



P6

POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: September 4, 2012
Contact: Kent Munro
Contact No.: 604.873.7135
RTS No.: 9681
VanRIMS No.: 08-2000-20
Meeting Date: September 18, 2012

TO: Vancouver City Council
FROM: General Manager of Planning and Development Services
SUBJECT: CD-1 Text Amendment - 100 West 49th Avenue (Langara College)

RECOMMENDATION

- A. THAT the application, by Brooke Pooni Associates Inc., on behalf of Langara College, to amend CD-1 (Comprehensive Development) District (55) By-law No. 4412 for 100 West 49th Avenue [*PID: 008-775-842; Lot 1 (Reference Plan 9821) of Lot A Block 1165 District Lot 526 Plan 12842*] to decrease setback provisions and to amend the Langara College Policy Statement to enable a reorganization of buildings on site, be referred to a public hearing together with:
- (i) plans received November 24, 2011, revised on January 23, 2012;
 - (ii) draft by-law amendments, generally as presented in Appendix A;
 - (iii) amendments to the Langara College Policy Statement, generally as presented in Appendix C; and,
 - (iv) the recommendation of the General Manager of Planning and Development Services to approve, subject to conditions contained in Appendix B;

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

- B. THAT, subject to enactment of the amending by-law, the Langara College Policy Statement be amended generally as set out in Appendix C.

- C. THAT Recommendations A and B 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.

REPORT SUMMARY

This application proposes to decrease the setback provisions established within the existing CD-1(55) By-law No. 4412 for 100 West 49th Avenue (Langara College) and to amend the Langara College Policy Statement to reflect proposed changes to the placement of buildings on site. If approved, these amendments would not result in any substantive change to the long-term development concept for the campus as reflected in the existing Langara College Policy Statement.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- CD-1(55) By-law No. 4412 (enacted March 18, 1969, amended up to and including By-law No. 9858, dated June 2, 2009)
- Langara College Policy Statement (March 3, 2005)
- Cambie Corridor Plan (May 9, 2011)

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

REPORT

Background/Context

This report provides the staff assessment of an application by Langara College to amend the setback provisions of its CD-1 By-law, allowing for a revised placement of buildings on the campus, namely a 'Science and Student Services Building' and a 'Creative Arts Centre'. Also requested is approval of related amendments to the Langara College Policy Statement. The CD-1 By-law was initially created in 1969 and has undergone several amendments with various stages of the master-planning of the campus, the latest being in 2005 when the Policy Statement was adopted to guide future development.

Approval of this application would enable the college to further contribute toward the City's long-term strategic goal of providing high-quality lifelong learning amenities that afford opportunities for residents to develop themselves.

Strategic Analysis

Site and Context

The 80 988 m² (20-acre) site is located at the southwest corner of West 49th Avenue and Ontario Street, as shown on Figure 1. The site shares a south property line with Langara Golf Course and a west property line with Langara Park. Across the street to the north and east is an RS-1 district. For the RS-1 properties on the north side of 49th Avenue, between Cambie and Ontario Street, the Cambie Corridor Plan sets out policies that would facilitate rezonings to 4-storey mixed-use, provided that new development incorporates at-grade uses that are complimentary to activities at Langara College, with multi-family residential units above. To-date, no rezoning applications have been received in this area.

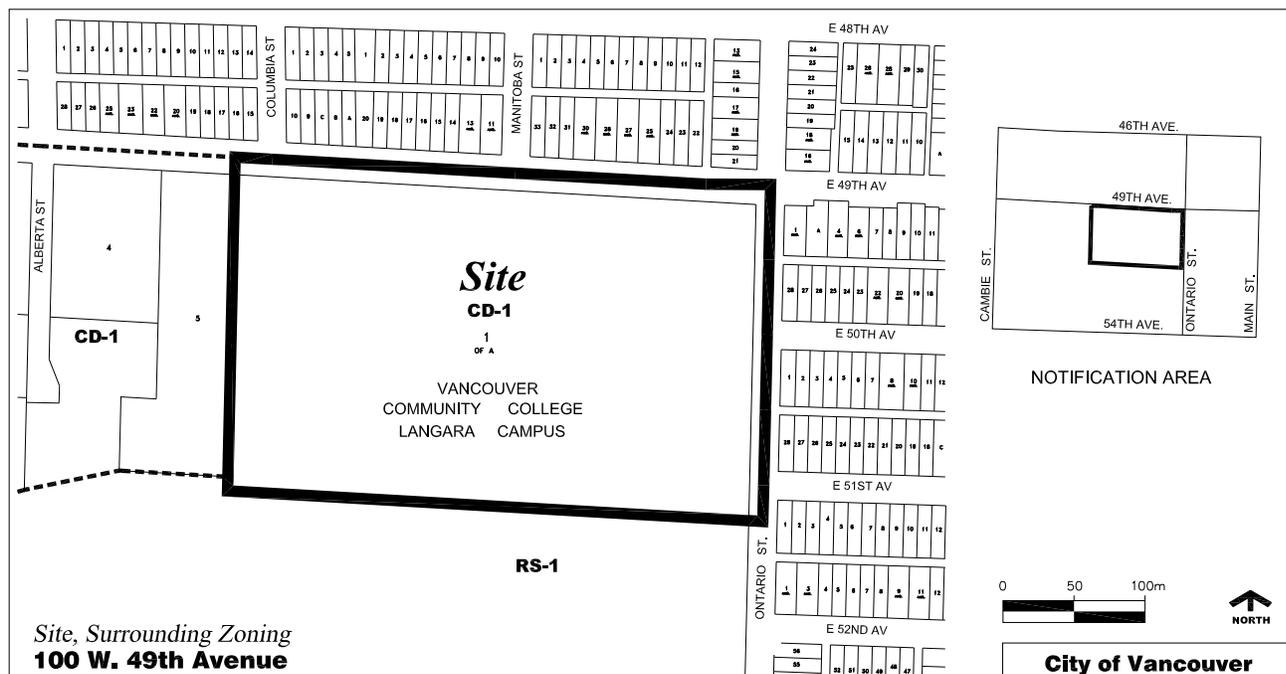


Figure 1: Rezoning Site and Surrounding Zoning (including notification area)

In 2005, the Langara College Policy Statement identified four phases for the redevelopment of the site. Phase One was completed in 2009, with subsequent development contingent on the College securing funding to continue with Phases Two to Four. Since the Policy Statement was written, the understanding about the future configuration of the campus has evolved to better reflect the emerging needs of the College. It is for this reason that the College has applied to amend the CD-1 By-law and the Policy Statement.

Proposal

The application does not propose any changes to the height or density provisions of the existing CD-1 By-law for Langara College. The application seeks to amend, from 15.5 m to 14.0 m, the building setbacks above and below grade from the north property line (along West 49th Avenue). It also seeks to change the setback from the west property line (adjacent to Langara Park) to 15.6 m, from the current 30.0 m above grade and 16.2 m below grade provision. Revisions to the Policy Statement are also sought to update the phasing of development and programming of buildings on site.

The key differences between the proposed approach and the Policy Statement are as follows:

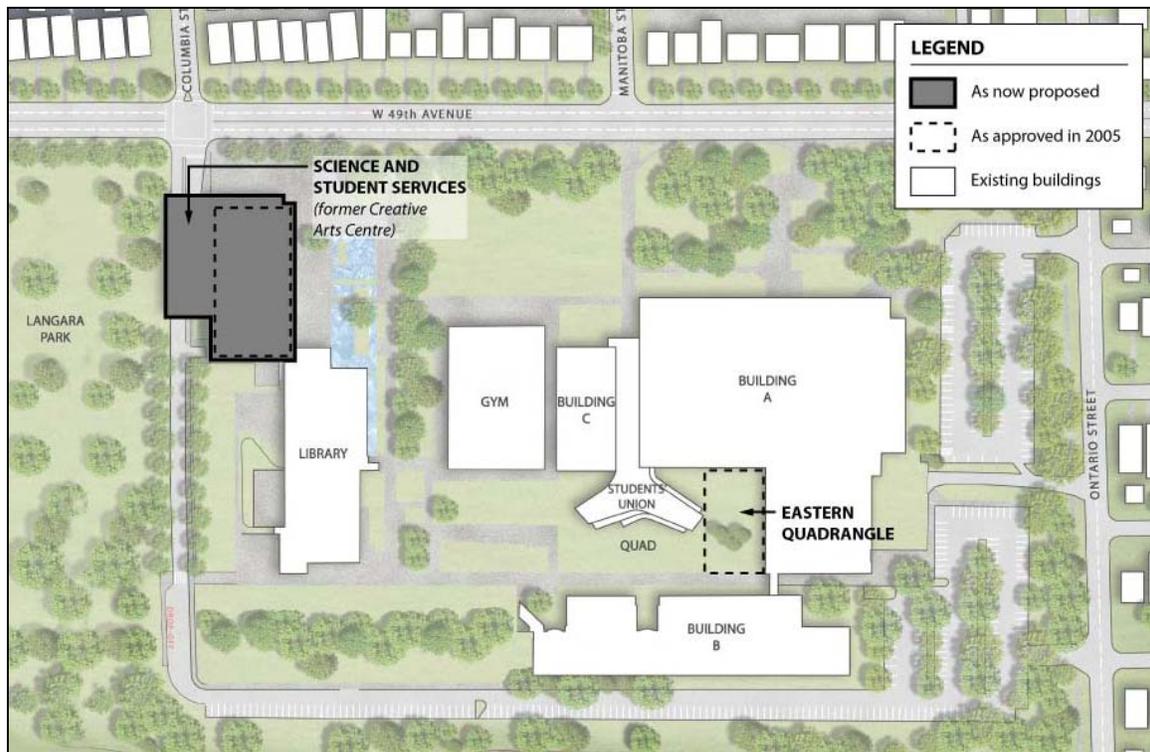
Phase Two (refer to Figure 2)

Phase Two, as approved in 2005, anticipated the development of a signature building (Creative Arts Centre) and a principal public entrance feature at the northwest corner of the site. The 2005 Policy Statement also set out a number of site circulation and open space improvements that were to occur in Phase Two. With the evolution of campus planning and design development, the College has determined that a Science and Student Services building would be better suited to this prominent location, providing a greater level of animation and activity at the principal entrance within an architecturally distinctive building (see figure 2).

This revised building has a broader footprint than the one previously anticipated and features a cantilevered overhang above the driveway at the western edge of the site. Amendments to the setbacks along the north and west property lines are required to accommodate the revised footprint and design of the Science and Student Services building.

The Phase Two improvements to on-site circulation and public open space would occur as proposed in 2005, with the exception of landscape treatments to the Eastern Quadrangle. Located at the eastern end of the existing Students' Union Building, the Eastern Quadrangle is anticipated for passive and programmable activities. Currently the space is occupied with equipment used by Creative Arts students. Before development of the area can proceed, this equipment will need to be relocated within the new Creative Arts Centre which is now proposed for Phase Three.

Figure 2: Location of Proposed Amendments to Phase Two



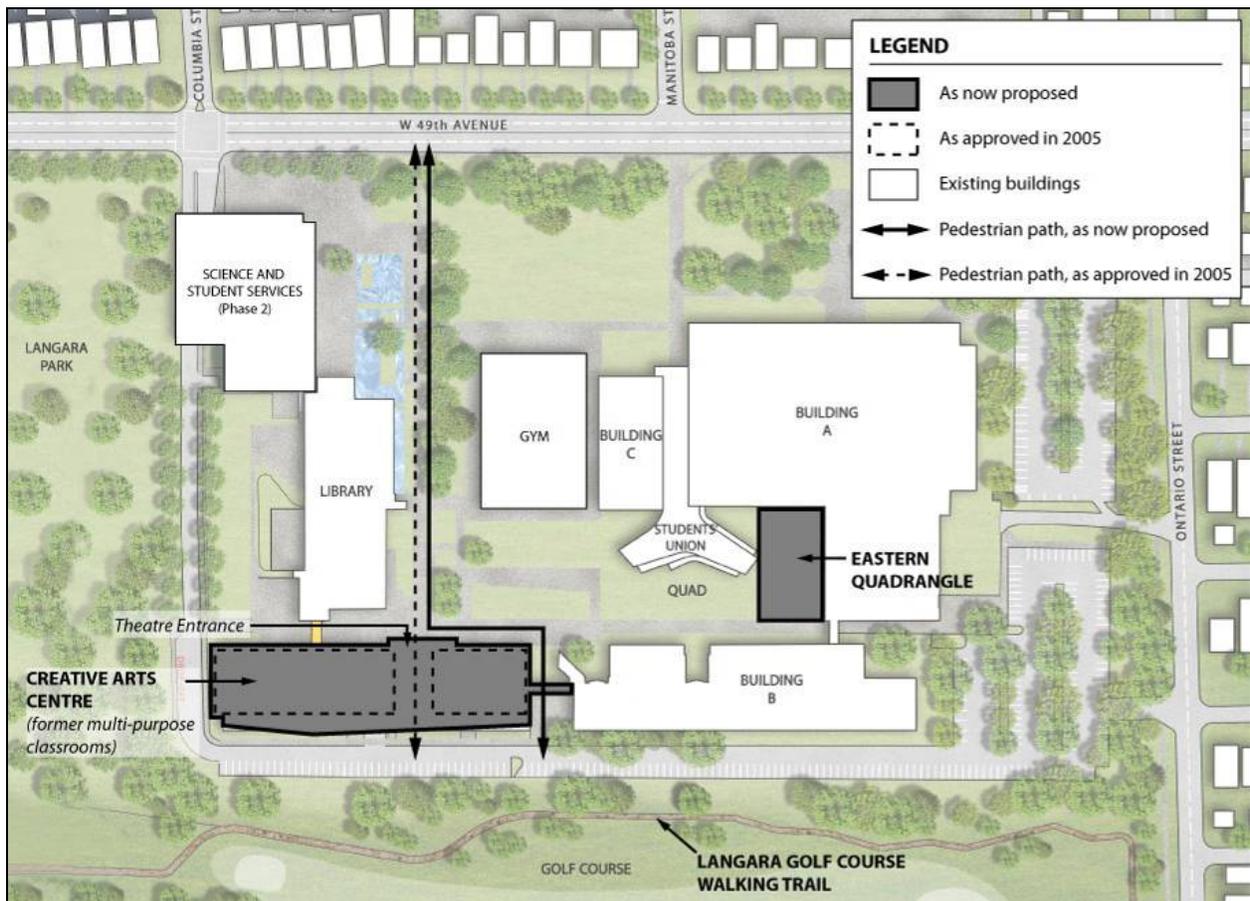
Phase Three (refer to Figure 3)

Phase Three anticipated the development of two multi-purpose classroom buildings in the southwest area of the campus. The space between the two buildings was to serve as a pedestrian path that would create a physical and visual north-south axial connection from 49th Avenue to the public walking trail around Langara Golf Course.

As planning and design development has evolved, the College has determined that the programming requirements of the Creative Arts Centre are well suited to the southwest corner of the site. However, the functions of the building would be more efficiently accommodated in one building, rather than being divided into two. This would prevent the direct axial connection from 49th Avenue to the walking trail from being developed as initially planned. Instead the north-south axis would terminate at the primary entrance to the Creative Arts' performance theatre, a significant point of interest that would be visible from 49th Avenue.

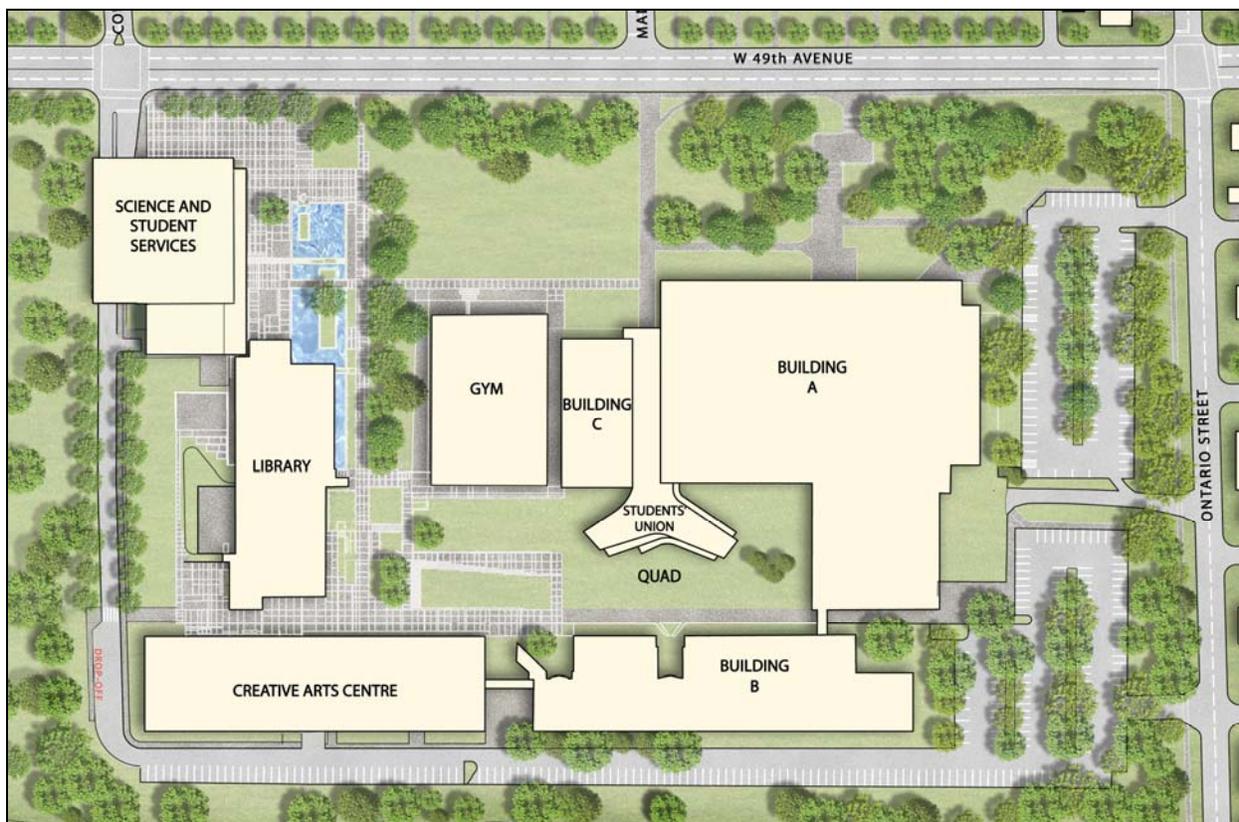
The access path to the trail would be shifted roughly 22 m (70 ft.) east from what was originally proposed, to the space between the Creative Arts Centre and the existing Building B. This would create a jog in the north-south connection between 49th Avenue and the walking trail, as shown in figure 3. A glass element, spanning the walking path, is proposed to bridge the upper floors of the Creative Arts Centre and Building B. Development of the Eastern Quadrangle, originally proposed in Phase Two, would now occur in this Phase Three.

Figure 3: Location of Proposed Amendments to Phase Three



No changes are proposed to Phase Four, as presented in the Policy Statement. If the requested amendments are approved, completion of all four phases would deliver a site configuration as shown in Figure 4.

Figure 4: Langara College Site Concept
(Assuming full build out under amendments proposed in this application)



Analysis

Staff support the changes proposed to the CD-1 By-law and the Langara College Policy Statement, as they enable the College to better achieve its objectives and programming needs in a way that does not alter the fundamental vision for development on the campus. Staff would note that there may be future opportunities to explore intensification of uses on the Langara College site but that the presently proposed amendments would in no way preclude that possibility.

The placement of the Science and Student Services building at the northwest corner of the site furthers the objectives set out in the Policy Statement by allowing for a more active and animated use at the principal entrance of the campus, as well as a stronger street presence and point of entry along West 49th Avenue. Relocation of the Creative Arts Centre to the southwest corner of the site allows the College to better accommodate the programming needs of the Creative Arts Program.

By locating the performance theatre at the mid-point of the Creative Arts Centre, the proposed scheme creates a direct axial arrangement between the theatre entrance and West 49th Avenue. This arrangement will benefit members of the general public arriving at the campus for creative arts performances. The theatre entrance will also create a focal point

that will draw pedestrians into the campus and towards the walking trail around Langara Golf Course. Staff expect that local residents and students will quickly adapt to the jogged access to the walking trail, necessitated by a single building rather than two smaller buildings.

Development of the Eastern Quadrangle at the end of Phase Three, rather than Phase Two will not impact the goals and objectives for public open space on campus. The overall changes proposed through this application do not disrupt the movement and circulation of pedestrian or vehicles through the site, nor do they compromise the open space and gathering areas across the campus.

The Urban Design Panel reviewed this application on May 9, 2012 and supported the proposed changes. Staff recommend that the application be approved, subject to form of development conditions previously approved for this site on November 14, 2006 as well as additional conditions presented in Appendix B of this report.

Public Input

Notification and Open House – A rezoning information sign was installed on the site on February 20, 2012, and a notification card and invitation to a Community Open House, dated February 21, 2012, was mailed to 840 surrounding property owners in the notification area as shown in Figure 1.

Approximately 200 people, the vast majority of whom were Langara College students, as well as City staff and the applicant team attended this open house. In addition, the City of Vancouver Rezoning Centre webpage included application and notification information, as well as an on-line comment form. Staff have not received any comments from members of the public in relation to this application.

Public Benefits

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

Development Cost Levies (DCLs) – Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. The site is subject to the City-wide DCL rate of \$134.55/m² (\$12.50/sq. ft.) for new development. DCLs are payable at building permit issuance and their rates are subject to Council approval of an annual inflationary adjustment which takes place on September 30th of each year. As the proposed gross floor area has not changed from what was approved in 2006, this application will not result in any changes to the floor space upon which DCLs are calculated.

Community Amenity Contributions (CACs) – Community Amenity Contributions were negotiated as a component of the rezoning application approved in 2006 for the site. As there is no change proposed to the density on the site, there is no impact on this contribution.

Financial

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

CONCLUSION

Staff support the application to amend the existing CD-1(55) By-law to decrease setback provisions for 100 West 49th Avenue (Langara College) and to amend the Langara College Policy Statement to reflect proposed changes to the placement of buildings on site. The General Manager of Planning and Development Services recommends that the application be referred to a public hearing together with draft by-law provisions and policy amendments generally as shown in Appendix A and Appendix C respectively, and with the recommendation of the General Manager of Planning and Development Services that, subject to public hearing, these be approved along with the conditions of approval listed in Appendix B.

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100 West 49th Avenue (Langara College)
PROPOSED AMENDMENTS TO CD-1 (55) BY-LAW NO. 4412

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

Deleted text is struck-through, added text is bold-Italic.

- Amend section "6 Setbacks" as follows:
 - 6.1 The setback of each building above grade must be at least:
 - (a) ~~15.5 m~~ **14.0 m** from the *north* property ~~boundary adjoining the south side of West 49th Avenue~~ **line**;
 - (b) ~~30 m~~ **15.6 m** from the west property ~~boundary~~ **line**; and
 - (c) 14.0 m from the south property ~~boundary~~ **line**.
 - 6.2 The setback of each building below grade must be at least:
 - (a) ~~15.5 m~~ **14.0 m** from the *north* property ~~boundary adjoining the south side of West 49th Avenue~~ **line**;
 - (b) ~~16.2 m~~ **15.6 m** from the west property ~~boundary~~ **line**; and
 - (c) 12.4 m from the south property ~~boundary~~ **line**.

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100 West 49th Avenue (Langara College)
PROPOSED CONDITIONS OF APPROVAL

Note: Conditions of Approval 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 Brooke Pooni Associates on behalf of Langara College, and stamped "Received City Planning Department, November 24, 2011", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below;
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to form of development conditions previously approved on November 14, 2006 and to the following additional conditions:

Landscape Design

- 1. Provide a more open and direct physical link between the West 49th Avenue pedestrian entry and the North-South pedestrian spine.
- 2. Provide a clear and legible wayfinding route for pedestrians to make their way through the campus from the West 49th Avenue pedestrian entry to the Langara Golf Course.
- 3. Introduce a Creative Arts Building Forecourt at the terminus of the North-South pedestrian spine with a more flexible open space design.

Engineering

- 4. The drawings are to be updated to reflect the deliverables notes in the 2006 rezoning and in the related servicing agreement. Please consult with Engineering Services to identify the driveway crossing reduction on Ontario Street, the public plaza at West 49th Avenue and Ontario Street, and related traffic calming requirements.
- 5. Covenant BB327389 (which arose from an earlier rezoning) stipulates that a right of way for public park use is to be registered over the west end of the site. Plans need to reflect this covenant.

CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

1. Amendments to the Site Servicing Agreement (BB327391-93) for 100 West 49th Avenue to allow for the works required in accordance with such agreement to be delivered consistent with the owner's revisions to the programming of buildings on the site and to the phasing of development on the site as outlined in this report, and to capture any further works required as a result of approval of this text amendment application.
2. Provision of a widened sidewalk at the bus stop on the south side of West 49th Avenue at Manitoba Street (to be widened by approximately 1.5 m for 50 m length). This widening is to address an already heavily used bus-stop queuing area, as pedestrians walking along the south side of 49th Avenue must leave the sidewalk to bypass those queued for buses.

Legal Agreements

3. Amendments to references in agreements registered on title to the lands as required in order to update such references as a result of revisions to the programming of buildings on the site and to the phasing of development on the site, which agreements are BB327389, BB327390, BB327394, and BB327395.

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

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

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

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100 West 49th Avenue (Langara College)
DRAFT AMENDMENTS TO THE LANGARA COLLEGE POLICY STATEMENT

- In section “4.1 Campus Identity and Connectivity” under “Campus Presence and Identity on 49th Avenue” and “Urban Design Principles”:
 1. In 4.1 (a), replace the words “Creative Arts Centre” with “Student Services and Sciences building”.
 2. After section 4.1 (a), create a new section with the following text:

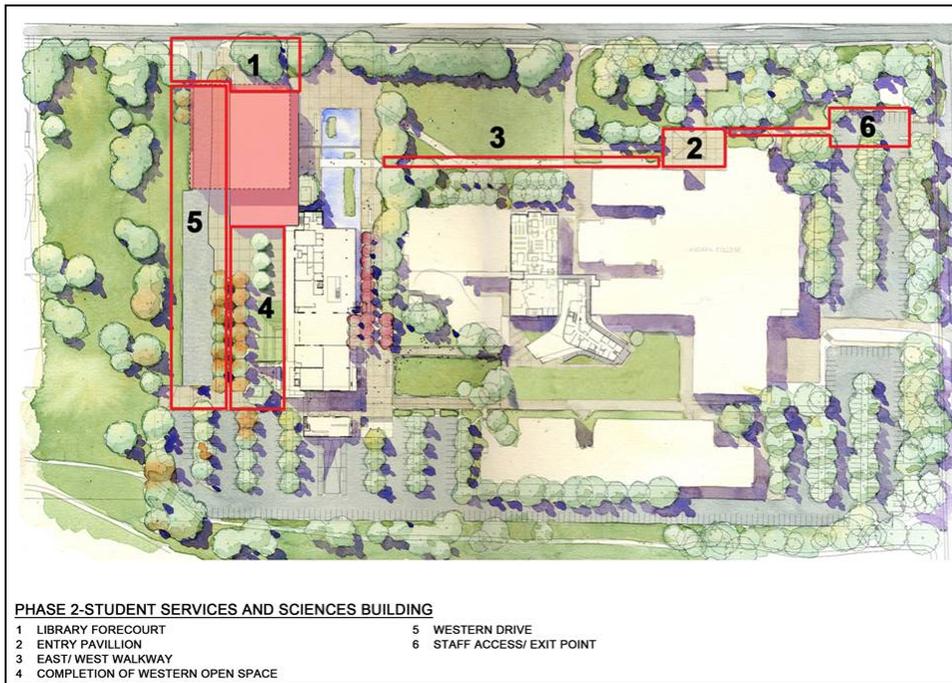
“Student Services and Sciences Building, if built over the vehicular and pedestrian circulation space on the west side, should emphasize its cantilevered form without the use of additional structural support.”
 3. Renumber sections 4.1 (a) through (d) with 4.1 (a) through (e).
- In section “4.1 Campus Identity and Connectivity” under “Permeability and Connectivity of the Campus Environment” and “Urban Design Principles”:
 4. In 4.1 (c), replace the words “Multi-Purpose building” with “Creative Arts Centre”
- In section “4.3 Open Space” under “Urban Design Principles”:
 5. In 4.3 (a)(iii), replace the words “Creative Arts building” with “Student Services and Sciences building”
- In the fourth paragraph of section “4.4 The Quadrangle and Childcare & Students’ Union Facilities”:
 6. Replace the words “Multi-Purpose building” with “Creative Arts Centre”.
- In section “4.5 Public Realm Treatment and Animation” under “Urban Design Principles”:
 7. In 4.5 (a)(i), replace the words “Creative Arts Centre” with “Student Services and Sciences building”.
 8. In 4.5 (a)(ii), replace the words “Creative Arts Centre” with “Student Services and Sciences building” and remove the words “such as artists’ studios and performance space(s)”.
 9. In 4.5 (a)(iv), replace the words “Multi Purpose building” with “Creative Arts Centre”.

10. In 4.5 (a)(vii), replace the words "Multi-Purpose building" with "Creative Arts Centre".
 11. After section 4.5 (a)(iv), create a new section with the following text:

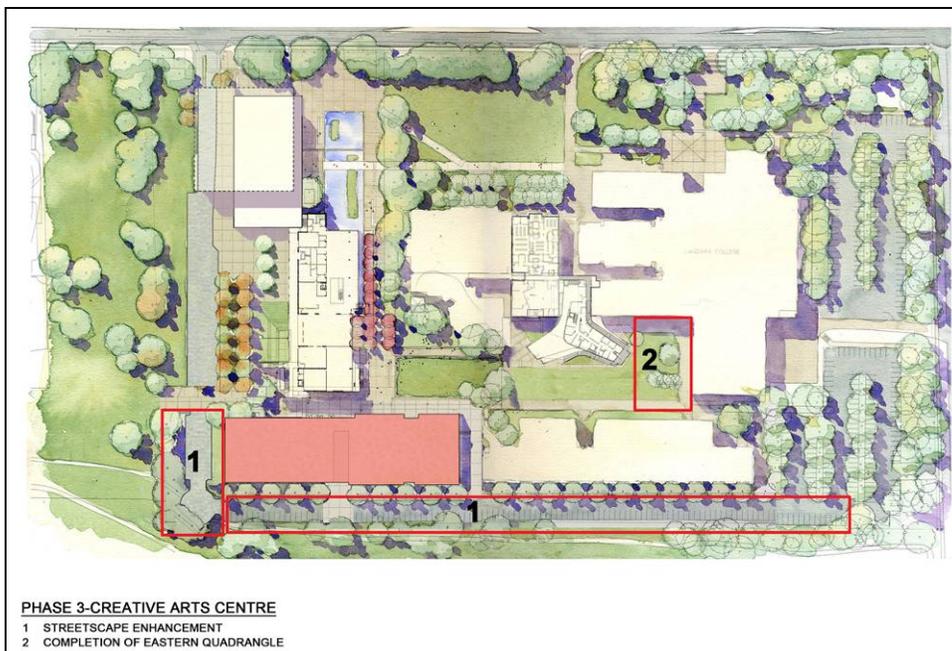
"The north façade of the Creative Arts Centre should provide for an appropriate visual terminus to the external north-south pedestrian connection."
 12. Renumber sections 4.5 (a)(i) through 4.5 (a)(vii) with 4.5 (a)(i) through 4.5 (a)(viii).
- In section "6.3 Delivery of Facilities and Infrastructure" under "Phase 1":
 13. In 6.3 (d) (iii), replace the words "Creative Arts Complex" with "Student Services and Sciences building".
 - In section "6.3 Delivery of Facilities and Infrastructure" under "Phase 2":
 14. In 6.3 (a)(i) and in 6.3 (e)(i), replace the words "Creative Arts Centre" with "Student Services and Sciences building".
 15. Remove 6.3 (e)(iii).
 - In section "6.3 Delivery of Facilities and Infrastructure" under "Phase 3":
 16. In 6.3 (a)(i), replace the words "Multi Purpose building" with "Creative Arts Centre".
 17. Create a new section 6.3 (d)(ii), titled "Quadrangle" with the following text:

"Figure 5 Item 2: Deliver the eastern portion of the quadrangle open space with increased accessibility and enhanced engagement between the quadrangle and the artist studios located along the lower level of the southern and western edges of the main academic building."

18. Replace Figure 4 with the diagram below.



19. Replace Figure 5 with the diagram below.



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100 West 49th Avenue (Langara College)
ADDITIONAL INFORMATION

1. Urban Design Panel

The Urban Design Panel reviewed this application on May 9, 2012, and supported (8-0) the proposed use, density and form of development.

Introduction: Farhad Mawani, Rezoning Planner, introduced the proposal to amend the Langara College Policy Statement which was approved by Council in March 2005. As well to amend the CD-1 (55) District Schedule, which was last amended in 2009 which is applicable to the site. The site is located on the south side of West 49th Avenue, between Ontario and Columbia Street. The site borders Langara Park to the west, Langara Golf Course to the south. There are single family homes across 49th Avenue to the North, and across Ontario to the East. The application proposes a reorganization of the site that will allow for a Student Services and Science building in place of the anticipated Creative Arts Centre (Phase 2), a Creative Arts Centre in place of the anticipated multipurpose classrooms (Phase 3), and a path through the site to the proposed Creative Arts Centre, in place of the anticipated north-south connection. Mr. Mawani noted that the CD-1 district schedule will be updated to decrease the minimum setbacks of both above and below grade buildings in relation to the north south and west property boundaries. No additional height or FSR is proposed for the site. He added that a Community Open House for the project was held in March, and no concerns related to the proposed changes were heard.

Anita Molaro, Development Planner, further described the proposal noting the key pieces in addition to reallocation of uses on the site, are setback issues. The applicant is asking for some variances to change the CD-1 Bylaw. Ms. Molaro gave some context regard the site noting that the original concept under the Langara Policy Statement was based around a quadrangle typology for a campus with the Student Union being in the centre and buildings framing that central courtyard. The other key component was a linear pedestrian link that would not only serve the campus circulation through the site but also provide a link for the neighbourhood beyond to Langara Golf Course. This was seen as an important link. Another piece that was a focus is the relationship with the Science Building and the edge condition with the existing park. As part of their facility programming the school is asking to reallocate the uses of their buildings to refocus the campus direction with the student services and science component as the signature buildings for the site. This requires changes to the policy statement and the CD-1 by-law to allow for some more flexibility in how the building(s) can be configured. She noted that they aren't looking at a building design, but rather a text amendment component that could accommodate a number of different design solutions.

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

The requested amendments to the policy statements with respect to:

- Redistribution of uses on the site;
- Reconfiguration of the south building massing to remove the linear pedestrian connection through the site.

The requested amendments to the CD-1 Bylaw setbacks to accommodate building mass:

Science and Student Services:

- Closer to the adjacent park (western property line) by reducing the setback from current requirement of 30 m to 15.6 m;
- Closer to the West 49th Avenue by reducing the front yard setback from current requirement of 15.5 m to 14 m.

Creative Arts:

- Increase the setback along the south property line from the current requirement of 14 m to 16.3m.

Mr. Mawani and Ms. Molaro took questions from the Panel.

Applicant's Introductory Comments: Steve Teeple, Architect, further described the proposal noting that the basic intention of the Master Plan has not changed. He described the architectural plans for the buildings noting that the current building is surrounded with surface parking spaces. He added that they wanted to use the architecture to set up an outdoor student space that was arranged to define a "West Court" that connects with Langara Park. The buildings have been organized to shape the outdoor spaces and to allow for pedestrian and vehicle connections to West 49th Avenue. The Science Building will be two storeys and cantilevered over the driveway which ensures views into the golf course. They decided to place the theatre lobby which is entirely glazed on axis with the link into the student quad.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to have the Creative Arts Building integrate better with the neighbourhood;
- Design development to the massing of the Science and Student Services Building to reduce shadowing.

Related Commentary: The Panel supported the amendments to the Policy Statement and the CD-1 By-law.

The Panel supported the uses on the site as well as the south building massing with the exception of a couple of Panel members. One Panel member thought the physical and visual links needed to be reinforced. As well a couple of Panel members thought the configuration of the Creative Arts Building should be better developed in how it relates to the neighbourhood.

The Panel supported the setbacks for the Science and Student Service building and thought the applicant should have some flexibility on how the grade should be addressed. There was some concern regarding the massing with respect to shadowing and it was suggested that the applicant try to address how the shadows affect both 49th Avenue and the forecourt area in the afternoon.

There was support for the setbacks at the Creative Arts building from the south property line. Some Panel members suggested there was an opportunity to reinforce the prominence of Studio 58 with a lighting strategy for people coming to events in the evening.

Applicant's Response: Mr. Teeple said he had no comments.

2. Comments – General Manager of Engineering Services

The General Manager of Engineering Services has no objection to the proposed rezoning, provided that the applicant complies with conditions as shown in Appendix B.

3. Comments – Landscape Design

The Landscape Development Specialist reviewed the rezoning application and, in a memo dated June 13, 2012, provided conditions for inclusion in the staff report as shown in Appendix B.

4. Public Input

No feedback was received from the public on this application.

5. Comments – Applicant

The applicant reviewed a draft copy of this report on August 8, 2012 and concurs with the content and recommended conditions of approval.

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100 West 49th Avenue (Langara College)
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	100 West 49th Avenue
Legal Description	PID: 008-775-842 Lot 1 (Reference Plan 9821) of Lot A Block 1165 District Lot 526 Plan 12842
Applicant/Architect	Brooke Pooni Associates
Property Owner/Developer	Langara College

SITE STATISTICS

Site Area	114,463 sq. ft.
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	CD-1 (55)	CD-1 (55)
Uses	Institutional Uses, limited to School - University or College and Child Day Care Facility	Institutional Uses, limited to School - University or College and Child Day Care Facility
Max. Floor Space Ratio (FSR)	0.94 FSR	0.94 FSR
Floor Area	75 759 m ² (815 463sq. ft.)	75 759 m ² (815 463 sq. ft.)
Maximum Height	Sub-area 1: 23 m Sub-area 2: 15m Sub-area 3: 12.5 m Sub-area 4: 12.5m	Sub-area 1: 23 m Sub-area 2: 15m Sub-area 3: 12.5 m Sub-area 4: 12.5m
Setbacks	Above grade buildings (a) North: 15.5 m (b) West: 30 m (c) South: 14 m Below grade buildings (a) North: 15.5 m (b) West: 16.2 m (c) South: 12.4 m	Above grade buildings (a) North: 14.0 m (b) West: 15.6 m (c) South: 14 m Below grade buildings (a) North: 14.0 m (b) West: 15.6 m (c) South: 12.4 m

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