



## POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: May 31, 2011  
Contact: Kent Munro  
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RTS No.: 08947  
VanRIMS No.: 08-2000-20  
Meeting Date: June 14, 2011

TO: Vancouver City Council  
FROM: Director of Planning  
SUBJECT: CD-1 Rezoning - 4255 Arbutus Street (Arbutus Centre)

### ***RECOMMENDATION***

- A. THAT the application, by Dialog on behalf of Larco Investments, to rezone 4255 Arbutus Street (Lot 2, DL 526, Plan 14750, PID: 003-501-680) from CD-1 (Comprehensive Development) District (78) to a new CD-1 (Comprehensive Development) District, to permit a mixed-use development with 55 743 m<sup>2</sup> of residential development and 25 022 m<sup>2</sup> of commercial development be referred to a Public Hearing, together with:
- (i) plans received October 29, 2010;
  - (ii) draft CD-1 By-law provisions, 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 CD-1 By-law, generally in accordance with Appendix A, for consideration at Public Hearing.

- B. THAT, if the application is referred to a Public Hearing, the application to amend Schedule E of the Sign By-law, to establish regulations for this CD-1 in accordance with Schedule B to the Sign By-law [assigned Schedule "B" C-2], generally 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, if the application is referred to a Public Hearing, consequential amendments to CD-1 (78) By-law 4634, to delete references to the rezoned site from the bylaw, generally as set out in Appendix D, 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 D for consideration at the Public Hearing.

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

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

E. THAT Recommendations A through D 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.

#### ***CITY MANAGER'S COMMENTS***

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

#### ***COUNCIL POLICY***

Relevant Council Policies for this site include:

- City Plan (1995)
- Financing Growth Policy (Community Amenity Contributions) (2004)
- Liquor Store Guidelines (2004)
- Arbutus Ridge/Kerrisdale/Shaugnessy Community Vision (2005)
- EcoDensity (2008)
- Arbutus Centre Policy Statement (2008)
- Rezoning Policy for Greener Buildings (2009)

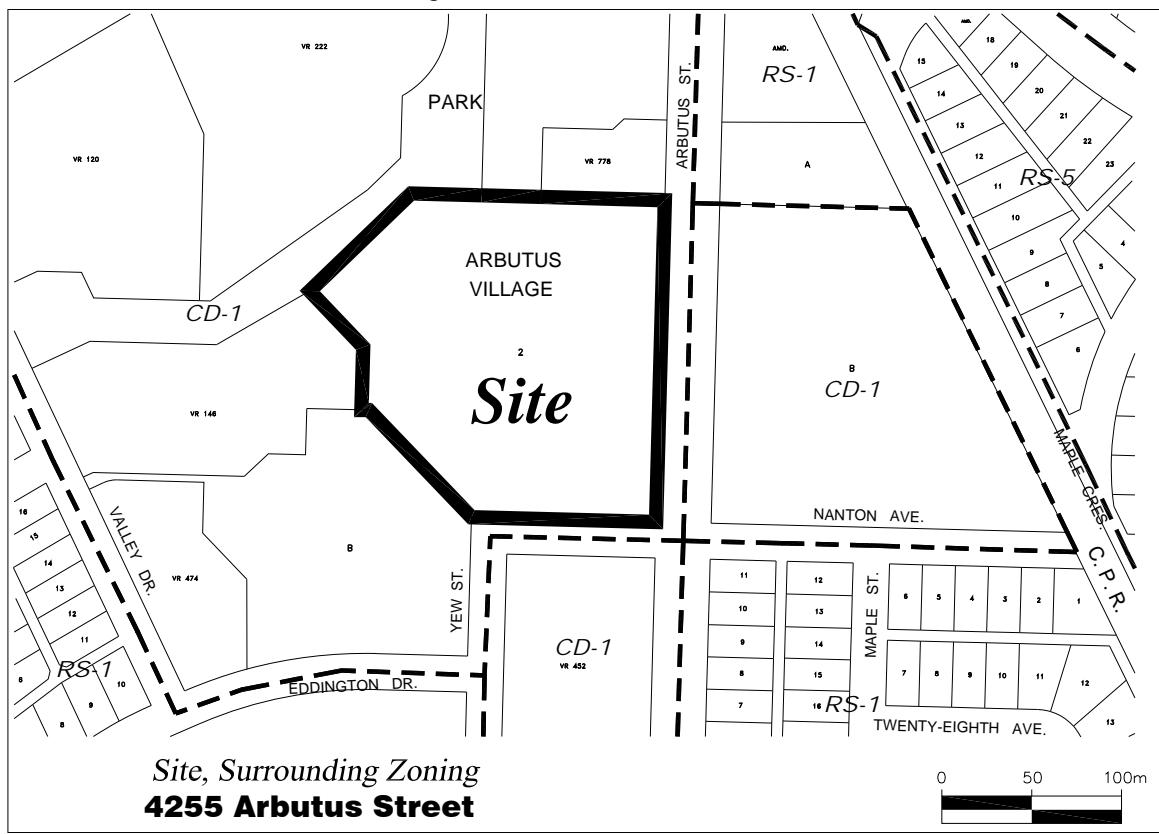
## SUMMARY

This report assesses an application to rezone the site at 4255 Arbutus Street from CD-1 (Comprehensive Development) District (78) to a new CD-1 District to provide for a mixed-use development with 500 units of residential (including 100 units of affordable housing), retail and office uses, a grocery store, a liquor store, a neighbourhood house and a public plaza.

## DISCUSSION

### 1. Site and Context

**Figure 1 - Site and Context**



The site is a seven-acre parcel of land located adjacent to Arbutus Street, currently developed with a two-storey shopping centre. The existing shopping centre is located at the western edge of the site, with the remaining five acres developed as surface parking lot.

The site was developed in 1972 as part of a comprehensive 30 acre development of the area that included residential apartments and townhouses, a special care facility, and Arbutus Village Park. The site of the present application is the commercial core located within Arbutus Village. The neighbouring context is as follows; north of the site is a six storey building (the Briar), west of the site is a six storey building (The McMullen), and Arbutus Village Park, south of the site are two storey townhouses, and an Adult Day Care centre, and east of the Site is the Arbutus Club (Private Club).

## 2. Policy

In 2005, Council adopted the Arbutus Ridge Kerrisdale Shaughnessy (ARKS) Community Vision. The ARKS Vision specifically identifies Arbutus Centre as a Neighbourhood Centre (Section 19.1). The vision supports its redevelopment into a Neighbourhood Centre, with stores relocated closer to Arbutus Street, incorporating shops, cafes, and services on the ground floor. The vision proposed a new internal shopping street with benches, trees, and greenery to replace the existing surface parking lot, with parking largely located underground; pedestrian and bike pathways would connect parks, schools, and existing adjacent developments with the new neighbourhood centre. Policies regarding provision of a range of services, creating a more attractive area, and improving pedestrian comfort and safety were also supported in the document.

In July 2008, Council approved the Arbutus Centre Policy Statement. The Policy Statement confirmed there would be significant residential development on the property, with a layout of four building blocks divided by two roads located within the site. The policy statement also included considerations for further discussion at the rezoning stage, including the amount of commercial development for the site, layout of uses, community amenities, and building design.

## 3. Land Use

The rezoning proposed is a mixed-use development contained within four buildings. A total of 500 units is proposed, comprised of 400 units of market condos dispersed within the four building blocks, and 100 units of affordable housing located in block A of the development. Of the 100 units of affordable housing proposed, 25 units are proposed to be family units, 50 units for seniors and 25 units for singles. The mix of incomes and household types have been developed with the applicant and staff from Social Development, Planning and Real Estate Services; and reflect both policy requirements and local need.

A total of 269,000 square feet of commercial development is proposed. Approximately 120,000 square feet of commercial space is proposed above grade. A retail food store located in block A anchors the development, with additional retail and restaurants located on the ground floor. Block B contains a financial institution, liquor store, and other office and retail uses. A self-storage facility of 150,000 square feet is proposed under the parking for blocks A and B.

Part of the proposal is to relocate the liquor store within the new development on the southeastern part of the site (Block B). There is currently a liquor store within the existing shopping centre which has been in operation since prior to the Council-approved Liquor Store Guidelines in 2004. Under those guidelines "No liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house". This application with the relocated and expanded liquor store would not meet those guidelines for the following reasons:

- The proposed liquor store would be less than 150 metres from Prince of Wales School Site;
- The store would also be less than 150 metres to Arbutus Village Park;
- The proposal includes a Neighbourhood House on Block A.

Notwithstanding the Guidelines, staff support maintaining the liquor store on site as it is contained within a shopping area, is a replacement of an existing liquor store, and meets the needs of the community. As noted, a liquor store has functioned on this site for many years and was established well before the guidelines were introduced. Staff have concluded that the locational circumstances for this liquor store will not have materially changed should Council approve of this proposal and, therefore, staff are supportive of the proposed relocation.

#### 4. Form of Development

The basic organization of this application consists of four development blocks organized around a new high street running east-west through the site as well as a northern extension of Yew Street. Buildings on the western portion of the site are mainly residential in nature based on their location adjacent to neighbouring housing and open space, with the two buildings adjacent to Arbutus Street being more mixed-use, with on-street retail and service uses that meet the daily/weekly shopping needs of local residents. A significant slope exists on the site such that the northeast corner is approximately eight metres higher than the southwest corner.

Block A is an eight storey mixed use development, with retail and office uses located along Arbutus Street and the internal mews (labelled Arbutus Mews on the drawing).

Terracing of Block A has been provided at the northern portion of the building to soften the impact for the neighbouring six storey building to the north. A Neighbourhood House and Seniors Day-Care are proposed on the second level of the building, with an entrance at grade along Yew Street. A loading entrance is to be provided at the north end of the building, leading to an underground loading area to service blocks A and B. Interface with the six storey building to the north was an important consideration in the form of development. Staff have worked with the applicant to provide more terracing along the north edge of block A to provide a better transition for the adjacent development.

**Figure 2 - Block Plan and Form of Development**



As per the Arbutus Centre Policy Statement, a public view was identified through the site from Quilchena Park to English Bay and Point Atkinson. While this is not a Council approved view cone, the massing of the site preserves as much of this view as possible, with only a limited intrusion from a portion of block A into this view.

Block B is also proposed as a mixed use development, with retail uses along Arbutus Street, the internal mews, and Yew Street. Residential units are contained in two blocks above the retail uses, with townhouses provided along Nanton Avenue to provide a transition to the residential development across the street. An internal courtyard at grade is proposed for the residents in the block, with internal townhouses lining this courtyard.

Blocks C and D are primarily residential development. Both blocks contain residential units in a six storey form. Townhouses are proposed on the west of both blocks adjacent to Arbutus Village Park to provide an appropriate interface. Along Yew Street and adjacent to the public plaza are retail and restaurant uses to provide animation.

A public plaza space is proposed at the terminus of Arbutus Mews between blocks C and D. The plaza provides a focal point for the development, and provides a connection from the development to Arbutus Village Park. Design of the plaza is conceptual at this time, with the design to be determined through a subsequent development permit process. The designs of Arbutus Street and Arbutus Mews are also conceptual and shall be further developed through the Development Permit process.

The applicant has proposed three phases of construction for this project. Block A, Arbutus Mews, the northern portion of Yew Street, and the lane adjacent to block A will be the first phase of development. Block B and the southern portion of Yew Street will be constructed as the second phase of development, and blocks C, D, and the public plaza constructed as the final phase of development. A food store on site (Safeway) will remain open through all phases of development, as the existing old store will remain operational until the new food store is operational in Block A. The remainder of the existing mall would be demolished after construction of the second phase of development. Further discussion with the City about the phasing of the project will be completed prior to enactment of the By-law.

The application was reviewed by the Urban Design Panel on January 13, 2010, and was supported (see Appendix F).

## 5. Parking, Loading and Circulation

The rezoning proposal follows the intent of the Arbutus Centre Policy Statement, with new streets proposed as part of the development. An extension of Yew Street would run north into the site, with a 'mews' street proposed east-west between blocks A and B. At the northern part of the site, a lane is proposed for loading access into the site. The intention is Yew Street and the lane will be dedicated to the City, with a statutory right-of-way over Arbutus Mews. Because of the underground parking being constructed under Arbutus Mews, the developer shall retain ownership of Arbutus Mews rather than dedicate the road to the City.

A three-way intersection is proposed at Nanton Avenue and Yew Street as a result of this development. Nanton Avenue is part of the 29th Avenue/Valley Drive bicycle route. While the Bicycle Advisory Committee recommended no access to Nanton Avenue, staff have worked with the applicant to find the balance between extending Yew Street into the development

and the bikeway. To alleviate this, the applicant has committed to providing a separated bikeway in this location. As well, traffic calming would be provided at the cost of the applicant to mitigate any traffic issues resulting from this new intersection.

Parking is proposed in three underground parkades for the project. Parking would be located under Arbutus Mews to provide for a contiguous parkade floor plate for the commercial development in Blocks A and B. This contiguous floor plate was a request by the applicant to allow for easier wayfinding in the underground parkade and increase safety in the project. This rezoning would encourage shoppers to utilize alternative modes of transportation including walking, cycling and transit, however it is expected that some shoppers will continue to drive to the site. Since the current parking lots are underutilized less parking will be required for commercial users, however the amount proposed is expected to be adequate. Likewise, the amount of additional parking required for new residents is expected to be sufficient.

A Transportation Study completed by Bunt & Associates was submitted with the application. The study analyzed the impact of the proposed development on traffic in the vicinity and concluded that the traffic generated by the rezoning is manageable within the current network of streets and will likely be imperceptible to drivers. While additional capacity improvements are not required, a new traffic signal and new communication between it and the existing traffic signals is recommended to improve overall traffic efficiency in and around the site.

Making all streets more safe and enjoyable for walking and cycling and accessible to transit users is a priority for the City. For this proposed rezoning a combination of good public realm design, new infrastructure and future traffic calming (once the impacts of the development are better understood) is needed to create a safe and convenient setting while balancing the needs of vehicle users. Specifically, improvements required by this rezoning include:

- Future improvements to the Nanton Avenue Bike Route (once the impacts of development are better understood);
- New cycling infrastructure on the Nanton Avenue Bike Route;
- A new signalized intersection on Arbutus Street including new pedestrian crossings;
- Removal of the existing entry and exit points that currently cause confusion and delays;
- Improved public realm adjacent to the development;
- Improved signage and pavement markings;
- An extension and expansion of the planted median on Arbutus;
- Improved street lighting adjacent to the development;
- Additional on-street parking;
- Enhanced traffic signal operations on Arbutus Street;
- A new lane to be used for loading operations and to connect pedestrians to the Arbutus Village Park;
- A third access to the site from Nanton Avenue;
- A Green Mobility and Clean Vehicles Strategy to prioritize sustainable transportation modes.

## 6. Sustainability

The Rezoning Policy for Greener Buildings requires that rezoning applications received between June 10, 2008 and July 30, 2010 achieve a minimum of LEED® Silver, with target points for energy performance, water efficiency, and stormwater management. This application was made in November 2009, before the requirements changed for meeting the LEED® Gold standard. However, the rezoning application included a preliminary LEED® Scorecard, which proposes to meet the LEED® Gold Standard. The City's Green Building policy also requires the applicant to register the project with the Canada Green Building Council.

This application is also subject to EcoDensity Action A-2. The policy is designed to achieve higher sustainability outcomes on large site developments through the exploration and implementation of: district and renewable energy opportunities; sustainable site design; green mobility and clean vehicles strategies, sustainable rainwater management; solid waste diversion strategies; and, strategies to ensure housing affordability & housing mix.

In support of the rezoning application, the applicant has provided two studies examining district and renewable energy feasibility. Both studies were completed by Compass Resource Management and show implementing a centralized, vertical closed-loop geoexchange system for heating and cooling provides the greatest environmental benefits, while delivering energy at rates within an acceptable range of the business as usual approach. Conditions of rezoning guide key technical matters associated with implementation of this opportunity.

The remaining matters required by EcoDensity Action A-2 have been addressed either through the design of the development, or will be provided through plans or strategies required by the Conditions of Approval (located in Appendix B). Conditions regarding the renewable energy system are still under discussion and shall be provided to Council through a yellow memo prior to the Public Hearing.

#### *PUBLIC INPUT*

**Notification and Open House** – The City of Vancouver Rezoning Centre webpage included notification and application information as well as an on-line comment form. Notification signs were also posted on the site.

Two open houses were held for the rezoning application. The first open house was hosted by the developer on January 27, 2010. Staff and the applicant team were in attendance. Notifications were sent to 4200 households in the area, with about 250 people attending the event. Beyond the concerns of traffic, density, and height, concerns were raised about the at-grade loading, the plaza space, amenities, and a private amenity space.

As a result of the open house, the project was revised with the following changes:

- Loading was moved fully underground in Block A;
- The plaza space was Increased from 8,000 to 10,000 square feet;
- The size of the Community Neighbourhood House and Adult Day Care was increased from 9,800 to 16,000 square feet;
- 9,200 square feet of commercial space was added for a total of 124,700 square feet of commercial space;
- The number of units was decreased from 508 to 500;
- Block C was re-shaped to increase sun access to plaza;

- The Private Amenity space for the Arbutus Village residents was increased to 12,900 square feet.

A second open house was held on November 17, 2010. Notifications were sent to 4,200 households in the area, with about 200 people attending the event. A total of 100 comment forms were received from the public, with the main concerns raised for the project being height, density, parking, and traffic. These concerns have been raised since the start of the policy statement planning program, as many of the participants in the open houses are still opposed to the addition of residential density proposed for the development.

A letter was received from representatives of the Arbutus Ridge Kerrisdale Shaughnessy (ARKS) Vision membership regarding the project. They raised the following concerns:

1. The amount of sunlight on the plaza;
2. The design of the plaza, including covered spaces in the plaza;
3. The amount of commercial space dedicated to the three major users -a concern remains that the amount of retail dedicated to providing a variety of stores is being reduced;
4. The parking numbers proposed will cause undue impacts on adjacent streets, as the amount of parking on the site has reduced from the existing numbers;
5. Traffic issues, including impacts on Arbutus, as well as the intersection of Nanton Avenue and Yew Street.

A letter was also received from the Arbutus Ridge Concerned Citizens Association (ARCCA) regarding the project. Beyond the concerns of density, height, parking, and traffic, the following concerns have been raised:

1. Sunlight on the new streets and the plaza;
2. The small increase in commercial spaces;
3. No covered mall;
4. Replacement of the private recreation centre.

Both letters are contained in Appendix E. Staff have reviewed the comments from both community groups. The design of the plaza and the amount of sunlight on the plaza will be further explored through the development permit stage. Engineering Services has reviewed the applicant's traffic and parking study and concur with its findings.

A retail and office impact study was completed prior to the rezoning submission. The study found that the trade area could only sustain the same amount of retail and office located within the existing shopping centre (no increase was warranted). Staff support the findings of the retail and office impact study. While part of the total commercial area is going to expand the Food store, liquor store, and the financial institution, staff feel there is still the opportunity to provide adequate shops and services to meet the needs of the area residents.

#### **PUBLIC BENEFITS**

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

## Required Public Benefits

- **Development Cost Levies (DCLs)** — Development Cost Levies (DCLs) are collected on new development prior to building permit issuance. The levies help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure. The subject site is in the City Wide DCL District where the current rate is \$112.16/m<sup>2</sup> (\$10.42/sq. ft.). If developed at the levels proposed in this rezoning, a DCL of \$8,236,614 based on the current rate is anticipated. This number reflects the DCL exemption for Social Housing.
- **Public Art Program** — The Public Art Program requires that rezonings involving a floor area of 9 290 m<sup>2</sup> (100,000 sq. ft.) or greater allocate a portion of their construction budgets (\$1.81/sq. ft.) to public art as a condition of rezoning. With 80 765 m<sup>2</sup> (869,347 sq. ft.) proposed in this rezoning, a public art budget of approximately \$1,573,518 would be anticipated.

## Offered Public Benefits:

**Community Amenity Contribution** — In the context of the City's Financing Growth Policy, the City anticipates the offer of a Community Amenity Contribution (CAC) from the owner of a rezoning site to address the impacts of rezoning. Contributions are negotiated and evaluated by staff in light of the increase in land value expected to result from rezoning approval. Real Estate Services staff recommend that the offered Community Amenity Contribution of \$46,200,000 be accepted.

Through the community consultation process leading to the Arbutus Centre Policy Statement, the following public benefits were identified as key to be achieved:

- Neighbourhood House;
- Adult Day Centre (permanent location for the ASK friendship Centre);
- 20% of the total # of units to be provided as affordable housing. (100 units)
- \$1 Million of upgrades to Arbutus Village Park.

### 1. Neighbourhood House and Adult Day Care

Staff analysis of community amenity needs in the area conducted through the Policy Statement process identified a need for a neighbourhood house and seniors' centre at this location. A Neighbourhood House is a non-governmental organization that works towards improving the quality of community and family life. Services and programs are available to all age groups and the diverse population of the area served. Neighbourhood Houses work to build strong, independent communities where people are encouraged to help themselves and each other.

An Adult Day Care is a place where frail or otherwise vulnerable adults go during the daytime for various social and health programming. The service supports the health of the participant and provides essential respite to caregivers. The Arbutus Shaughnessy Kerrisdale Friendship Society serves the area immediately surrounding Arbutus Centre. Arbutus Centre is an ideal location for this service because of the central geographic location for the population being served and because of the range of other commercial and service uses in the development.

The current rezoning proposal includes approximately 16,000 square feet of "community amenity" space located on two floors in Block A (north east quadrant of the site). With normal design development typical of Development Permitting processes, these spaces could accommodate the needs of both a neighbourhood house and the ASK Friendship Centre. The spaces will be designed and built to provide flexibility so that they can be programmed for maximum variety and hours of use, including cultural programming. The neighbourhood house and adult day care will be located within an air space parcel on the subject site, the ownership of which will be conveyed to the City once construction is complete. The Neighbourhood House and Adult Day Care are fit, finished, furnished, and functional.

In addition to providing the neighbourhood house and adult day care, the property owner is offering a financial contribution towards the annual facility operating costs (Facility Reserve Fund). The establishment of this Fund is calculated at \$4,000,000 based on an annual projection of costs for security, utilities, maintenance, and insurance. Real Estate Services has used a "present value calculation" that looks at future value and period length as well as payment amount and period length to arrive at this number. The Facility Reserve Fund is projected to provide for annual operating subsidies for approximately 20 years. After this time the Neighbourhood House and Adult Day Care operation will be evaluated and reconfirmed or altered as necessary.

The Vancouver Charter provides for cash reserves to ensure ongoing sustainability and conservation of facilities achieved through land use regulation processes. The Charter and the Zoning & Development By-law provide a policy basis for means to ensure the conservation as well as the provision of amenities.

## 2. Affordable Housing

The Arbutus Centre Policy Statement supports the creation of a diverse community that includes a broad social mix and access to housing by all income groups. It determined that 20% of units would be secured as affordable housing as part of a rezoning phase. The level of affordability of the units was to be based on the availability of senior government funding at that time and applicants for rezoning would need to agree to the appropriate mix of incomes and household types with the Social Development staff prior to a recommendation to Council for the rezoning. Objectives for family housing (2 bedrooms or more) were established at 25% for both affordable and market housing. Consideration was also given to seniors housing (meeting SAFER Homes guidelines) to meet the needs of local residents. The Policy Statement also considers that design considerations be given to mobility and sensory limitations of individuals, as well as 'aging in place' by using principles of universal design.

Council policy regarding affordable housing is to maintain and expand housing opportunities for low and modest-income households with priority for families with children; seniors on fixed incomes or in need of support; Single-Room Occupancy (SRO) residents; the mentally ill; physically disabled, and others at risk of homelessness.

The applicant is offering 100 units of affordable housing with ownership by the City. 25 units are proposed to be family units (2 & 3 bedrooms at rents for low-income families ranging from the shelter component of welfare up to the core-need income threshold), 50 units for seniors (one bedrooms with rents in line with the SAFER program) and 25 units for singles (one bedrooms with rents ranging from the shelter component of welfare up to CMHC average market rents for this area).

The evidence from the 2006 census shows that both seniors and family rental housing are needed in this neighbourhood. Ownership of the units enables the City to meet local need and provides control over the asset, which enables the City to achieve a greater degree of affordability on an on-going basis than it would if the applicant retained ownership, despite there being no senior government funding at this time. The City could lease the units to a non-profit to manage the income testing, tenanting process and property management.

Based on a proforma analysis done by Housing and Real Estate staff and using the mix described above, 100 units creates sufficient revenue for the City to create a maintenance fund, a reserve fund and an annual operating surplus. This mitigates concerns over long-term liability of assets and ensures the City retains control over the level of affordability provided in the units. This housing ownership proposal equals \$29,000,000 of the offered public benefit, with the ability to generate revenue to cover off the expenses accrued from owning the 100 units.

Should senior government funding become available in the future, then ownership by the City ensures an opportunity to layer on additional affordability or supports at that time, as required by local and City-wide need.

### 3. Other Community Amenity Contributions

As part of the policy statement, Parks identified the need to upgrade Arbutus Village Park, estimating the costs to be approximately \$1,000,000. The upgrades would include plantings, seating, upgrades to play equipment, and some remedial re-grading of the park.

In addition to the \$1,000,000 identified for upgrades to Arbutus Village Park, Real Estate Services staff have reviewed the applicant's development proforma and concluded that there was a sufficient increase in land value to warrant a further CAC offering of \$6,500,000. Staff are recommending this be allocated through a future process with Council approval, with possible contributions to open space, greenways and bikeways, or other civic/cultural amenities in the general area. The current Policy on heritage density from the Heritage Density Bank precludes landing density in this part of the City. Council has directed staff to review this policy, and that work is not yet underway.

### ***SOCIAL IMPLICATIONS***

Spaces and places to meet and learn and play together are important elements of complete, sustainable communities. Neighbourhood houses have long played a vital role in Vancouver's social fabric, providing capacity building programmes for families, newcomers, and long time residents. Adult Day Centres such as the ASK Friendship Centre support families providing care to a frail family members so that they can remain in the family home. This support has been shown to improve health of the frail client and of the family caregivers, and to support labour force participation contributing to families' economic stability.

The provision of affordable rental housing in this development aligns with the Arbutus Centre Policy Statement, which highlights how a diversity of income groups and household type within this neighbourhood provides important social and economic benefits.

### ***FINANCIAL IMPLICATIONS***

The operating costs associated with the Neighbourhood House and Adult Day Care will become the responsibility of the City. Both facilities will be owned by the city and leased to non-profit operators. The Facility Reserve Fund provided as part of the Community Amenity Contribution studios will provide a total annual operating revenue sufficient to cover any operating costs. The Facility Reserve Fund is projected to last a minimum of 20 years at which time the program will be reviewed and renewed as appropriate. Future capital costs will be handled per the protocol of the time, which currently is dealt with through the Capital Budgeting process.

The revenues and costs associated with ownership of the 100 units of affordable housing will become the responsibility of the City. The rental income from the units will provide an annual operating revenue sufficient to create a Maintenance Fund, a Reserve Fund and provide an annual operating surplus. The Reserve Fund is projected to last a minimum of 60 years (or the life of the building) and will be monitored on an on-going basis. Any surplus will go to the Affordable Housing Reserve to be levered with additional funding to create more supportive/social housing in the future.

### ***CONCLUSION***

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

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**4255 Arbutus Street  
DRAFT CD-1 BY-LAW PROVISIONS**

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

**1. Definitions**

Words in this By-law have the meanings given to them in the Zoning and Development By-law except that:

**Adult Day Care Facility**, which means the use of premises by a non-profit society to provide supervision, social and recreational activity programs, personal care and related health care services, meals, and information to persons as they age. It does not include premises used for residential purposes.

**Geodetic Datum**, which means the current vertical reference surface adopted and used by the City of Vancouver.

**2. Uses**

- Adult Day Care Facility
- Cultural and Recreational Uses, limited to Artist Studio, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, swimming pool, or Park or Playground;
- Dwelling Uses;
- Institutional Uses, limited to Child Day Care Facility, Church, Public Authority Use, School - Elementary or Secondary, School - University or College, Social Service Centre, and Community Care Facility - Class B or Group Residence;
- Office Uses;
- Parking Uses;
- Retail Uses, limited to Farmers Market, Grocery or Drug Store, Retail Store, Furniture or Appliance Store, Liquor Store, Secondhand Store, and Small-scale Pharmacy;
- Service uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laboratory, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Print Shop, Photofinishing or Photography Studio, Production or Rehearsal Studio, Repair Shop - Class A, Repair Shop - Class B, Restaurant, School - Arts or Self Improvement, School - Business, School - Vocational or Trade;

- Transportation and Storage Uses, limited to a Mini-Storage Warehouse;
- Utility and Communication Uses, limited to a Public Utility, Radiocommunication Station; and
- Accessory Use customarily ancillary to any use permitted by this section.

### 3. Conditions of use

All commercial uses permitted by this By-law shall be carried on wholly within a completely enclosed building except for:

- (a) Restaurant,
- (b) Neighbourhood Public House, and
- (c) Display of plants, flowers, fruit and vegetables in conjunction with a permitted use.

No general office except for entrances thereto shall be located within a depth of 10.7 m of the front wall of the building and extending across its full width on that portion of a storey having an elevation within 2.0 m of street grade on the fronting street except for an insurance, travel agency or real estate office.

### 4. Floor area and density

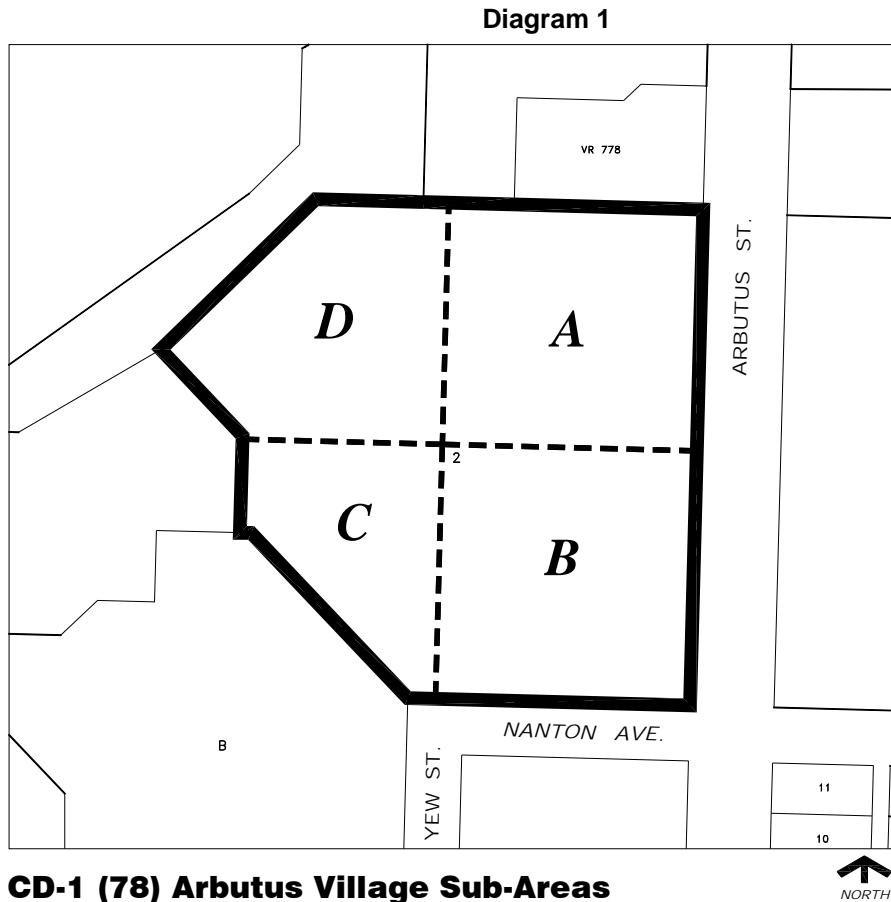
- The floor area for all uses shall not exceed 81 000 m<sup>2</sup>.
- A minimum of 25 000 m<sup>2</sup> of commercial space shall be provided for the development.
- A maximum of 55 750 m<sup>2</sup> of residential space shall be provided for the development.
- Computation of floor space ratio must include all floors having a minimum ceiling height of 1.2 m, both above and below ground level, measured to the extreme outer limits of the building.
- Computation of floor space ratio must exclude:
  - (a) open residential balconies or sundecks 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 such exclusions must not exceed 8% of the residential floor area;
  - (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
  - (c) where floors or portions of floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of

Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;

- (d) residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- 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, except that:
    - i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8 percent of the residential floor area being provided, and
    - ii) no more than 50 percent of the excluded balcony floor area may be enclosed;
  - (b) amenity areas, except that the exclusion must not exceed, in aggregate, the lesser of 20 per cent of the permitted floor area or 1 400 m<sup>2</sup>;
- The use of floor space excluded under section 4 must not include any purpose other than that which justified the exclusion.

## 5. Sub-areas

- The site is to consist of 4 sub-areas approximately as illustrated in Figure 1, solely for the purpose of height calculation.



## 6. Building height

- Building height on the site must be measured in metres referenced to Geodetic Datum.
- Building height, measured from the top of the roof slab above the uppermost habitable floor, excluding parapet wall, must not exceed the maximum heights set out on the table below.

Sub Area	Maximum building heights
A	65 m
B	57 m
C	57 m
D	57 m

- Section 10.11 of the Zoning and Development By-law is to apply except that, despite section 10.11 and section 7.2 of this By-law, the Director of Planning or Development Permit Board, as the case may be, may permit a greater height than otherwise permitted for:

- (a) a mechanical penthouse; and
- (b) access and infrastructure required to maintain green roofs or urban agriculture, including stair and elevator enclosures, amenity areas, tool sheds, trellises and other garden structures, or roof-mounted energy technologies including solar panels, wind turbines and similar items, if the Director of Planning or Development Permit Board first considers:
  - (i) the effects on public and private views, shadowing, privacy and noise impacts, and
  - (ii) all applicable policies and guidelines adopted by Council.

## **7. 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.

## **8. 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.

<b>Portions of dwelling units</b>	<b>Noise levels (Decibels)</b>
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Bedrooms	35
Living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

\* \* \* \* \*

**4255 Arbutus Street  
PROPOSED CONDITIONS OF APPROVAL**

Note: 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 proposed form of development be approved by Council in principle, generally as prepared by Dialog, and stamped "Received City Planning Department, November 18, 2010", 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. Clarification on the drawings, providing scaled building elevations of all building facades, including interior facing courtyards, indicating proposed materials and colours;
2. Confirmation on the drawings, providing a updated view analysis taken from Quilchena Park, that includes all mechanical and elevator penthouses and roof top appurtenances that may impact views;

Note to Applicant: Most of the massing should be contained underneath the 57 m datum line, with limited intrusions allowed into the Quilchena Park view.

3. Design development to improve the scale transition between the northeast corner of Block A with the adjacent low rise residential building, increasing the Arbutus Street setback by approximately 3 m, from Gridline A to Gridline C (approximately 12 m);

Note to Applicant: A more compatible massing transition, similar to the south west corner is advised. Reference: Arbutus Centre Policy Statement (Section 4.0 Building Form).

4. Design development to the architectural expression to achieve closer conformance with the intent of the Arbutus Centre Policy Statement regarding building form with particular regard but not limited to the following:
  - a. more articulation and variety of materials, east elevation, Block D;
  - b. Reference: Arbutus Centre Policy Statement (Section 4.0 Building Form);

5. Confirmation on the drawings and as illustrated in the rezoning documents, the following material palette:
  - a. predominately brick cladding on the low rise massing, with integration of brick on the upper massing at various accent elements;
  - b. high quality, clear transparent glazing systems with colour accent panels;
  - c. metal panel systems and solar shading and screening devices;
  - d. exposed architectural concrete for vertical articulation of the townhouses, projecting floor slabs, roof overhangs and soffits;
  - e. living green walls;
6. Design development to ensure good active retail/commercial space in the following manner:
  - a. provide a minimum floor-to-floor height of 4 m;  

Note to Applicant: The floor to floor height of the CRU located in Block C needs to be increased.
  - b. direct grade access to sidewalks without need of ramps or stairs;  

Note to Applicant: CRU located in Block A needs to meet sidewalk grade at all entry points.
  - c. provide continuous full height clear, transparent glazing along all retail/commercial frontages; and  

Note to Applicant: There should be direct site lines into the retail space from the street. Blank walls, back of house activities and display shelving against the store frontage are not supported.
  - d. provide continuous weather protection along all retail/commercial frontages;
7. Design development to ensure an engaging and pedestrian oriented public realm that conforms to the Arbutus Centre Policy Statement (Section 2.4 key Planning Principles) with particular regard but not limited to the following:
  - a. provide for continuous connectivity of pedestrian path networks, avoiding dead ends and integrating accessible requirements;  

Note to Applicant: The proposed paths should connect with existing on and off site paths to the west of the subject site.
  - b. enhance the expression and functional relationship of the pedestrian stair entry to the parking level, Arbutus Mews, Block B, to the retail frontage, and parking level below;  

Note to Applicant: The expression should lend greater significance to this entrance, with a more gracious, less utilitarian connecting stair to the

parking level. Consider extending the canopy, a larger, more open stair, and with further day lighting of the parking level below.

8. Design development to address liveable work conditions, relocating below grade office use to above grade, providing natural daylight and ventilation;

Note to Applicant: Recommended reference for performance target: Daylight and Views, Credit 8.1, Indoor Environmental Quality, LEED® Canada, NC.

9. Design development to the interface of adjacent uses, with concern for privacy, noise attenuation and minimizing general conflicts and incompatibility between uses;

Note to Applicant: Exposed frontage of liquor store and office into the residential courtyard of Block B requires further consideration.

10. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Silver equivalency, including at least three optimize energy performance points, one water efficiency point, and one storm water point;

Note to Applicant: Provide a LEED® checklist confirming LEED® Silver equivalency and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development. Both the checklist and description should be incorporated into the drawing set. Pursuit of LEED® Gold rather than Silver is encouraged.

### Landscape Review

11. Provision of a diversity of landscape types and experiences to benefit the pedestrian environment and improve the livability of building occupants;

Note to Applicant: The public realm should be high quality and consist of friendly, urban street edges with tree lined streets and appropriate transitions to residential and commercial uses. Semi-private open space design in and around buildings should offer a variety of outdoor experiences. Provide opportunities for urban agriculture, respecting solar aspect, and sized to a scale proportional to the size of outdoor space available. Patios and courtyards should also include more contemplative spaces with trees and layered planting for passive activity. Childcare play spaces must also be integrated in proximity to amenity areas.

12. Design development to the existing building to the north and Block A;

Note to Applicant: significant landscaping should be provided in this location to enhance the buffer between sites. This can be done by the addition of a double row of large species street trees or equivalent, in addition to other measures such as green walls or upper level layered planting. Refer to Arbutus Centre Policy Statement (Section 4.0, Relationship to Adjacent Sites)

13. Design development to grades, retaining walls, walkways and structural elements, such as underground parking to maximize plant growing depth (exceed BCLNA Landscape Standard);

Note to Applicant: where applicable, reconfigure underground parking design to increase soil depth for planting. Public and private trees will be needed to be planted at grade and not placed in above grade planters to achieve soil depth. Structural soils and variations in the slab may be required. Planted areas adjacent to structures and on slab contain contiguous soil volumes. Underground parking to angle downward at the corner (1 m across and 1.2 m downward) to increase planting depth for inner boulevard trees and planters.

14. Design development to maximize the retention of trees to the north, south and west edges, with particular consideration to impacts to offsite trees and groupings, where possible;

Note to Applicant: while the drawings indicate that perimeter trees have been integrated into the proposal, further consideration at the development permit stage will be needed to ensure that all options for retention have been explored. Further arborist information and detailed plans may be requested to inform decisions. Measures may be needed to mitigate impacts to trees on adjacent sites. Pursuant to tree retention objectives, alterations to the built form may be necessary. Coordination with neighbour sites is highly encouraged. In some cases, arrangements can be made with adjacent property owners to replace trees on their sites. In no case should neighbour trees be rendered hazardous or unhealthy through edge disturbance, without a plan in place for resolving the conflict. A number of tree groupings straddle private and property will require coordination with Engineering Services and Park Board. The grouping of trees along the western edge does not appear to be included in arborist reports to date.

15. Design development to location of utilities to avoid the awkward placement of utilities (pad mounted transformers, "Vista" junctions, underground venting) in the public realm;

Note to Applicant: Where utilities must be located near a street or sidewalk, a secondary circulation route is the preferred location. Every effort should be made to integrate utility access into structures and behind lockable, decorative gates or screened with landscaping.

16. Design development to the paving plan should compose a unified and high quality street patterning on sidewalks and public spaces;

Note to Applicant: in addition, the semi-private paving treatment should be robust and more individual to the building. Pay careful attention to the transition from semi-private to public realm grades and edge materials. Where phasing of individual site portions are phased overtime, a public realm material

palette should be submitted for the entire site at DE stage, phase one. Details of public and semi-private surface treatment should be provided at each phase.

17. At time of first development permit, provision of a public realm plan;

Note to Applicant: refer to Arbutus Centre Policy Statement (Section 6.0, new street design). The public realm plan presentation should include, but not limited to, final street alignment, public art, water features, sidewalk design, new street trees, retained trees, street furniture, paving, lighting, utilities and pedestrian weather protection.

18. At time of first development permit provision of a detailed Landscape Plan illustrating soft and hard landscaping;

Note to Applicant: The plans should be at 1/8":1'-0" scale minimum. Phased development should include separate landscape plans for individual buildings and adjacent open space. The Plant list should include the common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

19. A phased "Tree Removal/Protection/Replacement Plan" in coordination with arboricultural services, including the assessment of existing trees, retention value rating, retention feasibility, remediation recommendations, site supervision and letters of undertaking;

Note to Applicant: given the size and complexity of the site, provide a tree plan that is separate from the landscape plan. The plan should clearly illustrate all trees to be removed and retained, including any tree protection barriers and important construction management directives drawn out of the arborist report(s). Tree replacements are likely best located on the proposed phased landscape plans.

20. A "Construction Management Plan" outlining methods for the retention of existing trees during construction;

Note to Applicant: The Plan should include, but not be limited to, the location of construction materials, temporary structures, utilities, site access, development phasing, neighbour impact reduction methods, to the satisfaction of Planning Staff. Special construction methods such as applying "shotcrete" to excavation walls near retained trees may be necessary and a watering program.

21. At time of development permit, provision of detailed cross-sections (minimum 1/4" scale) through all proposed common open spaces and semi-private patio areas (typical);

Note to Applicant: The sections should illustrate to scale the relationship between the underground slab, soil, tree root ball, retaining walls, steps, and part of the residential unit.

22. Provision of universal design principles in the outdoor spaces, such as wheelchair accessible site furniture;

Note to Applicant: Special consideration should be given to the street design, including paving, providing benches, particularly near entrances on site and at reasonable intervals for public use along streets and Mews.

23. Provision of high efficiency irrigation for all planted areas, including urban agriculture areas, and hose bibs for all private patios of 100 sq. ft. ( $9.29\text{ m}^2$ );

## Engineering

24. Parking, loading, bicycle spaces and passenger loading spaces shall be provided and maintained according to the requirements and provisions of the Parking By-law, and the Engineering Parking and Loading Design Supplement, including those concerning exemption and relaxation, except for the following:

a. **Parking:**

- i. **Multiple Dwelling:** The minimum required and maximum allowable parking shall be provided as follows: A minimum parking requirement of one parking space for each  $110\text{ m}^2$  gross floor area up to  $1.25$  spaces per unit, and a maximum equal to the sum of the minimum required parking plus  $0.5$  parking spaces to an absolute maximum of  $1.75$  spaces per dwelling unit.
- ii. **Visitor Parking:** Visitor parking must be provided at a minimum rate of  $0.1$  spaces per dwelling unit, and at a maximum not to exceed  $0.2$  spaces per dwelling unit. If there are secondary suites (lock-off suites), no vehicle parking will be required for these units; however, these units will be counted as separate stand-alone units when calculating visitor parking and bicycle parking.
- iii. **Social Housing (As defined by the Director of Planning):** A minimum of one parking space for each  $150\text{ m}^2$  of gross floor area must be provided. A maximum parking provision must not exceed one parking space for each  $110\text{ m}^2$  of gross floor area, with an absolute maximum of  $0.75$  parking spaces per dwelling unit. The total number of Social Housing units is to be included in the total number of residential units when calculating Class A and B loading.
- iv. **Non-Residential:** All non-residential parking must be provided at a minimum rate of one space for each  $70\text{ m}^2$  of gross floor area, and at a maximum rate of one space for each  $40\text{ m}^2$  of gross floor area.

b. **Loading:**

- i. **Residential:** **Class A Loading:** Multiple dwelling residential, Live-Work, Social housing and any other type of dwelling use not listed here shall provide a minimum of  $0.01$  space per dwelling unit up to  $299$  dwelling

- units, and 0.008 spaces per dwelling unit for any number of units over 299.
- ii. Class B Loading: Multiple unit residential, Live-work, Social Housing and any other dwelling use not listed here must provide a minimum of 0.008 space per dwelling unit up to 299 units and 0.006 space per dwelling unit for any number of units over 299.
  - iii. Non-Residential Loading: Class C loading must be provided for all non-residential uses except office at the following minimum rate: One loading space for the first 2 500 m<sup>2</sup> gross floor area, One loading space for any portion of the next 5 000 m<sup>2</sup> gross floor area, One loading space for any portion of each additional 10 000 m<sup>2</sup> gross floor area. Class B loading must be provided for non-residential uses at the following rate: One loading space for the first 100 m<sup>2</sup> gross floor area, One loading space for any portion of the next 750 m<sup>2</sup> gross floor area, One loading space for any portion of the next 2 000 m<sup>2</sup> gross floor area, One loading space for any portion of the next 4000m<sup>2</sup> gross floor area, One loading space for each additional 7 500 m<sup>2</sup> gross floor area. Class A loading must be provided for non-residential uses at the following rate: One loading space for the first 100 m<sup>2</sup> gross floor area, One loading space for any portion of the next 300 m<sup>2</sup> gross floor area, One loading space for any portion of the next 500 m<sup>2</sup> gross floor area, One loading space for any portion of the next 750 m<sup>2</sup> gross floor area, One loading space for any portion of the next 1 500 m<sup>2</sup> gross floor area, One loading space for each additional 3 000 m<sup>2</sup> gross floor area;
25. Provision of a site servicing plan that contemplates any proposed phasing;
- Note to applicant: The area's storm, sanitary and water systems must be analyzed to determine the need and extent of required system upgrading. The current application lacks the details to determine if upgrading is required. Provision of adequate water service to meet the fire flow demands of the project is necessary. The large lot size of Lot A/B will create a large fire flow water demand. Extensive upgrades to the existing water system may be required. Servicing the site under the public square area is not supported. If required, utility rights-of-way are to be a minimum of 6.0 m wide and unimpeded. Only one service connection per legal lot is acceptable.
26. Design development to include an accessibility ramp that connects the public square with the foot of the public square stairs and thus eliminates the need for a public elevator;
27. Clarify the intended phasing of development as it relates to parking and loading;
28. Provision of a public realm plan (landscape plan and lighting plan for public areas and streets) that includes, but is not limited to, new sidewalks (minimum 1.8 m wide), curb, pavement, lamp standards, street trees, landscaping and street furniture adjacent to the site;

Note to applicant: A copy of the public realm plan must be submitted directly to Engineering for review, comment and approval prior to the issuance of a development permit.

Note to applicant: All public paths should be the same width throughout the development.

Note to applicant: Park Board approval will be required for the path connections within the Arbutus Village Park that will connect the park's existing paths with the proposed on-site paths.

29. Design development to provide grade separation within the mews;
30. Design development is required to ensure the east to south bound right turn bay in the private street is reduced in size or eliminated;
31. Crossing applications for driveways and approval are required prior to the issuance of a development permit and should be submitted directly to Engineering for review and comment. Discharge any existing crossing agreements made unnecessary by the development will be required;
32. The design and construction of the Yew Street Extension, the lane along the northern boundary of the site and the portions of Arbutus Street and Nanton Avenue adjacent the site, including new lighting and an off-street bike path on the Nanton Avenue bike route, all in keeping with a required public realm plan or streetscape plans issued or required by the City and any other guidelines issued by the City, including guidelines to accommodate Vulnerable Users;
33. Provision of a groundwater management strategy is required to ensure groundwater does not rise in the surrounding neighborhood during or post construction;

Note to applicant: Groundwater shall be managed as per the Arbutus Centre Policy Statement and as per the Vancouver Building By-law.

34. Design development to eliminate the need for loading off the northern extension of Yew Street;
35. Design development to relocate the Block A vehicular ramp as to flatten it and eliminate multiple turns;

Note to Applicant: The multiple turns and slope make this ramp circuitous and difficult to maneuver. All ramp designs are to meet the City of Vancouver Parking and Loading Design Supplement.

36. Provision of a loading management plan;

Note to Applicant: Heights and lengths of trucks to serve the site must be identified and accommodated. The study must clearly show turning templates for all loading access points and for all internal loading maneuvering. Design

deficiencies such as columns, walls, sharp corners, etc. must be identified and accompanied by recommended solutions. Details regarding the self storage center's loading requirements and functionality are required. The design and analysis of the loading facility must also ensure loading operations and truck maneuvering does not interfere with any requirements for solid waste management within the building.

37. Design development to ensure the Solid Waste Storage Facility meets the City of Vancouver Solid Waste Storage Facility Design Supplement and the Solid Waste Diversion Strategy;
38. Confirm on the drawings submitted for development permit application that the parking layout adheres to the City of Vancouver Parking By-law, Zoning and Development By-law and Parking and Loading Design Supplement;
39. Make arrangements to the satisfaction of the General Manager of Engineering Services, in consultation with CMBC and Translink, to relocate any bus stops affected by the proposed development;
40. Provision of a canopy application for any canopies that encroach over City street;

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage system as per the Vancouver Building By-law.

### Sustainability

41. An approach to Sustainable Site Design shall be taken and, where appropriate, incorporate layout and orientation approaches that reduce energy needs, facilitate passive energy solutions, incorporate urban agricultural opportunities, and replicate natural systems where feasible;
42. Provision of a Green Mobility and Clean Vehicles Strategy that includes the requisite infrastructure where appropriate to prioritize sustainable transportation modes including walking, cycling, public transit, and provisions for low carbon vehicles (e.g., electric vehicles), completed to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any agreements required by this Strategy on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services;

Note to Applicant: The Green Mobility and Clean Vehicles Strategy should be coordinated with the Transportation Study and Traffic Management Plan.

43. Provision of a Sustainable Rainwater Management plan that utilizes sustainable strategies to allow for infiltration, retention, treatment and utilization of rainwater where applicable and appropriate on site;

Note to Applicant: The requirements of the Sustainable Rainwater Management Plan should be coordinated/integrated with the required Landscape Plan.

44. Provision of a Solid Waste Diversion Strategy that addresses waste diversion in all solid waste generating activities within the development;

Note to Applicant: The strategy must identify/provide space, infrastructure and an operational approach to divert organics and recyclables from the waste stream, and minimize the vehicle trips required for collection, to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any agreements required by this Strategy on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services.

#### Renewable Energy

45. An intrusive test drilling and loop installation program, followed by Formation Thermal Conductivity testing, shall be performed by a qualified professional to confirm a vertical closed-loop geoexchange system is viable for the site and for the purpose of developing a detailed ground loop design, all to the satisfaction of the General Manager of Engineering Services. If results of the testing program support geoexchange system development, such a system shall be required for the development. If results of the testing program and further analysis does not support geoexchange system development, then a suitable alternative with comparable low GHG performance will be selected from screened technologies and shall be implemented prior to full build-out of the site, all to the satisfaction of the General Manager of Engineering Services;
46. The renewable energy sources (i.e., geoexchange or alternative) shall provide a minimum of 70% of total annual space heating and domestic hot water energy requirements delivered as part of the renewable energy system to buildings within the development. Remaining energy demands shall be provided by high efficiency gas boilers for peaking and backup. Exceptions may be granted where the use of either solar systems to generate heat energy or equipment to acquire waste heat energy from the refrigeration or cooling system of a building is approved by the General Manager of Engineering Services. Such approvals will be made on a case by case basis for the purpose of supplementing the heat energy provided by the Renewable Energy System;
47. Mechanical heating and domestic hot water systems of all buildings shall be designed to be easily serviced by the Renewable Energy System that provides a minimum supply temperature of 65 degrees Celsius and maximum return temperature of 50 degrees Celsius;
48. Locate all heat pumps and required boilers in one centralized mechanical room to service the development. Equipment location and centralization must be to the satisfaction of the General Manager of Engineering Services;

49. Building design must provide for connectivity of all mechanical systems (for heating and cooling) and domestic hot water systems to the Renewable Energy System to the satisfaction of the General Manager of Engineering Services;
50. Final detailed design of the Renewable Energy System must be to the satisfaction of the General Manager of Engineering Services;
51. Enter into agreements to ensure within three years of commissioning the Renewable Energy System, to provide the City with an Energy System Performance Report. This Report is to be prepared by an independent third party, with study terms of reference and final report to be approved by the City;

Note to Applicant: Energy System Performance Reports should include actual measurements of peak and annual cooling/heating loads (including DHW and make-up air, separated into commercial and residential components), heat recovery from cooling on an annualized basis, maintenance costs, COPs of heat pumps in cooling and heating mode, boiler use, and, if applicable, long-term expected performance of any geoexchange fields or changes in their performance. All results shall be weather normalized. The purpose of this report is to understand performance of the Renewable Energy System and to obtain more accurate date on energy use demand associated with new building construction.

52. Space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat, distributed heat generating equipment, including gas fired make-up air heaters;
53. No heat producing fireplaces are to be installed within residential suites.

Note to Applicant: All fireplaces are discouraged. A letter from a professional Engineering outlining any provision for ornamental fireplaces is to be submitted at the time of application for Building Permit to state that the fireplaces installed are not heat producing.

## CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the Director of Planning, the Managing Director of Social Development, the General Manager of Engineering Services, the Managing Director of Cultural Services and Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

### Engineering

1. Release of any redundant charges on title, including release of Easement & Indemnity Agreement A29669 (support agreement) prior to issuance of an occupancy permit;

Note to Applicant: An application to the City Surveyor is required (and will be referred to the City of Vancouver Structures Engineer).

2. Clarify the intended phasing of the subdivision and air space subdivision;

Note to Applicant: The applicant is advised to seek advice on air space subdivision practice since there are limits on the ability to phase airspace subdivisions. The applicant should consult with the Approving Officer regarding airspace subdivisions.
3. Registration of a Statutory Right of Way/Option to Purchase agreement over the north laneway and the northerly portion of Yew Street that is required to service Block A. The 12.0 metre laneway and the portion of the 20.0 meter road are to be defined by a Reference Plan of Statutory Right of Way suitable for registration at the Land Title Office. The SRW for lane and road purposes is to be operable upon issuance of notice to exercise the option and the option is to be exercised and the lane dedicated prior to occupancy of Block A;
4. Registration of a Statutory Right of Way over "Arbutus Mews" for 24 hour vehicular and public access, for enforcement of the street and traffic by-law by the City of Vancouver, for parking enforcement by the City of Vancouver, for the utilization of parking meters by the City of Vancouver and for utility purposes. The SRW is to be a blanket charge (defined by sketch plan, 20.0 metres wide) and is to be modified based on the as-built conditions which may include a volumetric plan. The modification is to be registered prior to occupancy of Block A;

Note to Applicant: The commercial entities within the proposed development are to be responsible for the maintenance of "Arbutus Mews".

Note to applicant: If the final building design does not require the area shown under "Arbutus Mews" for underground parking, the City may seek to establish these portions, or portions of, as road.

Note to Applicant: The street names offered are provisional only. The applicant must apply to the Street Naming Committee for street name approval. Note: "Arbutus Mews" is not a suitable name.
5. Registration of a Statutory Right of Way/Option to Purchase agreement over the south (Phase 2) portion of the Yew Street extension. The 20.0 metre road is to be defined by a Reference Plan of Statutory Right of Way suitable for registration at the Land Title Office. The SRW for road purposes is to be operable upon issuance of notice to exercise the option and the option is to be exercised and the road dedicated prior to occupancy of Block B;
6. Registration of a Statutory Right of Way over the "Public Square" & Arbutus Village Park connectors, including the paths along the western boundary of the site through Blocks C and D and the stairs, for 24 hour pedestrian access and public use. The SRW is to be a blanket charge (defined by sketch plan) and to

be modified to volumetric plan based on the as-built conditions. The modification is to be registered prior to occupancy of Block C or Block D. Maintenance of the Public Square and Arbutus Village Park shall be the responsibility of the adjacent property owners;

7. Execute a Services Agreement, that facilitates a phased approach to development, to detail the delivery of all on-site and off-site works and services necessary or incidental to the servicing of the subject site (collectively called "the Services") such that they are designed, constructed and installed at no cost to the City, and that all necessary street dedications and rights of way for the Services are provided. The agreement shall include, but not be limited to, the following provisions to the satisfaction of the General Manager of Engineering Services:
  - a. no development permit will be issued for a parcel until the design of the Services required for that particular phase of development are completed;
  - b. no occupancy of any buildings or improvements on a Parcel until the Services required for that particular phase of development are completed; and
  - c. shall include the following works to the satisfaction of the General Manager of Engineering Services:
    - i. The design and installation of all Storm, Sanitary and Water systems as required by the development.
    - ii. The design and installation of traffic signals at the intersection of the new internal private street "Arbutus Mews" and Arbutus Street, including all necessary landscaping and road works on the east side of Arbutus Street, and including communication between traffic signals on Arbutus Street at Nanton Avenue, King Edward Avenue and Valley Drive.
    - iii. The design and construction of the Yew Street Extension, the lane along the northern boundary of the site and the portions of Arbutus Street and Nanton Avenue adjacent the site, including new lighting and infrastructure related to the Nanton Avenue bike route, all in keeping with a required public realm plan or streetscape plans issued or required by the City and any other guidelines issued by the City, including guidelines to accommodate Vulnerable Users.
    - iv. The redesign and reconstruction of the Arbutus Street median as to accommodate a north to westbound left-turn bay into the internal private street and a north to westbound left turn bay into the lane along the northern boundary of the site.
    - v. Design and construction of path connections within the Arbutus Village Park that will connect the park's existing paths with the proposed on-site paths.
    - vi. Provision (including all required testing, analysis and installation) of traffic calming measures on the Nanton Avenue bike route, to be completed after the Yew Street Extension is open to traffic.
    - vii. Design and construction of all other roads, pathways, sidewalks, lanes, mews, boulevards, greenways, bikeways and all other public access

areas and shall require, to the satisfaction of the General Manager of Engineering Services:

1. Provision of life-cycle assessments for all non-standard materials proposed for City streets.
  2. Provision of soil resistivity testing in all roads to determine the need for cathodic protection of utilities.
8. Underground all new utility services from the closest existing suitable service point. All electrical services to the site must be primary with all electrical transformers located on private property. The development is not to rely on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground. Early contact with the Utilities Management Branch is encouraged;

#### Public Art

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

Note to Applicant: To discuss your public art application and fulfillment options please call Bryan Newson, Public Art Program Manager, at 604.871.6002

#### Neighbourhood House and Adult Day Care Facility

10. Provide a public amenity in the form of a neighbourhood house and adult day care facility, with a total area of not less than 16,000 sq. ft., as part of the development at 4255 Arbutus Street;
11. Design, construction, equipping and finishing of the proposed neighbourhood house and adult day care facility;

Note to applicant: Design development will be required through the Development Permit process to demonstrate that the functional requirements of the neighbourhood house and adult day care facility can be met.

12. Transfer to the City at a nominal cost an air space parcel containing the neighbourhood house and adult day care facility, together with the appropriate rights and obligations applicable to the ownership and operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations;
13. Grant a perpetual right in favour of the City and the users of this neighbourhood house and adult day care facility, in the form of a statutory right of way, for

access to and use of three parking spaces and to the loading spaces in the underground parkade of the residential complex on this site, at no cost;

14. Provide a facility operating reserve for the neighbourhood house and adult day care facility in the amount of \$4,000,000 to be held by the City in an interest-bearing account and used to offset the operating costs of the amenity space for a period of approximately 20 years;

#### **Community Amenity Contribution (CAC) Payable on Enactment**

15. Pay to the City, prior to enactment of the rezoning by-law, the Cash portion of the Community Amenity Contribution of \$7,500,000 which the developer has offered to the City, of which \$1,000,000 shall be allocated to upgrades to Arbutus Village Park;

#### **Affordable Housing**

16. Make arrangements to transfer title at a nominal cost an air space parcel containing the 100 units of affordable housing and associated parking, together with the appropriate rights and obligations applicable to the ownership and operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations; ownership and on-going management terms and conditions to be negotiated by Housing and Real Estate Services Staff, to the satisfaction of the Managing Director of Social Development, the Director of Real Estate Services and the Director of Legal Services;
17. Design, construction, equipping and finishing of the 100 units of affordable housing and associated parking;

Note to applicant: Design development will be required through the Development Permit process.

#### **Soils**

18. Submit a site profile to the Environmental Protection Branch (EPB);
19. That 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;
20. 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.

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.

All agreements, where appropriate, should be structured to contemplate and allow for a phased occupancy of buildings and units.

\* \* \* \* \*

**4255 Arbutus Street  
DRAFT CONSEQUENTIAL AMENDMENTS**

**DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510**

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

"4255 Arbutus Street [CD-1#] [By-law #] B (C-2)"

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

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

"[CD-1 #] [by-law #] 4255 Arbutus Street"

\* \* \* \* \*

DRAFT CONSEQUENTIAL AMENDMENTS TO  
CD-1 (78) BY-LAW NO. 4634

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

- Amend the by-law as follows: [All additions are shown in ***bold italics***. All deletions are shown in ~~strikeout~~.]

## 2 Uses

The area shown outlined in black on the said plan is rezoned CD-1, and the only uses permitted within the said area and the only uses for which development permits will be issued are:

- (a) a maximum of 461 units comprising multiple dwellings;
- (b) ~~a shopping centre composed of a food floor and other retail uses, office uses, fitness centres, libraries, theatres, artist studios, child day care facilities and service uses including but not limited to restaurants, arts or self-improvement schools and business schools; [6955; 92 03 24]~~
- (c) ~~adult day care centre, which means the use of premises to offer health, therapeutic, social, respite, and other care services, programs, and facilities to seniors and other adults, but only on the second floor of the shopping centre;~~
- (d) seniors supportive or assisted housing;
- (e) a community care facility; [9674; 08 06 24]
- (f) a 1.42 ha (3.5 acre) park;
- (g) accessory buildings and accessory uses customarily ancillary to the above uses, including off-street parking and loading, ~~pedestrian mall and circulation, and recreational facilities~~; [8824; 04 04 06] [9476; 07 05 15] subject to such conditions as Council may by resolution prescribe. [6062; 86 11 04].

## 3 Floor Areas

The uses listed in Column 1 of TABLE A below shall be permitted to the maximum floor area appearing opposite in Column 2:

**Table A**

Column 1	Column 2
1. Multiple Dwellings and uses customarily ancillary thereto.	64 190.58 m <sup>2</sup> (690,942 sq. ft.)
2. Retail, Offices, Theatres, Service Uses (except that Arts or Self Improvement Schools shall be limited to a maximum floor area of 755 m <sup>2</sup> (8,127 sq. ft.)), Fitness Centres, Libraries, Artist Studios, Child Day Care Facilities, Adult Day Care Centre, and Uses customarily ancillary thereto.	13 713 m <sup>2</sup> (147,607 sq. ft.)
2 3. Community Care Facilities.	8 488.55 m <sup>2</sup> (91,370 sq. ft.)

**Note to Table A:**

For use No. 1 in column 1 the following shall be excluded from the floor area calculation:

- (a) balconies, canopies, sundecks and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, provided that the Director of Planning first approves the design of any balcony enclosure and provided further that the total area of all exclusions does not exceed eight percent of the permitted floor area;
  - (b) areas of floors used for off-street parking and loading, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing.
- 3.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000.

**4 Off-street Parking and Loading**

- (a) A minimum of 894 off-street parking spaces for the residential uses shall be provided and maintained in accordance with the provisions of the Parking By-law;
  - (b) ~~A minimum of 493 off street parking spaces for the commercial uses shall be provided and maintained in accordance with the provisions of the Parking By-law;~~
  - (b) (e) A minimum of 26 off-street parking spaces for the community care facility shall be provided and maintained in accordance with the provisions of the Parking By-law; [9674; 08 06 24]
  - (c) (d) Off-street loading spaces shall be provided in accordance with the requirements of the Parking By-law and to the satisfaction of the Director of Planning, who shall first receive advice from the City Engineer; [6062; 86 11 04]
  - (e) ~~A minimum of one parking space shall be provided per 10 m<sup>2</sup> (107 sq. ft.) of fitness centre, less the number of spaces previously provided for such floor area at a rate of one space per 27.8 m<sup>2</sup> (299 sq. ft.). [6955; 92 03 24]~~
- Replace Schedule D with a revised map that removes 4255 Arbutus Street.

\* \* \* \* \*

**4255 Arbutus Street  
ADDITIONAL INFORMATION**

**ARKS Vision Committee - Comments**

**Background**

The mandate of the ARKS Vision Arbutus Centre subcommittee is to ensure that the re-development of the Arbutus Village shopping centre is compatible with the ARKS Vision and that the quality of the densification.

This vision was developed with great depth and breadth of community participation, including a series of intensive public workshops with over 400 participants and a community vision choices survey that had over 2,600 respondents. The Vision directions that were supported by survey respondents were approved by City Council in November 2005.

**Summary**

The purpose of this document is to highlight areas where Larco's rezoning application for the Arbutus Shopping Centre either conflicts with ARKS Vision directions or fails to advance them and to highlight the areas where the application fails to address the community concerns raised during the creation of the Arbutus Centre Policy Statement.

The ARKS Vision committee supports the redevelopment of Arbutus Centre as a neighbourhood centre and is not opposed to adding housing to the site. However, we have many serious concerns with the current rezoning application that the developer has not yet addressed. Of particular concern are:

1. The intrusion into the view from Quilchena Park and the fact that every single block is one storey higher than the number of storeys shown in the Arbutus Centre Policy Statement.
2. The need to add more terracing to soften the building heights, blend with the lower rooflines in adjacent properties and make the public plaza more open.
3. Ensuring that the increase in retail space is used to provide a variety of shops and services rather than just to expand the grocery store.

**Review and Recommendations**

**1. Public Views**

The existing view of English Bay and the waters of Howe Sound from Quilchena Park will be obstructed by the new development. The top floors of Block A are a serious intrusion into this view. According to the view analysis pictured in the rezoning application, they block out one fifth of the horizontal line of sight. The rest of development looks like one enormous, institutional block. This is a marked contrast to the existing 6 storey buildings in the area, which have a much smaller footprint and are surrounded by generous amounts of open space.

**Recommended Improvements:**

- a. Remove the top two floors of Block A that intrude into the view from Quilchena Park.
- b. Break up the massing of the other blocks so that the buildings don't appear to be one gigantic structure when seen from Quilchena Park.

## 2. Built Form

The size and form of the proposed development is not consistent of the scale of the neighbourhood.

- a. It does not appear consistent with the ARKS Vision directions on new housing types.
- b. It does not conform to the input collected during the public consultation process in 2007 and 2008.
- c. It does not conform to the ARKS Vision direction of preserving public views. As noted in the previous section, the proposed built form will intrude into the view from Quilchena Park more than the “limited view interruption” allowed by the Policy Statement.
- d. It does not conform to the Arbutus Centre Policy Statement. Every single block is one storey higher than the number of storeys shown in the diagram on page 10 of the policy statement.

Recommended Improvements:

- Add more terracing to all the buildings, to soften the building heights, blend with the lower rooflines in adjacent properties, make the public plaza more open and increase the amount of sunlight coming into the new development. The changes in terracing in the October 2010 revisions are a good start, but more work is needed in this area.
- Remove the top two floors of Block A (the ones that intrude into the view from Quilchena Park). At the very least, reduce block B from 8+M storeys to 7+M so that so that it conforms to the Arbutus Centre Policy Statement
- Reduce Block B in height to 5 storeys and add more terracing on the south side. This would give Block A more sun exposure and make a smoother transition to the 2 storey townhouse development immediately to the south. At the very least, reduce block B from 6+M storeys to 5+M so that so that it conforms to the Arbutus Centre Policy Statement.
- Reduce block C from 7 storeys to 6, so that it conforms to the Arbutus Centre Policy Statement.
- Reduce block D from 7 storeys to 6+PH so that it conforms to the Arbutus Centre Policy Statement.
- Add more terracing along Arbutus Street to reduce visual impact of the building height and to better blend in with the neighbouring developments.

## 3. Retail/Commercial Space

The amount of retail space has increased from the current shopping centre, but with the changes made in October 2010 almost all the increase in retail space (10,400 sq. ft. out of a total of 12,400 sq. ft.) is going to enlarge the Safeway. That leaves only 2,000 sq. ft. of additional retail available for other uses. The Arbutus Centre Policy Statement calls for an additional 3,000 sq. ft. of space for the liquor store and financial institution. This means that the amount of retail space available to provide a variety of shops and services will actually be less than in the current shopping centre. This is a step backwards, not an improvement.

Recommended Improvements:

- Instead of increasing the retail space allocated to the anchor tenants, allocate the additional retail space so that it can be used to increase the variety of shops and services available to serve the needs of the community, including the 1,000+ new

residents proposed for the centre and to provide opportunities for small, independent businesses.

#### 4. Public Plaza

We have issues with the proposed public plaza as follows.

- a. The amount of sunlight exposure in all seasons is very important; of particular concern here is the 7 storey building (block C) immediately to the south. This tall structure will put the plaza in full or partial shade all day (as per the shade analysis diagrams in the rezoning application) and while it will offer shade on the occasional hot day in the summer, it will be cold, dark and uninviting the rest of the year. This is a serious design problem that needs to be solved. The changes in terracing made in October 2010 will reduce the visual impact of these buildings, but a close inspection of the shadow analyses in the original rezoning application and the October 2010 revisions shows that there is virtually no change in the amount of sunlight that the plaza will receive.
- b. The plaza also has a 7 storey building (block D) immediately to the north of it. This will make people in the plaza feel like they are at the bottom of a canyon. This plaza will not be an open, welcoming space.
- c. Even with the increase in the size of the plaza in October 2010, we question whether the size of the plaza is adequate as it will be an important focal point within the neighbourhood centre. It will have to serve a wide variety purposes and users: as an informal meeting place and a place for elderly people to sit and relax, as well as a good location for the other purposes suggested in the ARKS Vision: farmer's markets, outdoor concerts and art displays. It is important that it is well designed, attractively landscaped and located so that it will serve the neighbourhood on a year-round basis.
- d. The covered areas in the plaza should be designed in such a way that they will encourage people to use them in inclement weather. The covered areas shown in the revised application are small and widely spaced and will not allow people to sit and face each other and socialize.

Recommended Improvements:

1. Set up part of the public area so that it can be used year round. A lot of people use the indoor public seating section in the mall now and this kind of space needs to be preserved. Proper overhang should be included to ensure a more year round usability to the square. If possible the overhang should be glazed to maximize natural light in the area.
2. Further reduce the mass and height of block C so that the sun exposure in the plaza is increased.
3. Add more terracing to the south side of block D so that people in the plaza won't feel like they're at the bottom of a canyon.

#### 5. Groundwater

The hydrology stuffy offers an opinion that the development can proceed without increasing the groundwater levels in the area, but no specifics or hard evidence. We realize that further work is needed in this area. Should the surrounding properties have increased groundwater problems during and after the construction of this project, we would like the city to clarify who we should approach for restitution.

## 6. Public Amenities

The increase in the size of the community amenity space is a welcome change, as is the change in configuration to make them contiguous. The city is proposing that the public amenities be split between a senior's daycare and a neighbourhood house. The senior's daycare is a much needed facility in ARKS and we encourage the city to formally name the association that will operate it. However, the senior's daycare would operate on a referral basis and would not be open to the general public. This leaves the neighbourhood house as the only amenity that would be accessible to the general public. According to the ARKS Vision, the residents of ARKS placed the following importance on community services and amenities:

### Approved ARKS Vision Directions

- Improve Programs and Facilities for Youth
- Expand Programs and Services for Seniors
- Provide More Public Recreation Facilities in Arbutus Ridge & Shaughnessy

### Not Approved (Uncertain)

- Provide More Child Care Services
- Provide More Programs and Services for Newcomers and Immigrants
- Establish a Neighbourhood House in ARKS

In addition, a survey of current users of Arbutus Centre identified that the top three things that people wanted included with the public amenities were all fitness related:

- A fitness facility
- Yoga and pilates lessons
- A weight room

Although a neighbourhood house was not one of the community services approved in the ARKS Vision, we have no objection to a neighbourhood house as long as it is able to fulfil approved ARKS Vision directions for community services and amenities and provide the facilities that the surrounding community has asked for. Unfortunately, the executive director of the Association of Neighbourhood Houses of Greater Vancouver has already indicated that she doesn't believe that two of the top three facilities requested by area residents (a fitness centre and a weight room) are feasible for a neighbourhood house. We ask that the city and the Association of Neighbourhood Houses commit to providing a facility with services and amenities that meet the needs of the residents of Arbutus Ridge and Shaughnessy.

## 7. Phasing and Private Amenities

The new private rec centre is in block C, which will be the last block to be developed. The current private rec centre is in the area that will be occupied by block D. According to the developer, there will be a minimum 2 year gap between the time that the existing rec centre is demolished and the time that the new one is available for use. It may be even longer, as the construction of block C may be deferred, depending on market conditions and the developer has not committed to any specific timeline for building this block.

### Recommended Improvements

- The developer should commit to building the new rec centre before the old one is demolished.
- If the construction of block C may be deferred, there needs to be some clear guidelines for what will be done with that part of the site in the interim. For

example, no-one in the neighbourhood would want to see an unsightly vacant lot surrounded by a chain link fence.

## 8. Affordable Housing

The revised application has 9 fewer units, but no fewer market condo units. The entire reduction has come out of the units allocated for seniors housing and rental. Any reduction in the number of units should be prorated over those three segments so that there isn't a disproportionate loss of seniors and rental units.

## 9. Traffic and Parking

### a) Loading

- Placing the loading bays at the north side is a substantial change in the layout of the site and will have a huge impact on the Brier building in terms of noise. The revised proposal that puts the loading zone underground will help mitigate the noise, but there will still be substantial truck traffic in the lane and that noise impact on the neighbouring residents still needs to be addressed.
- It's not clear in the October 2010 revisions whether the application still relies on curb side loading or not. If it does, the developer should come up with another option as the city no longer supports curb side loading.
- In the current mall, some of the public parking and entrances are used as de facto loading bays by smaller businesses. This will not be possible in the redeveloped centre, which will likely lead to an increase in demand for the loading bays. The consultant should take this into account in their analysis of how many loading bays will be required.

### b) Off-Site Parking

- The study didn't include any estimates of parking and traffic impacts on the surrounding neighbourhood that will be caused by increased off-site parking due to the redevelopment. We believe that there will be significant traffic and parking impacts on the surrounding neighbourhood caused by:
  - People who can't park in the public parking because it's full.
  - People who won't park in the public parking lot because it's nearly full and they don't want to spend time looking for one of the last available spaces.
  - People who won't park in the public parking lot because of safety concerns or convenience. Arbutus Club members currently park on the surrounding streets rather than using the underground parking available at the club. There is no reason to suppose that the people using the redeveloped Arbutus Centre will be any different.
  - Visitors to residents who can't park in the public parking because their stay exceeds the maximum time limit.
  - Arbutus Centre residents who have more than one car per unit and don't have a spot for it in the resident's parking lot.
  - Arbutus Centre residents who are making a short stop at home before going out again and don't want to take the time to drive all the way down into the resident's parking lot and then back out again.

We would like the study amended to include a realistic estimate of this impact.

- Increased parking on neighbouring streets resulting from this development will have a negative effect on the Nanton street bike route. You need look no further

than the section of Valley between 33<sup>rd</sup> and Arbutus to see the effects of placing a bike route on a street that is heavily used for parking and has a high parking turnover rate. Having cars backing into parking spots, exiting parking spots and opening their driver side doors creates obstructions and hazards for cyclists and makes using a bike route less desirable.

c) **Reduction of Available Parking for Retail & Commercial Customers**

- The amount of available parking for retail and commercial customer will be reduced by about one third and what is left will also be used by people who are visiting the new residents. At hours of peak use (weekday afternoons and on Saturday), the lot will be full, or close to full.
- In addition, the new parking will be almost entirely underground and access will be less convenient than access to the current, above ground parking lot.
- We are concerned that this will reduce the number of retail & commercial customers who currently stop at the site while driving south on Arbutus. We would like the consultant to estimate the impact this will have on the viability of the shops and services in the redeveloped centre.
- The reduction in the number of residential parking spaces (from 553 in the original rezoning application to 490 in the October 2010 revisions) will further exacerbate the problem of Arbutus Centre residents parking on the surrounding streets, as there will now approximately one parking spot per unit (less than one if the lockoff units are included).

d) **Projections on Transit Use**

- We're concerned that the conclusions about the viability of transit at the site are based on Translink's published timetable, rather than the actual service levels. According to the people in the area who use transit, the service is spotty and unreliable and the buses that do arrive are often full, even in off-peak hours. This is likely to discourage people from using transit and contribute to vehicle usage that is higher than predicted. We recommend that the city work with Translink to improve the service. If that is not possible, the study should be modified to reflect the increased vehicle usage that will result from this.
- One of the stated reasons for reducing the public parking available (from what is available now) is to encourage retail customers to use transit. This is at odds with the retail impact study. The retail impact study describes the King Edward bus as 'not convenient' for access to the site. At the meeting to review the retail impact study, the author of the study did not feel that the current level of transit service provided a viable way for retail customers to access the site. We recommend that the authors of the transportation study and the authors of the retail impact study put their heads together and come up with a unified assessment of the viability of transit as an option for retail customers to access the site. Would people really use transit to access the site if parking was reduced or would they simply stay away? If it was the latter, this would have a negative impact on the commercial viability of the redeveloped site.

**e) Proposed Intersection at Nanton Avenue and Yew Street**

The sub-committee recommends that vehicle access via this entrance be either restricted to entrance only or closed off altogether in order to ensure safe and pleasant access to the site for pedestrians and cyclists. If the city wants to open up this entrance at Nanton and Yew to vehicle traffic they should engage in a meaningful consultation process with the local residents and collect some quantitative data on what those residents want before making any decision.

- According to the consultant, the entrance at Yew and Nanton isn't actually necessary for vehicle traffic. The other entrances have enough capacity to handle the expected traffic volumes. At the meeting to review the study, one of the stated reasons for opening this entrance up to vehicle traffic is to 'animate the entrance and make pedestrians feel better about using it'. We think that this is unbelievable, especially since a number of the members of the Urban Design Panel commented on the site's lack of pedestrian focus. We challenge the developer to come up with a plan for a pedestrian and bike only entrance at Nanton and Yew that will be 'animated' and attractive without running cars through it. This would also be in sync with the documents produced by some of the early ARKS Vision workshops, where an extension of Yew Street into the site was envisioned as a pedestrian corridor, not as a vehicle route.
- The study states that one of the reasons for the Nanton and Yew entrance is to improve accessibility to the site for local area residents. There is absolutely no evidence that local area residents have asked for this. This ignores the overwhelming preference of the working groups at the city sponsored workshop in January of 2008 to keep the Nanton and Yew entrance closed to vehicle traffic. In this workshop, three 'site concepts' were presented. One had two entrances off Arbutus and no entrance at Nanton and Yew. The other two had a new street entrance at Nanton & Yew. 5 out of 7 of the working groups expressed a preference for the site concept with no entrance off Nanton & Yew. One working group preferred an option with an entrance at Nanton & Yew and one didn't express any opinion. In the absence of any other quantitative assessment of what the locals would like to see, the planning department should use this as their guide.
- It's obvious that Nanton and Yew is the only feasible entrance to the site for bicycles (riding on Arbutus is both unpleasant and unsafe), but the study makes no mention of this. In fact, the study completely ignores bicycle traffic apart from listing the nearby bike routes. This is another reason to exclude vehicle traffic from this entrance.
- At our June ARKS meeting a city representative (Jerry Dobrovolny) stated that the city is actively taking measures to reduce traffic on bike routes. Opening up Nanton and Yew to vehicle traffic would increase traffic on an existing bike route, which would be counter to this initiative.

**f) 33rd Avenue and Arbutus Street**

- All the proposals for changes to this intersection include reducing the on-street parking. The local residents should be consulted and the consultants should assess the impact that this will have on surrounding streets.
- Instead of changing the entire configuration of the intersection, why not simply have an advanced left turn light for eastbound traffic on 33<sup>rd</sup> that wants to turn north onto Arbutus.

### Comments - Arbutus Ridge Concerned Citizens Association (ARCCA)

In 1995, the Vancouver City Plan stated, "How the character of each neighbourhood develops will reflect the wishes of the people who live there."

Re Lot D.L. 526 Plan 14750: After much community consultation on the redevelopment of the Arbutus Shopping Centre, ARCCA's original position was for a commercial upgrade, only, with no residential development on the Property. A petition has been circulated, for a commercial upgrade only, and has currently 6700 signatures from Vancouverites who live or work in the neighbourhood.

In November, 2005, the Arbutus Ridge/Kerrisdale/Shaugnessy (ARKS) Community Vision Plan was approved by City Council. The ARKS Vision Plan approved a new "neighbourhood centre" for the Property but the additional housing at Arbutus Village was not approved. It was classified as "undecided". In the ARKS Vision directions on new housing types, buildings of six storeys and greater were "Not Supported". According to the Vision, directions classed as "Not Supported" would not be brought forward in future planning processes.

Larco Investments paid \$395,000 as the development cost levy to the City of Vancouver. Dwayne Drobot, Rezoning Planner assigned to Larco's redevelopment process, met with ARCCA to discuss the neighbourhood concerns. We told him that the community was overwhelmingly not in favour of residential development on the property. Mr. Drobot said, "Forget it. There will be residential in the plans." At that point, ARCCA decided to offer a compromise to the developer. Two architects, members of our association, contributed to the plan that we believe is not only a fair compromise but is also in character with our community vision. The compromise allows for about 200 residences and answers many of the concerns of the community. The Compromise Plan is attached.

At the November, 2010, Open House to view Larco's revised plans, 68% of the visitors opposed the plan and 12% were uncertain. These numbers support our concerns which are:

1. Density: Larco's density on this seven acre lot is three times the approved ARKS City Plan density.
2. Excessive heights - up to 9 storeys. ARKS' limit is under 6 storeys. These buildings overshadow the Village residences and block some of their views. Because the property is on a slope and some of the Village condos are 6 storeys from the original Marathon Realty Agreement in the 70s, ARCCA would agree to a maximum of 6 storeys on the west side of the property.
3. With two intersections in the Centre and four high building on all four corners, there will be very little sunlight, except at high noon on a bright day. It will not be a pleasant place to shop or work. ARCCA's Compromise Plan is much more open and inviting.
4. 500+ residential units add at least 1000 people to our community with probably 500 more cars. The community grew 12% in the last census (2006) and with laneway housing, development projects, basement suites and spot rezoning, our community is growing quickly. With over 40,000 people in our greater community relying on the shops and local offices, we really need our local shopping centre.

5. Although Larco's plan indicates a small increase in commercial space, with a larger Safeway and liquor store, that translates to less space for other shops and services.
6. There is no covered mall in Larco's Plan. This is very important to the Villagers and other shoppers. The present mall is a favourite place for people to rest or meet over a coffee.
7. The Recreation Centre, leased by the Villagers since 1975, will certainly not be replaced before Block D is developed. It is planned for Block C but that building will only be built "if market conditions prevail", according to Larco's spokesperson, Art Phillips. The lease for the Recreation Centre expires in 2015 but ARCCA believes that Larco has a moral obligation to the residents of the Village to rebuild the Recreation Centre before its present location is demolished.
8. 40 surface parking spaces are not sufficient for the shopping centre. Experience from the Arbutus Club, across the street, indicates that people prefer to park on the street rather than use the underground parking. Nanton and Yew streets are already clogged with Shopping Centre and Arbutus Club cars. Local residents will pay the price for so few surface parking stalls.
9. Traffic and safety hazards are a concern for Arbutus and Nanton. There are already many fender-benders at that intersection. With only one entrance/exit into the Shopping Centre off Arbutus, and half a block south the intersection of Nanton and Arbutus, safety concerns increase. It is already a speedway from King Edward south along Arbutus. Residents in the 4300/4400 Arbutus constantly complain about the revving up of cars south of the Centre. That frustration will surely increase.
10. Extension of Yew Street into the Centre is opposed by the neighbourhood. We are not sure if that will be an entrance, an exit, or both, but traffic on that street with a care home, a seniors' residence, a school and busy playing field is already extremely high.
11. Underground streams are a concern. When the Arbutus Club's underground parking was being constructed, water streamed down Nanton Street. The water level in the area is noticeably much higher - often at the surface - since Quilchena Park and the Arbutus Club have been developed. Obviously, streams are being diverted. One of the Village stratas has sunk about 1.5 feet - perhaps as a result of diverting water.
12. Arbutus Shopping Centre is designated as the Neighbourhood Centre for our community. While we appreciate that the space for community amenities has been increased in the latest plan, we would also recommend a survey question on best use for this amenity space. We have been informed by the City that ASK and Kits Neighbourhood House are interested in space in the Centre. An informal survey taken by Dwayne Drobot two years ago listed preferences as: a fitness centre, yoga and pilates, a weight room, a reading room, and table tennis. We have been told that two of the top three choices could not be accommodated by a neighbourhood house. Surely it is time to ask all the residents of ARKS what they really want and need in our community and to ensure that the community amenity space meets those needs.

We urge City Council to not accept Larco's Plan and, at least, recommend to Larco to consider ARCCA's compromise plan. We are not against development of the property but the four big blocks of condos with some limited commercial on the ground floor are totally out of character with our community.

It has been six years since the Community Vision Plan was adopted for ARKS. The neighbourhood has grown since that time. We urge the City to re-survey the community on the scale of residential that is acceptable on the property and to respect the results of the survey. ARCCA believes, from our involvement with the community, that the residents would be opposed to such high density but it would be fair to ask the question again.

### Urban Design Panel

#### EVALUATION: SUPPORT (5-2)

- **Introduction:** Dwayne Drobot, Rezoning Planner, introduced the proposal noting and gave a brief background on the site. When it was first rezoned in 1978, it was the commercial core of the overall Arbutus Village Development. The shopping centre is situated on the northeast portion of the site, and is surrounded by 5 acres of surface parking. In 2007, at the developer's request, the City of Vancouver began a planning program to examine the future of the site. As it had already been identified as a Neighbourhood Centre in the ARKS vision document, the planning program led to the adoption of the Arbutus Centre Policy Statement in July of 2008. This policy statement is guiding the rezoning application for the site. Some of the major components of the statement are:
  - The built form for the shopping centre will be the four new building blocks with two new streets as shown on the plans and the model. The Blocks on the eastern portion on the site (fronting onto Arbutus Street) consist of two floors of retail and office, with residential development above. The blocks on the western portion on the site are primarily residential;
  - There shall be significant residential density on the site;
  - There shall be no decrease in the amount of commercial development on the site from what is already there; and
  - The heights on the site shall be dictated by a public view from Quilchena Park to Point Atkinson and Howe Sound. Concentrated, limited interruptions of the view would be allowed in the central portion of the site. Building heights are between 6 - 9 stories in height.

A new CD-1 rezoning proposes a phased redevelopment of the existing shopping centre site. Included within the development are food store and liquor stores, retail and restaurant uses, offices, financial institution, an underground self storage, and a community amenity space. Residential comprises 508 units with 64 for seniors' rental, 45 for market rental, and 46 as potential lock-off suites. As well, 2,694 m<sup>2</sup> of community amenity space is proposed, 255 parking spaces for commercial and 553 for residential.

The site has had a contentious history with the surrounding community that dates back to the 1960's and has continued to the present day. The community has a myriad of concerns, many of which are separate from the Urban Design of the development, including traffic, increased density, flooding, amenities, and lack of retail space.

Advice from the Panel is sought on the following:

1. The size and massing adjacent to the public plaza. The size is a deviation from the ACPS, with a concern about the amount of shadow the plaza receives due to a lack of terracing and setbacks from the space.
2. While the ACPS contemplates a height of eight stories for Block A, the developer is showing a height of 9 stories, which provides a further intrusion into the Quilchena Park View

Dale Morgan, Development Planner, described the proposal noting the site is located in the Arbutus Ridge neighbourhood west of Arbutus Street and north of Nanton Avenue. The site was previously developed as an auto oriented mall in the 1970's in combination with adjacent multi-family dwellings of up to 6-storeys surrounding the mall to the north, west and south. To the east is the Arbutus Club, a private recreational club. Mr. Morgan describe the overall concept for the proposal noting there will be four development blocks: Blocks A & B on the two eastern blocks adjacent to Arbutus Street will be mixed use with commercial and community uses on the first two floors; Blocks C & D will be on the western portion of the site and will be mainly residential. It is expected that the redevelopment of Arbutus Center will be a phased development.

Mr. Morgan noted that there will be a mix of residential types and densities including housing for seniors, rental and a variety of market condominiums from oriented townhouses to flats. There will also be social amenities, recreation and seniors community services, office, commercial retail including restaurants and a large format grocery store. The proposal is expected to be a three to four multi phased redevelopment to enable the ongoing operation of the key commercial tenants including the grocery and liquor stores.

Mr. Morgan described the design for new streets and public realm treatment noting several key design elements that will include an enriched pedestrian realm, transparent retail frontages, street trees, pedestrian crossings, street furniture and on street parking and drop off. The applicant, because of site size, is required to contribute public art. A public square is proposed between Blocks C and D with an outdoor community space. He also described the parking and loading noting that special consideration will be given for pedestrian safety.

Mr. Morgan described the building heights noting that there will be a variety of residential building forms including mid-rise and rowhouse/townhouse forms up to six storeys. He added that seven or eight storeys may be possible in the centre of the site with appropriate terracing to mitigate scale and responses to potential view impacts. Block A will have the highest concentration of density due to the large floor plate of the grocery store. Block B will have south facing terraces to transition in scale to the townhouse developments across Nanton Avenue to the south. There will be two to three storey townhouse fronting Nanton Avenue. Mr. Morgan noted that there are no Council approved public vies in the area. Shadow impacts on Arbutus Village Park will be minimized due to the grade changes on the site and buildings designed with generous terraces and proper setbacks.

Mr. Morgan described the sustainable strategy noting that in addition to policy objectives, all rezonings prior to January 1, 2010 need to meet LEED® Silver equivalent. The

applicant has been asked to explore transportation and parking strategies regarding sustainability as well as green energy and waste systems as well as water usage. As well, opportunities for urban agriculture should be explored by the applicant team in the design of the outdoor amenity spaces and rooftops in the residential developments.

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

1. **Density, Height & Massing:** The total site density for the entire site is approximately 2.5 FSR as defined by the urban design objectives of the policy statement. The apparent density, subtracting the dedicated road, mews and service lane lends a denser experience. The proposal exceeds the recommended policy height by 1 floor (9 floors instead of 8) and penetrates a 57 m view datum by 2 floors. As recommended in the policy statement additional may be considered in the centre of the site with appropriate terracing to mitigate scale issues with the adjacent lower neighbouring context. Additionally, penetration above the view datum may be considered where views of English Bay are preserved. *Is the proposed height and density:*
  - *Supportable as is;*
  - *Supportable, subject to further terracing to mitigate scale and further redistribution of density;*
  - *Not supportable.*
2. **Public Realm Treatment:** Policy objectives are to ensure a safe, interesting and varied public realm experience, including continuous retail frontages along the east/west mews and Arbutus Street, street furniture and pedestrian lighting throughout and a special plaza area that serves as a central gathering and focus to the site plan. *Does the proposal meet the policy objectives for the public realm treatment?*
3. **Materiality and Expression:** The policy statement calls for a variety of expression with vertical articulation to break the horizontality and monolithic character of the buildings. Of notable concern was how the development presents itself to the neighbouring Arbutus Street. *Does the proposal meet the policy objectives for the materiality and expression?*
4. **Sustainability:** This rezoning application (submitted December 2009) is required to meet LEED™ Silver equivalent. *Has it done enough? In what manner could the Form of Development be enhanced or modified to improve its performance in this regard.*

Mr. Drobot and Mr. Morgan took questions from the Panel.

- **Applicant's Introductory Comments:** Norm Hotson, Architect, further described the proposal and noted that the new Yew Street will be a fully signalized intersection. The mews is a private street and it will have retail edges and restaurants. There is a 10 metre drop across the site and has been challenging in planning the levels of the site. Mr. Hotson described the architecture and the building heights. Around the edges of the large open spaces will be two to three storey townhouses with big setbacks to preserve the views and sun access into the public park. A community centre is included on the site for the strata owners of Arbutus Village and the new owners on the site. The neighbourhood house and senior centre will be more like a city operated amenity. Mr. Hotson described the residential uses on the site. They are making use of roof spaces with courtyard on top of Safeway and above the parking is an internal courtyard and will be semi private spaces for the residents.

Margot Long, Landscape Architect, noted that the new street has been seen as a plaza. They will use pavers in the crosswalks. The idea of the plaza was to create edges for

people to sit. The community centre will attract a number of people with restaurant use in the plaza. The water will be harvested from the roof and be circulated in a playful water system with lights to animate the plaza. The site will have a variety of different gardens and many of the roofs will be green roofs. There will be urban agriculture on some of the terraces and roofs. There are a number of trees currently on the site and the patios have been designed around keeping them. They are planning to use the boulevards as rain gardens and catchment areas.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - Consider redistributing the density to allow for more openness and daylighting;
  - Design development to allow for more pedestrian access across the site;
  - Consider bringing the character of Arbutus Street into the site;
  - Design development to make for an extension of the neighbourhood and open up the site to make for a more of a social center.
- **Related Commentary:** The Panel supported the proposal and thought the redevelopment was taking some good steps but needed some further design development.

The Panel thought the height and density was supportable for the most part but felt that the site needed more terracing and that the interior spaces needed work. Several Panel members were not convinced that the massing worked with one Panel member suggesting more height be added to sculpt the building that will house Safeway. It was also suggested that the height could be stretched in order to redistribute the density and allow for more terracing, openness and more access to daylight.

It was also noted that the location was more residential and the Panel for the most part were not convinced that it fit into the neighbourhood. Several Panel members noted that Arbutus Street is a green corridor and felt there needed to be some recognition of that on the site. One Panel member noted that the northwest corner seemed abrupt but that the westerly portion was nicely terraced. Another Panel member noted that the seniors' residential entry seemed isolated in the corner and was sandwiched between the parking access and loading for Safeway. As well the relationship to the adjacent building to the north needed some work.

Although the Panel appreciated the moves for having less vehicle traffic on the site they wanted to see more consideration given to the pedestrian access. One Panel member noted that the lane way should be treated as part of the new street grid and asked the applicant to keep the bus stops and bike corridor in mind.

Most of the Panel felt the plans for the plaza weren't special enough and needed more work. One Panel member noted that it was being compromised by Block C and suggested the height be put on the south side of the building. It was also suggested that the key to the success of the plaza would be the edges and materiality. A couple of Panel members suggested adding another layer of circulation for a stronger connection to Arbutus Park. Another Panel member thought that there would be a lot of activity around the seniors' center and suggested relocating it to Block D or C which would improve the public open

space. One Panel member noted that consideration needed to be given to seniors with walkers, scooters or wheelchairs.

Most of the Panel felt there wasn't much in the way of sustainable strategies and felt LEED® Silver was not a high standard and would be achievable for the design team. One Panel member thought the applicant needed to raise the bar with a higher degree of energy performance. A couple of Panel members were reassured that the applicant was in conversation with BC Hydro regarding some form of district energy system. One Panel member suggested taking advantage of the large roof area for future solar panels.

- **Applicant's Response:** Mr. Hotson thanked the Panel and said they appreciated the range of comments. They have been working on the site for four years and it has been challenging. He said he appreciated the support for the height and density. He noted that they had learned a lot from their involvement with Southeast False Creek regarding narrow streets with tall edges as it makes for an exciting space. They are looking for softer interfaces along the edges and to heighten the animation on the south end of the plaza.

4255 Arbutus Street  
FORM OF DEVELOPMENT

Ground Floor Uses



### Perspective Views



PERSPECTIVE VIEW TO SOUTH-EAST



PERSPECTIVE VIEW TO NORTH-WEST

**4255 Arbutus Street  
PUBLIC BENEFITS SUMMARY**

**Project Summary:**

Mixed use development with 400 units of market housing, 100 units of affordable housing, 120,000 square feet of retail/office development, self-storage facility, and community uses.

**Public Benefit Summary:**

New Neighbourhood House, Adult Day Care, 100 units of affordable housing, upgrades to Arbutus Village Park, Public Art, and unallocated funds, in addition to DCL's

	Current Zoning	Proposed Zoning
Zoning District	CD-1 (47)	CD-1 (new)
FSR (site area = 28,325 sq. m / 304,888 sq. ft.)	0.48	2.85
Buildable Floor Space (sq. ft.)	147,607	869,347
Land Use	Retail/Service uses	Residential/Commercial

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
* Required	DCL (City-wide) (See Note 1)	0	\$8,236,614
	DCL (Area Specific)	0	0
	Public Art	0	\$1,573,518
Offered (Community Amenity Contribution)	Childcare Facilities	N/A	
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Housing (20% Housing)		\$29,000,000
	Parks and Public Spaces		\$1,000,000
	Social/Community Facilities (Neighbourhood House and Adult Day Care)		\$5,700,000
	Unallocated		\$6,500,000
	Other (Endowments for Social Facilities)		\$4,000,000
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>			<b>\$56,010,132</b>

\* 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. 78,885 square feet of social housing has been exempted from the DCL calculation

**4255 Arbutus Street**  
**APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION**

**APPLICANT AND PROPERTY INFORMATION**

Street Address	4255 Arbutus Street
Legal Description	Lot 2, DL 526, Plan 14750, PID: 003-501-680
Applicant/Architect	Dialog (formerly Hotson Bakker Boniface Haden)
Property Owner/Developer	Larco Investments

**SITE STATISTICS**

SITE AREA	28 325 m <sup>2</sup> /304,888 sq. ft.
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**DEVELOPMENT STATISTICS**

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (if different than proposed)
ZONING	CD-1 (47)	CD-1	
USES	Residential Commercial	Residential Commercial	
DWELLING UNITS	0	500	
FLOOR SPACE RATIO & FLOOR AREA	Residential - 0 Commercial - 13,713 m <sup>2</sup>	Residential - 55,763 m <sup>2</sup> Commercial - 25,022m <sup>2</sup> Total - 80, 785 m <sup>2</sup>	
MAXIMUM HEIGHT	Undefined	Block A - not to exceed Geodetic Datum of 65 Metres Blocks B, C, and D - not to exceed Geodetic Datum of 57 Metres	
PARKING SPACES	493 Spaces	Commercial - 255 Spaces Residenitil - 490 Spaces	