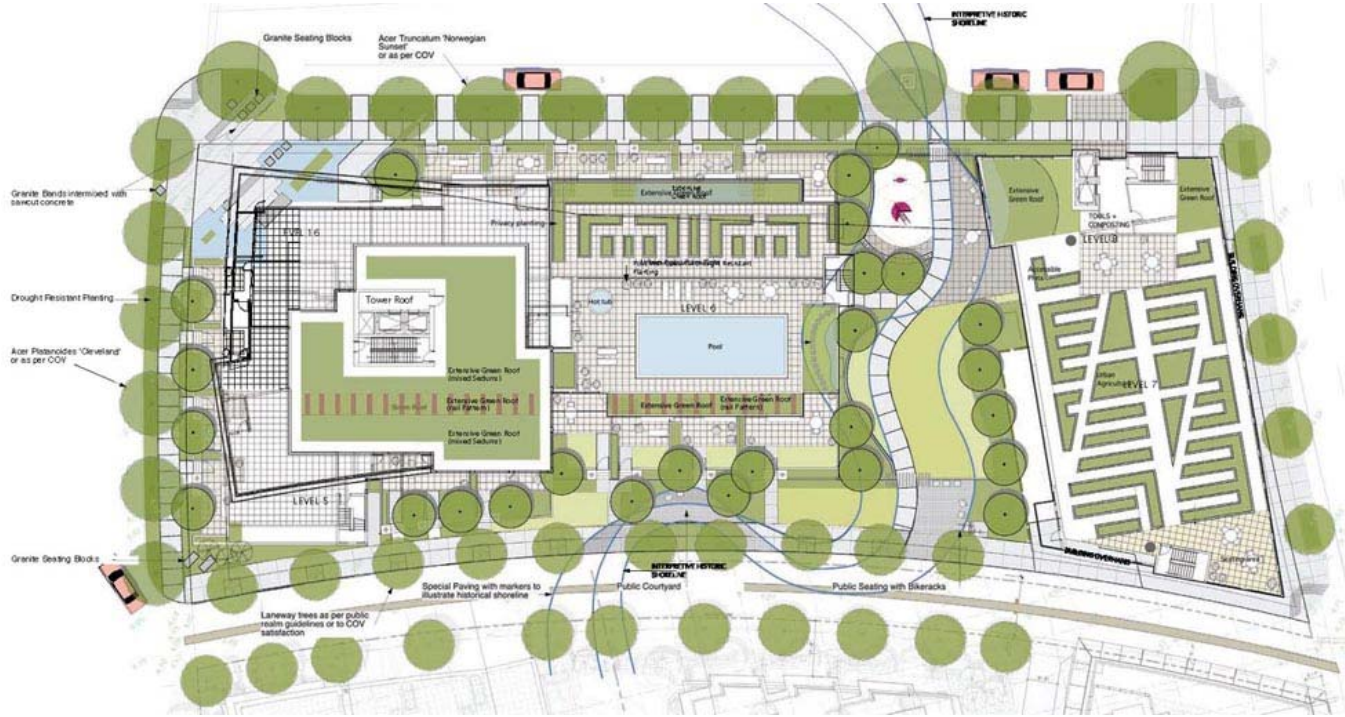
Perspective from new street looking West



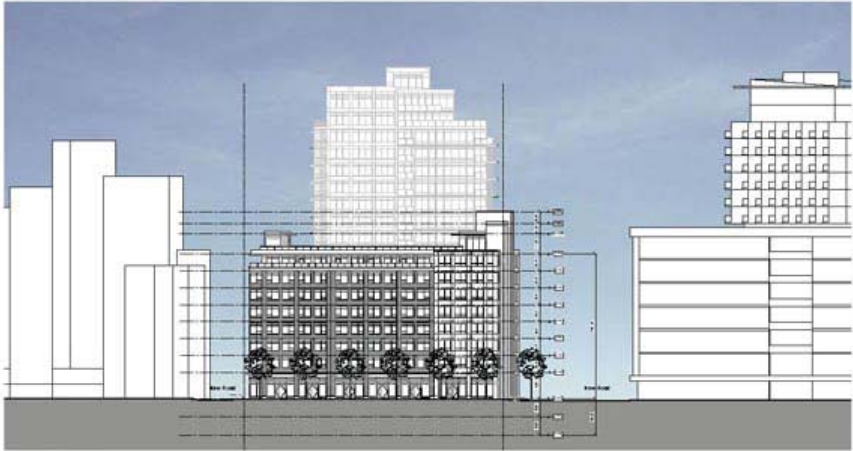
Ground Level Plan



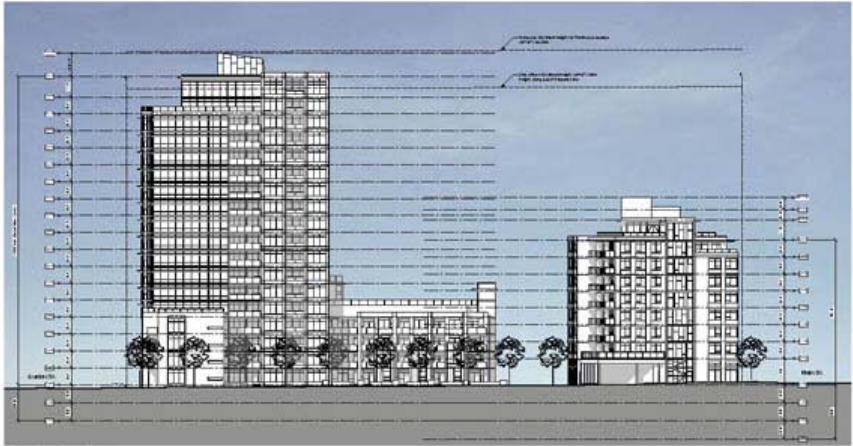
Typical Upper Level Plan (Level 5)



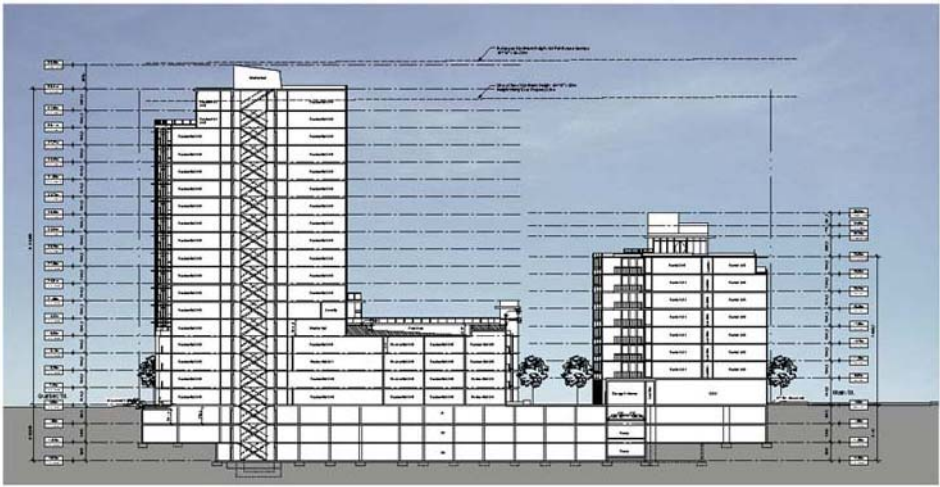
Landscape Plan



East elevation



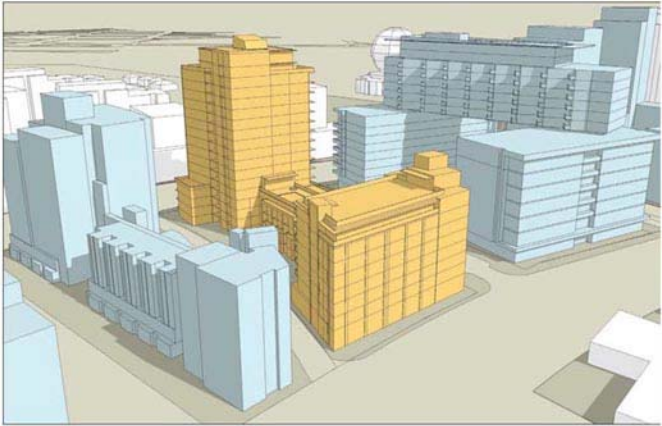
South elevation



Section – west to east



Aerial view looking West



Looking West across Main Street



Looking East across Quebec Street



Looking North along Quebec Street

Perspective views – the building proposed for 1650 Quebec Street is shown in brown

* * * * *

1650 Quebec Street
PUBLIC BENEFITS SUMMARY

Project Summary:

A mixed-use development consisting of an 18-storey residential building with a 4-storey podium and an 8-storey market rental (STIR) building with retail at-grade.

Public Benefit Summary:

The project would generate DCL payments as well as a CAC offering, much of which will be allocated to affordable housing in Southeast False Creek. A public art contribution would also result.

	Current Zoning	Proposed Zoning
Zoning District	M-2 & FC-1	CD-1
FSR (site area = 44,526 sq. ft.)	3.5 (SEFC ODP)	5.0
Buildable Floor Space (sq. ft.)	155,841	224,114
Land Use	industrial/commercial	residential/commercial

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide) (See Note 1)	n/a	\$1,725,166
	DCL (Area Specific)	n/a	\$2,596,028
	Public Art	n/a	\$212,908
	20% Social Housing	n/a	0
Offered (Community Amenity Contribution)	Childcare Facilities	n/a	
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		\$1,636,841
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		\$921,305
Other			
TOTAL VALUE OF PUBLIC BENEFITS		\$0	\$7,092,248

Other Benefits (non-market and/or STIR components):

A total of 91 market rental units secured for the life of the building or 60 years, whichever is greater.

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-wide DCL, revenues are allocated into the following public benefit categories: Parks (41%); Replacement Housing (32%); Transportation (22%); and Childcare (5%). Revenue allocations differ for each of the Area Specific DCL Districts.

Note 1: Under the SEFC ODP the site cannot redevelop under the current zoning, but must rezone to CD-1.

1650 Quebec Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Address	1650 Quebec Street and a portion of 1615 Main Street (Lot F)
Legal Descriptions	<ul style="list-style-type: none"> • PID 007-766-858: Lot 8, Block E, Land District 36, District Lot 200A and 2037, Plan 14963 • PID 008-758-158: Lot F, Except part in Plan 14963, Block 2, District Lot 200A & of District Lot 2037, Plan 12966)
Applicant	Bosa Properties Inc.
Architect	Neale, Staniszki, Doll, Adams Architects
Property Owners	Bosa Properties Inc. (Lot 8 -1650 Quebec Street) City of Vancouver (Lot F – 1615 Main Street)

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT														
ZONING	M-2 and FC-1	CD-1														
SITE AREA	4 136.6 m ² (44,526 sq. ft.)	4 136.6 m ² (44,526 sq. ft.) less dedications														
USES	Manufacturing, Retail, Service, Transportation & Storage, Utility & Communication, Wholesale, Office, Institutional, Cultural/Recreational, and Dwelling (FC-1 only)	Dwelling Uses, Office, Retail, Service, Light Manufacturing, and Live-work														
FLOOR AREA	<table border="0"> <tr> <td>FC-1 Allowed Uses</td> <td>22,771 sq. ft.</td> </tr> <tr> <td>M-2 Allowed Uses</td> <td>133,070 sq. ft.</td> </tr> <tr> <td>Total</td> <td>155,841 sq. ft.</td> </tr> </table> (under SEFC ODP at 3.5 FSR)	FC-1 Allowed Uses	22,771 sq. ft.	M-2 Allowed Uses	133,070 sq. ft.	Total	155,841 sq. ft.	<table border="0"> <tr> <td>Retail/service</td> <td>5,970 sq. ft.</td> </tr> <tr> <td>Residential (STIR rental)</td> <td>55,551 sq. ft.</td> </tr> <tr> <td><u>Residential (non-STIR)</u></td> <td><u>159,593 sq. ft.</u></td> </tr> <tr> <td>Total</td> <td>224,114 sq. ft.</td> </tr> </table>	Retail/service	5,970 sq. ft.	Residential (STIR rental)	55,551 sq. ft.	<u>Residential (non-STIR)</u>	<u>159,593 sq. ft.</u>	Total	224,114 sq. ft.
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Residential (STIR rental)	55,551 sq. ft.															
<u>Residential (non-STIR)</u>	<u>159,593 sq. ft.</u>															
Total	224,114 sq. ft.															
PARKING, LOADING AND BICYCLE SPACES	As per Parking By-law	As per Parking By-law Proposed: Vehicle Parking: 283 spaces Bicycle Storage: 355 spaces														

STATUS UPDATE - SHORT-TERM INCENTIVES FOR RENTAL (STIR) PROGRAM
Processed Applications (approved or approval pending)

Project Address	Units	Project Status
1142 Granville Street	106	Under construction
1240 Howe Street	20	Approved w/Conditions – Permits pending
1215 Bidwell Street	49	Approved w/Conditions – Permits pending
3522 Porter Street	192	Approved w/Conditions – Permits pending
8495 Granville Street	31	Public Hearing completed – decision pending
1650 Quebec Street	91	referral and Public Hearing pending
TOTAL	489	