



POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: May 31, 2011
Contact: Kent Munro/
Michael Naylor
Contact No: 604.873.7135/
604.871.6269
RTS No.: 09215
VanRIMS No.: 08-2000-20
Meeting Date: June 14, 2011

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Text Amendment: 1700 Manitoba Street

RECOMMENDATION

- A. THAT the application, by Pinnacle International (West First) Plaza Inc. to amend CD-1 (Comprehensive Development) District (464) (By-law No. 9600) for 1700 Manitoba Street (sub-area 1), to allow an increase in the maximum height permitted from 30.48 m (100 ft.) to 36.58 m (120 ft.) and a 2 477 m² (26,661 sq. ft.) increase in the maximum permitted floor area, be referred to a public hearing, together with:
- (i) plans prepared by Bingham Hill Architects received March 10, 2011;
 - (ii) draft CD-1 By-law amendments, generally as presented in 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 amending By-law generally in accordance with Appendix A for consideration at public hearing.

- B. THAT, subject to approval of the proposed amendments to the CD-1 By-law at the Public Hearing, the Director of Planning be instructed to make application to bring forward consequential amendments to the Southeast False Creek Official Development Plan (By-law No. 9073) to increase by 2 477 m² the maximum total floor area and the maximum residential floor area for Area 2B and for the whole of the Southeast False Creek area, as set out in Appendix C, and that, before of enactment of the CD-1 By-law amendments, the Southeast

False Creek Official Development Plan amendment be referred to another public hearing, with the recommendation of the Director of Planning that it be approved;

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 Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolution 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 to amend By-law CD-1 (464) and that any costs incurred in fulfilling requirements imposed as a condition of amending By-law CD-1 (464) 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 application include:

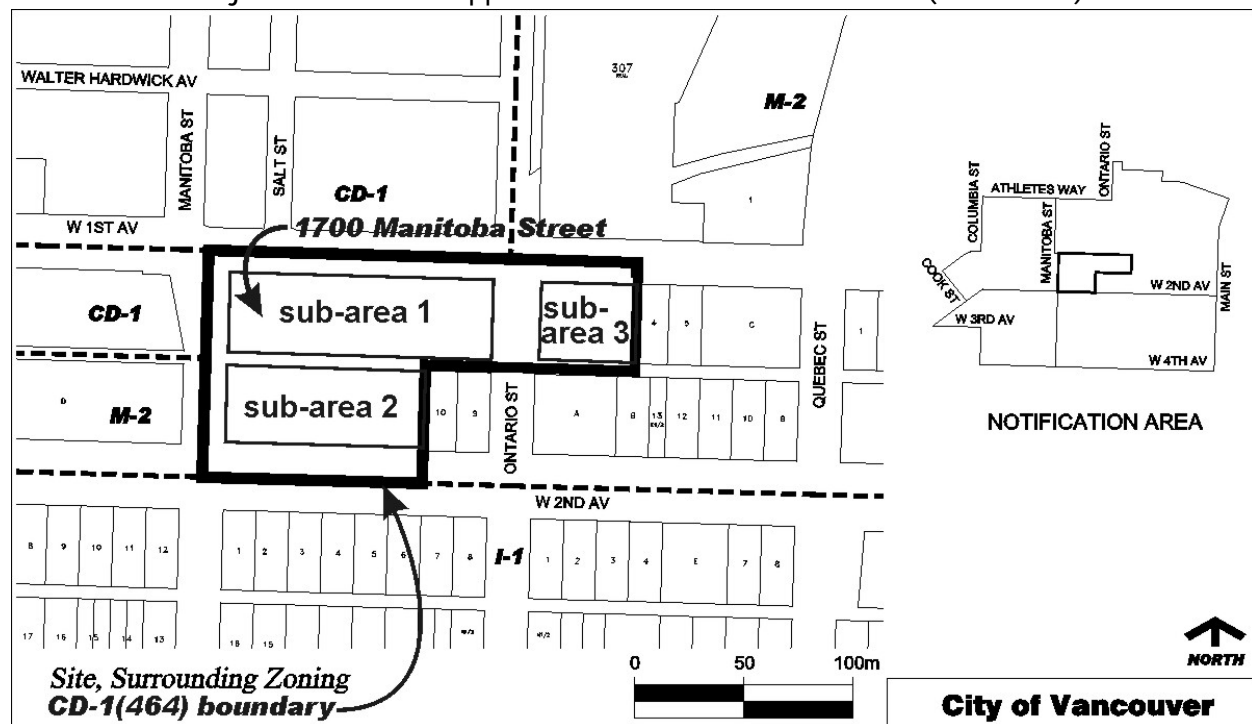
- CD-1 (464) (By-law No. 9600), enacted February 26, 2008 and amended June 24, 2008
- Southeast False Creek Official Development Plan (July 19, 2005 and last amended July 20, 2010)
- Financing Growth (Community Amenity Contributions) (June 24, 2003 and amended February 12, 2004)
- Southeast False Creek Public Benefits and Compatible Housing Strategy (June 15, 2006)
- Southeast False Creek Public Realm Plan (July 20, 2006)
- Rezoning Policy for Greener Buildings - EcoDensity Charter – Action A-1 (June 10, 2008)
- Design Guidelines for Additional Penthouse Storeys in Southeast False Creek (adopted July 20, 2010).

SUMMARY

This report assesses an application by Pinnacle International to amend the existing CD-1 (464) By-law to increase the maximum height permitted at 1700 Manitoba Street (sub-area 1) from 30.48 m (100 ft.) to 36.58 m (120 ft.) and to increase the maximum permitted floor area by 2 477 m² (26,661 sq. ft.). This request follows from the Design Guidelines for Additional Penthouse Storeys in Southeast False Creek, approved on July 20, 2010, which provide design guidance for height increases of up to two floors in Southeast False Creek developments. The changes presented by this report affect only 1700 Manitoba Street (sub-area 1) (see Figure 1, below). Zoning changes contemplated for the other two sub-areas within the CD-1 boundary are being considered under separate applications and reports.

Staff have reviewed the application, concluded that the amendments proposed are supported by existing policy and recommend that the application be approved with conditions, subject to a public hearing.

Figure 1 - CD-1 site and notification area
Subject site for this application is 1700 Manitoba Street (sub-area 1)



DISCUSSION

Background

The CD-1 By-law, which resulted in the rezoning of properties at 1700 Manitoba Street (sub-area 1), 99 West 2nd Avenue (sub-area 2) and 26 East 1st Avenue (sub-area 3), was enacted on February 26, 2008. It permits development in these three sub-areas with a total of four towers ranging in height from 8 to 15 storeys. All three sub-areas are under the ownership of Pinnacle International.

The maximum height for 1700 Manitoba Street (sub-area 1) is 30.48 m (100 ft.). The form of development, which has been approved for that sub-area under permit DE411797, consists of an 8-storey residential tower on the west corner at Manitoba Street with commercial uses at grade fronting a public plaza and, at the east end of the site, a 10-storey residential tower at Ontario Street. Grade level of the east tower and its adjoining mid-rise podium contain two-level townhouse units fronting on 1st Avenue, on the rear courtyard and on Ontario Street. The approved podium consists of four floors overall.

At present, under development permit DE411797, the total floor area approved for 1700 Manitoba Street is 14 961 m² (161,043 sq. ft.). This development permit application was given preliminary (prior to) approval in September 2008. The permit was not issued as the applicant requested that the application be put on hold due to economic conditions.

Proposed CD-1 Amendments

In response to the Southeast False Creek Design Guidelines for Additional Penthouse Storeys, the applicant has now made a rezoning application and a concurrent development permit application (DE414628) for a revised form of development. The proposal consists of increasing the height of both towers by two storeys and the mid-block podium by one storey. The west tower would change from 8 full storeys plus a partial 9th floor to 9 full storeys plus two partial penthouse floors for an overall height of 11 storeys. The east tower would change from 10 to 12 storeys, with the added two storeys being partial penthouse floors. The form of the podium would change from four to five floors.

The increases on the towers and the additional floor on the mid-block element add 2 477 m² (26,661 sq. ft.) of residential floor space to the development, for a total floor area of 17 438 m² (187,704 sq. ft.). The Floor Space Ratio would increase from 3.33 FSR to 3.88 FSR. The subject site is in Area 2B of the Southeast False Creek Official Development Plan (SEFC ODP). While section 4.3.1(g) of the SEFC ODP states that the intent of each site in Area 2B is to achieve an FSR of 3.50, section 5.1 allows that developments may be eligible for density bonuses if public benefits are achieved. The Design Guidelines for Additional Penthouse Storeys contemplate that additional floor space for penthouse floors would generate additional public benefits for SEFC. On that basis the bonus density can be considered and the public benefits offered for this application are discussed below.

The total number of dwelling units would increase from 178 to 214 and the required minimum number of family units (i.e. units having two bedrooms or more) would increase from 45 to 54 units. The application proposes about 66 units that qualify as family units.

The maximum height permitted in the CD-1 By-law for sub-area 1 is 30.48 m (100 ft.). In the proposed amended by-law, this height would increase by 6.10 m (20 ft.) to 36.58 m (120 ft.) to allow the additional two storeys in the east tower. This increase is within the 38.1 m maximum height indicated in Figure 9, section 6 of the SEFC ODP.

When the CD-1 By-law was initially approved, density was not specified for each sub-area. Instead an overall maximum of 34 143 m² (367,527 sq. ft.) was provided for all three sub-areas combined. On May 17, 2011, Council approved an amendment for 99 West 2nd Avenue (sub-area 2) that provides a separate maximum of 13 766 m² for sub-area 2. Sub-areas 1 and 3 retain a combined maximum of 22 340 m².

With the current amendment for 1700 Manitoba Street (sub-area 1), separate maximums are now proposed for sub-areas 1 and 3. In the draft by-law provisions in Appendix A, sub-area 1 is permitted a maximum of 17 438 m², consistent with the current application, and the sub-area 3 maximum is 7 378 m², which is the remaining density permitted by the CD-1 By-law.

Table 1 – Summary of sub-area density in CD-1 (464)

	initial by-law (2008)	initial DE application	penthouse floors	amended by-law
sub-area 1 1700 Manitoba St.		14 961 m ² 161,043 sq. ft.	2 477 m ² 26,661 sq. ft.	17 438 m ² 187,704 sq. ft.
sub-area 2 99 W 2nd Ave.		11 803 m ² 127,055 sq. ft.	1 962 m ² 21,120 sq. ft.	13 766 m ² 148,175 sq. ft.
sub-area 3* 26 E 1st Ave.		8 800 m ² * 94,722 sq. ft.*	none applied for	7 378 m ² 79,419 sq. ft.
overall CD-1	34 143 m ² 367,527 sq. ft.		4 439 m ² 47,781 sq. ft.	38 582 m ² 415,308 sq. ft.

* For sub-area 3, the initial rezoning anticipated that heritage density would be transferred to this site under provisions of the rezoning conditions and of the CD-1 By-law.

Form of Development (Note Plans: Appendix D)

The form of development for 1700 Manitoba Street is largely unchanged from that previously approved, apart from the increased height and number of storeys of the towers and the one-storey increase of the mid-block element. Staff have reviewed this application and assessed it in the context of the Design Guidelines for Additional Penthouse Storeys in Southeast False Creek. The Guidelines call for smaller, partial floors on the upper two levels, no intrusions into public view corridors, a high quality of architectural expression, consistency with the original scale of the buildings, for the proposed additions to integrate well with the existing buildings and for the development proposal as a whole to complement adjacent development.

Staff support the application to amend CD-1 (494) By-law for 1700 Manitoba Street because:

- The proposed height is within the 44.35 m permitted by the Southeast False Creek ODP for partial penthouse floors (i.e., 6.25 m above a limit of 38.10 m). The upper two floors of the towers have smaller floor plates than, and are set back from, the floors below them;
- No public view corridors are affected by the increased building height;
- The overall scale, design and architectural expression of the additions are virtually the same as what is already approved and staff consider these matters well resolved in a way that reinforces the urban design objectives of the ODP;
- The potential for increased shadow impact was reviewed and it was found that, due to the setting back of the added floors from the floors below, there was no appreciable increase in shadowing;
- It is staff's opinion that the additional two floors on the towers and one to the podium integrate well with the overall massing;
- The proposal includes extensive roof decks that will provide a high degree of amenity to residents. The roof decks and other roof areas meet the SEFC ODP requirements for green

roofs and urban agriculture, and for a building's individual resident and communal resident activities.

PUBLIC BENEFITS

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

Offered Public Benefits

Community Amenity Contribution (CAC) – The City's Financing Growth Policy anticipates a voluntary Community Amenity Contribution (CAC) from applicants for rezonings, including text amendments, 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 City staff in light of the increase in land value expected to be generated by the rezoning.

For the initial 2008 CD-1 rezoning, a total CAC offering of \$4,140,316 was accepted (for all three sub-areas). This CAC was based on \$11.50 per sq. ft. of total project floor area and is consistent with the SEFC Public Benefits and Compatible Housing Strategy which 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. when rezoning from M-2 to CD-1. For the current application, the applicant has offered a CAC of \$306,602 for the additional 26,661 sq. ft. of floor area for the partial penthouse floors. This CAC is based on the \$11.50 per sq. ft. and would be directed to affordable housing as per the SEFC Public Benefits and Compatible Housing Strategy.

Also for the current application, a further CAC has been negotiated based on the increase in land value resulting from the zoning amendment. Real Estate Services staff advise that the partial penthouse bonus floor space is valued at \$3,119,337. The applicant has offered an additional CAC of \$2,651,436 based on 85% of this increase in land value.

Both components make up the total CAC offering associated with this application of \$2,958,038. Staff recommend that this offer be accepted. Payment of the CAC is secured through a rezoning enactment condition (see Appendix B).

While \$306,602 of the CAC is to be allocated to affordable housing in SEFC, an allocation for the additional \$2,651,436 CAC is yet to be determined. Staff are in the process of reviewing additional CAC funds accruing from 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.

Required Public Benefits

Development Cost Levies (DCLS) – This development is subject to both the Citywide DCL and the Southeast False Creek DCL. The current rates for these DCLs are \$10.42 per sq. ft. and \$15.68 per sq. ft. respectively, for a total of \$26.10 per sq. ft. This development was due to pay \$4,203,222 in combined DCLs as previously approved. If the additional floor area is approved as per this rezoning application, an additional \$645,852 in combined DCLs would be

received, for a total of \$4,849,074. DCLs are payable at building permit issuance at the rates in effect at that time. DCLs collected in Southeast False Creek are spent on parks, infrastructure, childcare and other public amenities in accordance with the SEFC Public Benefits and Compatible Housing Strategy.

Public Art Program – A public art budget was established at the time of the 2008 rezoning based on public art fees of \$0.95 per sq. ft. of floor area. For 1700 Manitoba Street, that equates to \$152,991 for the 161,043 sq. ft. of floor space approved under the previous development permit.

The current public art fee is \$1.81 per sq. ft. Based on the 26,661 sq. ft. of additional floor area proposed, an additional \$48,256 would be expected. The total expected public art budget for 1700 Manitoba Street becomes \$201,247. A rezoning condition in Appendix B provides for the public art agreement to be revised to add \$48,256 to the budget.

FINANCIAL IMPLICATIONS

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

CONCLUSION

Staff have reviewed the application by Pinnacle International to revise CD-1 (494) By-law for 1700 Manitoba Street to permit an increase in the maximum permitted building height from 30.48 m (100 ft.) to 36.58 m (120 ft.), an increase in the maximum permitted density by 2 477 m² (26,661 sq. ft.), and to amend the approved form of development to permit increases of two floors on the towers and one floor on the podium. Upon review and analysis, staff have concluded that the proposal is in keeping with the Design Guidelines for Additional Penthouse Storeys in Southeast False Creek and that it is supportable. The Director of Planning recommends that the application be referred to a public hearing, together with the draft by-law amendment contained in Appendix A, and that the application be approved subject to the public hearing and subject to rezoning conditions contained in Appendix B. If approved at the public hearing, the Director of Planning further recommends consequential amendments to the Southeast False Creek Official Development Plan as contained in Appendix C.

* * * * *

1700 Manitoba Street
DRAFT AMENDMENTS TO CD-1 (464) (BY-LAW NO. 9600)

Note: An amending By-law will be prepared in accordance with the provisions listed below, subject to change and refinement prior to posting. Text ~~crossed out~~ is to be deleted and text in **bold** is to be added.

(a) Replace section 6.2 with the following:

"The floor area for all uses in sub-area 1 must not exceed 17 438 m²."

(b) After section 6.2, add a new section 6.3 stating the following:

"The floor area for all uses in sub-area 3 must not exceed 7 379 m²."

(c) Renumber sections 6.3 through 6.7 as 6.4 through 6.8.

(d) Amend renumbered section 6.4 as follows:

"Despite section ~~6.2~~ **6.3**, the Development Permit Board may permit an increase in floor area **for sub-area 3**, not to exceed 3 344.67 m², resulting from a transfer of extra density from a designated heritage property, within the area of the South East False Creek Official Development Plan, in relation to which its receipt was as compensation for the reduction in market value at the time of designation.

(e) Amend renumbered section 6.8 to replace the cross-reference "under section 6.5 or 6.6" with "under section 6.6 or 6.7".

(f) Amend section 7.1 to state as follows:

"In sub-area 1, the building height, measured above base surface, and to the top of the roof slab above the uppermost habitable floor excluding parapet wall, must not exceed ~~30.48 m~~ **36.58 m**."

* * * * *

**1700 Manitoba Street
PROPOSED CONDITIONS OF APPROVAL**

Note: The recommended approval conditions supplement or amend those approved by City Council for this site at its meeting of September 26, 2006.

Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the public hearing.

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the revised form of development be approved by Council in principle, generally as prepared by Bingham Hill Architects, and stamped "Received City Planning Department, March 10, 2011", 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 lower the apparent height and scale of the mid-rise building (Building 'B'), as seen from the street, reducing the floor area of the proposed additional 5th floor and substantially stepping back the massing from the street facing façade (north elevation).

Note to Applicant: The design intent of the additional partial floor is to maintain the original scale of a 4-storey building as envisaged in the SEFC ODP.

Reference: Southeast False Creek Design Guidelines for Additional Penthouse Storeys.

- 2. Design development to address numerous non-conforming enclosed balconies, west and east tower, (Buildings 'A' and 'C'), either modifying or eliminating enclosed balconies that do not meet the intent or the design considerations of the Balcony Enclosure Guidelines.

Note to Applicant: Many of the enclosed balconies do not meet the criteria set out on the guidelines and add additional bulk to the massing.

Reference: Balcony Enclosure Guidelines

- 3. Design development to meet minimum standards of livability in the following manner:
 - (a) modifying unit configuration to meet horizontal angle of daylight (HAD) requirements.

Note to Applicant: Units that have a direct and close orientation towards other units and/or building elements do not meet the HAD requirements. The HAD may be relaxed, provided a minimum distance of 12 ft. of unobstructed distance can be achieved and privacy issues are satisfactorily addressed.

- (b) provide direct natural light access to all inhabitable rooms.

Note to Applicant: Modify plans or eliminate inhabitable rooms that do not have direct access to.

- (c) increase the depth of all exterior balconies to a minimum clear 4 ft. dimension.

- 4. Design development to enhance the material expression in the following manner:

- (a) greater consistency of material quality, treatment and expression on all building elevations.

Note to Applicant: Lane elevations, in particular the lower massing, lack the quality and richness of material treatment as found elsewhere.

- (b) stronger definition between floors 10 and 11, north elevation, east tower (Building 'C').

Note to Applicant: A more distinctive break, emphasized with material changes to better delineate the shift to the partial floors of the upper massing is advised.

- 5. Design development to improve visual connectivity and transparency through the site in the following manner:

- (a) better integration of the swimming pool with the terminus of the ground-level breezeway and its relationship with the lane edge.

Note to Applicant: The pedestrian connection, from the street between the mid-rise and east tower (Building's 'B' and 'C'), ends abruptly with no logical termination. Reconcile various elements at the ground plane to improve the spatial flow.

- (b) address the height, scale, material treatment and blank expression of the lower wall at the lane edge.

Note to Applicant: The building edges adjacent to the lane need to be softened and humanized in scale for an enhanced pedestrian experience.

Landscape

- 6. Clarify the location of the children's play area or provision of a written rationale for its deletion.

Note to applicant: The original application drawings had a children's play area on the level 6 amenity deck.

- 7. Design development to provide a deeper notch in the parking slab along the lane to provide an adequate root-ball zone for the street trees along the lane edge.

Note to applicant: A minimum 36" clear is required to provide adequate root-ball growth and long term viability. The root-ball zone show in the Landscape sections is inadequate.

8. Design development to locate integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impact on the building's open space and the public realm, including the lane edge.
9. Provision at the time of a development permit application of 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.
10. Provision of material details for the retaining walls and guard rails of the ground-oriented patios facing the street. This can be provided by adding notations to the architectural elevation.
11. Provision at the time of development permit application of a separate Lighting Plan.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the amended CD-1 By-law, the registered owner shall, with respect to sub-area 1, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services, to the Director of Planning and to the General Manager of Engineering Services, as necessary, make arrangements for the following:

Engineering Services

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

(a) Updating of the existing car share agreement to provide:

- Car share vehicles and spaces as follows: one vehicle and designated parking space are to be provided for 50 to 149 dwelling units per site, two vehicles and designated parking spaces are to be provided for 150 or more dwelling units per site.
- For future car sharing, at least one additional designated car share parking space must be provided per 100 dwelling units per site (but no less than one for the site)

Note to Applicant: Car share spaces must be provided on-site in an area with 24-hour accessibility (e.g. within visitor parking).

Note to Applicant: The current CD-1 By-law allows for relaxations and reductions in the Parking By-law. The provision of less than the minimum

parking may occur, subject to approval by the Director of Planning in consultation with the General Manager of Engineering Services and of a site-specific Transportation Demand Management (TDM) plan that restricts residents' car ownership and supports other means of mobility. Guarantee of zero-based unbundled parking assignment shall result in a 10% reduction in the minimum requirement.

Flood Plain Covenant

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

Public Art

3. Revise the public art agreement to increase the public art contribution by \$48,256, satisfactory to the Directors of Legal Services and the Managing Director of Cultural Services.

Community Amenity Contribution

4. Pay to the City the agreed community amenity contribution of \$2,958,038 prior to enactment of the CD-1 By-law, with such payment to be allocated as follows:
 - a) \$306,602 to affordable housing in SEFC as per the SEFC Public Benefits and Compatible Housing Strategy, and
 - b) \$2,651,436 to other public benefits in SEFC with specific allocation recommendations to be brought forward by staff after review of public benefits in SEFC.

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 sites 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-laws.

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.

* * * * *

1700 Manitoba Street
DRAFT CONSEQUENTIAL AMENDMENTS

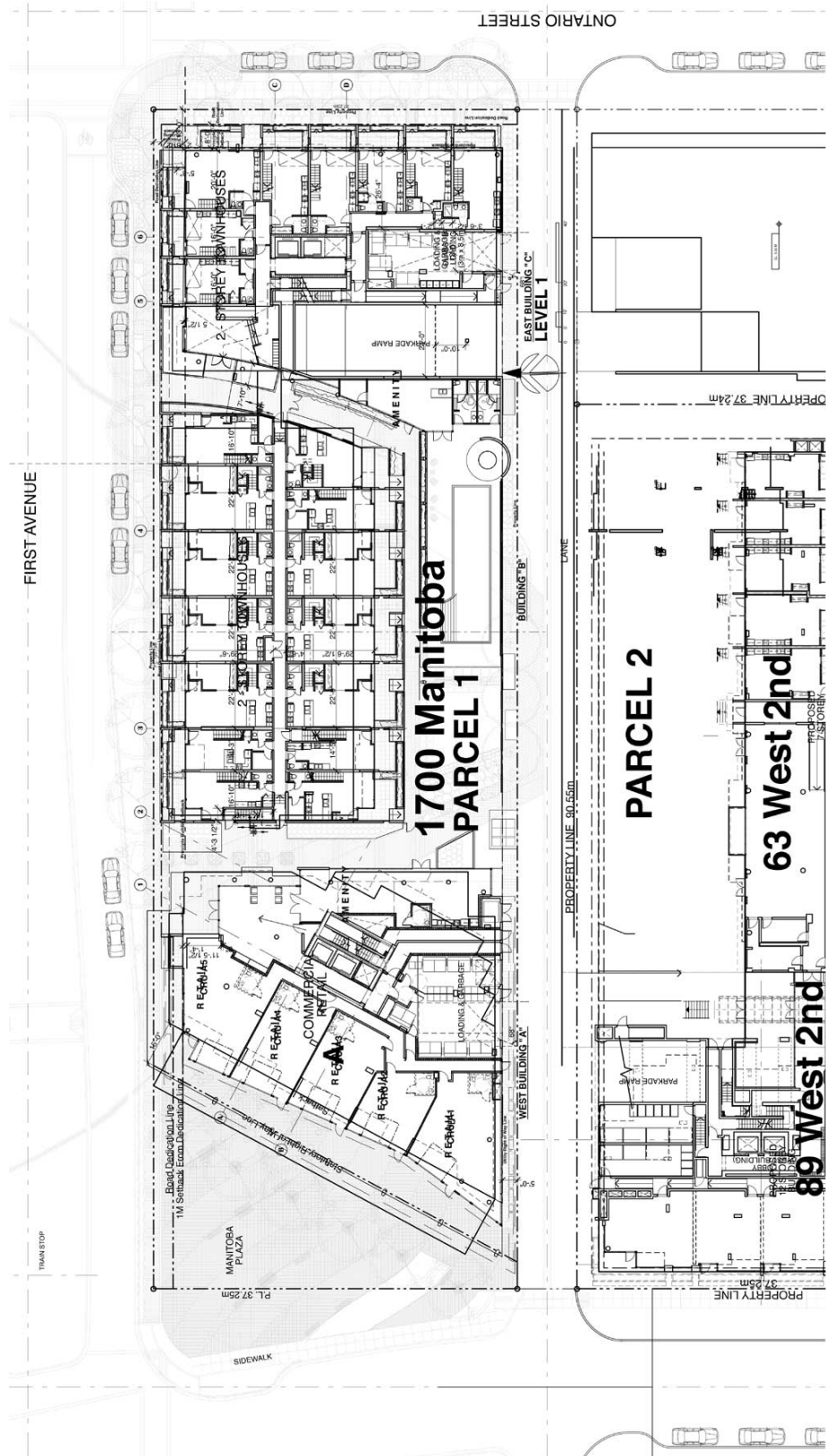
Note: Amending by-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

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

- Amend Section 4.2 to increase by 2 477 m² the maximum basic floor area allowance for all uses developed after February 1, 2005, except cultural, recreational and institutional uses.
- Amend Sub-Section 4.3.1(a) to increase by 2 477 m² the basic residential floor area allowance for all areas.
- Amend Sub-Section 4.3.1(e) to increase by 2 477 m² the basic residential floor area allowance in areas 1B and 2B.
- Within Figure 4 in Section 6:
 - increase by 2 477 m² the Total Floor Area and Residential Floor Area for Area 2B, and
 - increase by 2 477 m² the Total Floor Area and the Maximum Residential Area for all of the Southeast False ODP area.

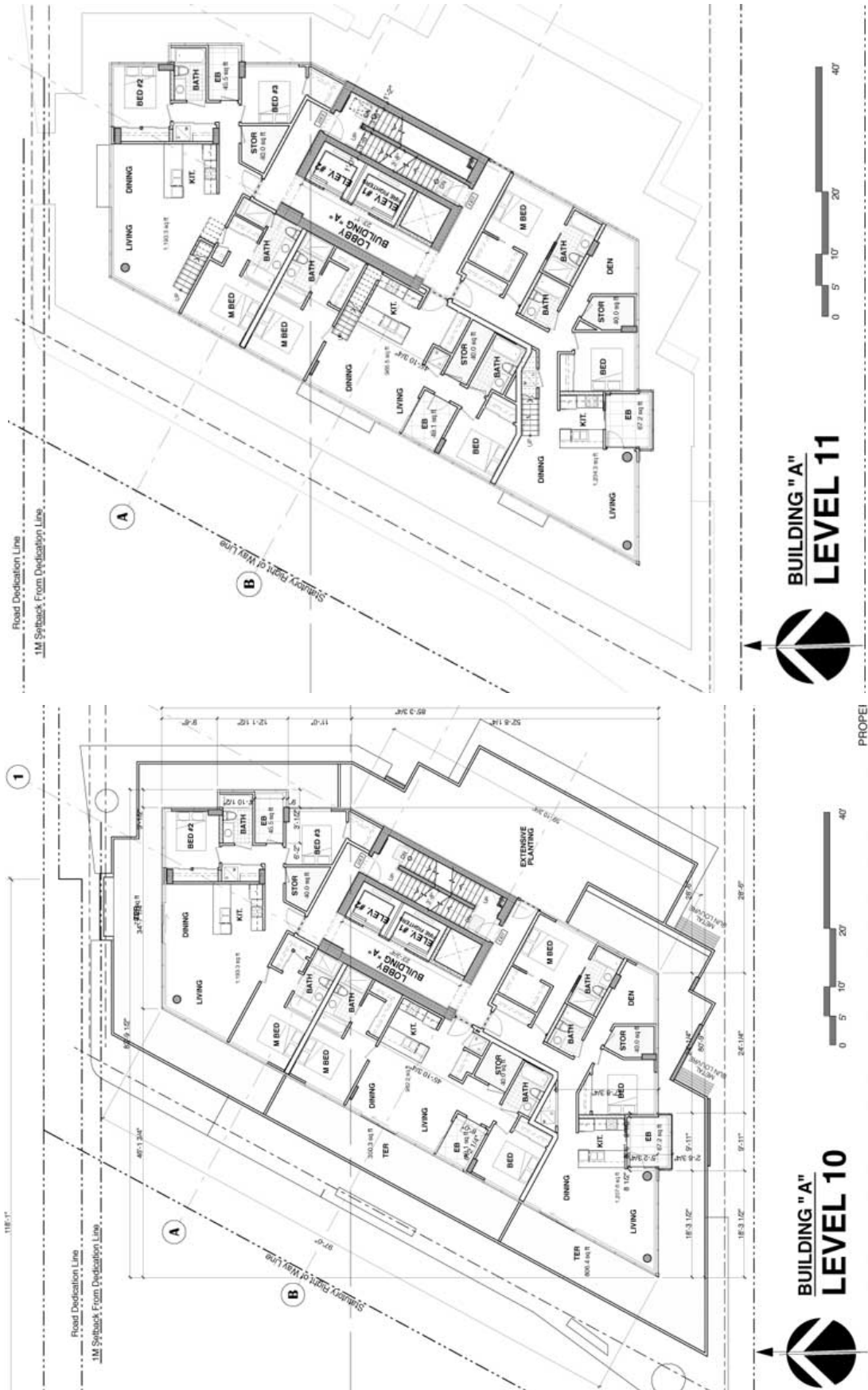
* * * * *

1700 Manitoba Street
Form of Development



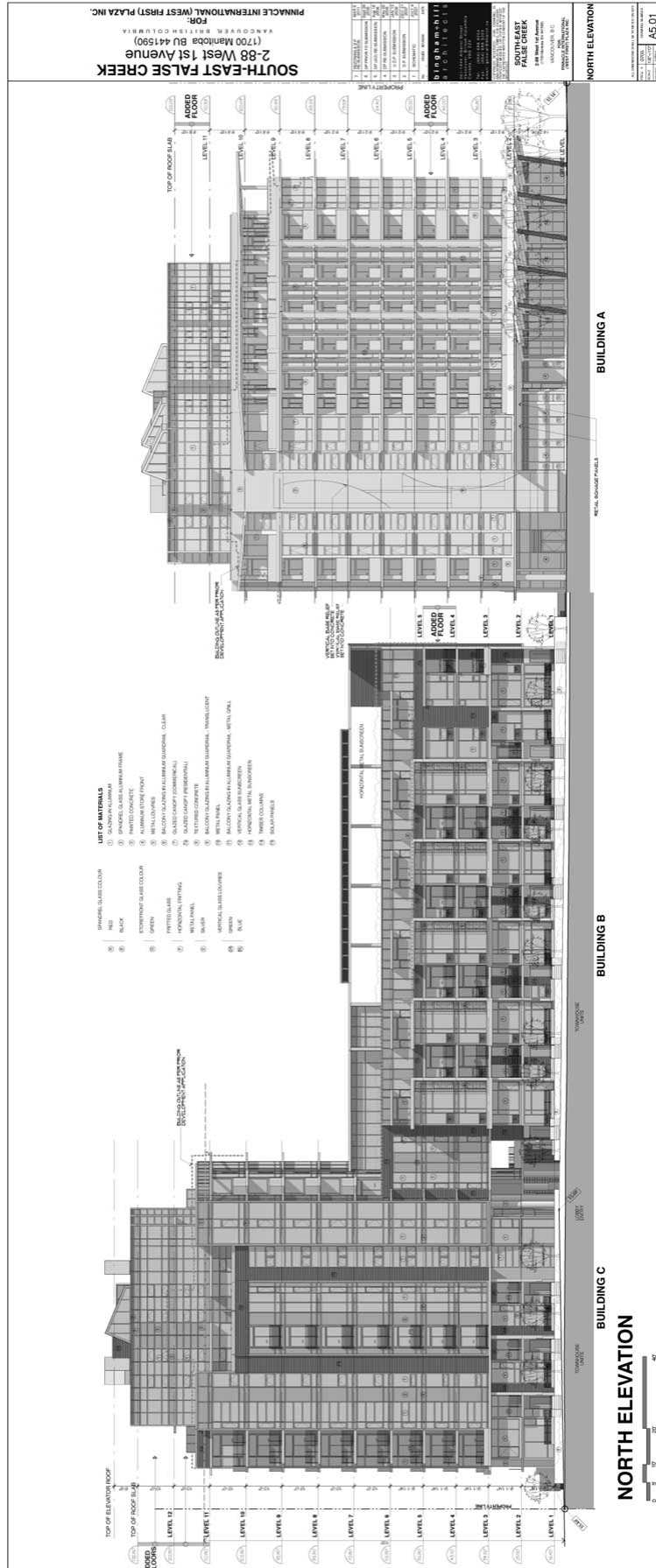
Ground Floor Plan

West Tower - penthouse levels



East Tower - penthouse levels





1700 Manitoba Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Additional floor area and height for partial penthouse floors as per Southeast False Creek policy.

Public Benefit Summary:

The proposal would generate additional DCL, CAC and public art contributions. (See Note 1)

	Current Zoning	Proposed Zoning
Zoning District	CD-1	amended CD-1
FSR (site area = 48,396.7 sq. ft./ 4 496 m ²)	3.33	3.88
Buildable Floor Space (sq. ft.)	161,043	187,704
Land Use	resid./comm.	same

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)		\$227,808
	DCL (Area Specific - Southeast False Creek)		\$418,044
	Public Art		\$48,256
	20% Social Housing		0
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Housing (e.g. supportive, seniors)		\$306,602
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		\$2,651,436
	Other		
TOTAL VALUE OF PUBLIC BENEFITS			\$3,652,146

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

* 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: The initial CD-1 rezoning (enacted in 2008) has about \$6.9 million in public benefits for this property not show here. Only the additional benefits are shown.

1700 Manitoba Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	1700 Manitoba Street (2-88 West 1st Avenue)
Legal Description	LOTS 1 TO 8, BLOCK 9, PLAN 197, DISTRICT LOT 200A NEW WESTMINSTER (PIDs: 003-133-044, 003-133-079, 003-133-109, 003-133-141, 003-133-184, 003-133-192, 003-133-206, 003-133-222 and 003-133-257)
Applicant	Bingham Hill Architects
Architect	Bingham Hill Architects
Property Owner	Pinnacle International (West First) Plaza Inc.
Developer	Pinnacle International

SITE AREA	48,396.7 sq. ft. (4 496 m ²)
------------------	--

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (if different than proposed)
ZONING	CD-1(464)	CD-1(464)	as proposed
USES	Cultural, Recreational, Retail, Service, and Residential	Cultural, Recreational, Retail, Service, and Residential	as proposed
DWELLING UNITS	178	214	as proposed
MAX. FLOOR AREA	14 961 m ² (161,043 sq. ft.)	17 438 m ² (187,704 sq. ft.)	as proposed
MAX. FLOOR SPACE RATIO	3.33	3.88	as proposed
MAXIMUM HEIGHT	30.48 m (100 ft.)	36.58 m (120 ft.)	as proposed
MAX. NO. OF STOREYS	10	12	as proposed
PARKING SPACES	As per Parking By-law	As per Parking By-law	as proposed