



**POLICY REPORT
DEVELOPMENT AND BUILDING**

Report Date: March 9, 2016
Contact: Kent Munro
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RTS No.: 11387
VanRIMS No.: 08-2000-20
Meeting Date: April 19, 2016

TO: Vancouver City Council
FROM: Acting General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning -101 East 2nd Avenue

RECOMMENDATION

- A. THAT the application by Proscenium Architecture + Interiors Inc., on behalf of 125 Second Developments Ltd. (Beedie Development Group), to rezone 101 East 2nd Avenue [*Lot 1, Block 7, District Lot 200A, Group 1, New Westminster District, Plan BCP41958; PID:027-997-430*] from M-2 (Industrial) District to CD-1 (Comprehensive Development) District, to allow for a three-storey commercial building containing retail space, office uses, and a fitness centre with a total floor area of 5,724 m² (61,613 sq. ft.) and density of 2.04 FSR, be referred to a public hearing, together with:
- (i) plans prepared by Proscenium Architecture + Interiors Inc., received October 7, 2015;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the Acting General Manager of Planning and Development Services to approve the application, 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 the public hearing.

- B. THAT, if the application is referred to a public hearing, consequential amendments to Sections 4.2 and 4.3.1 in the Southeast False Creek Official Development Plan (By-law No. 9073) to increase maximum permitted floor area for non-residential uses in Area 3C from 10,215 m² to 17,822 m² and to establish a pre-dedication site area for 101 East 2nd Avenue, all as set-out as set out in Appendix C, also be referred to the same public hearing and be approved, subject to the public hearing;

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

- C. THAT if the application is referred to a public hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B of the Sign-By-law [assigning Schedule B (DD)], generally as set out in Appendix D, be referred to the same public hearing;
- D. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include this CD-1 and to provide parking regulations generally as set out in Appendix D;

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

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

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

- F. THAT Recommendations A through E be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and 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 report evaluates an application to rezone the site located at 101 East 2nd Avenue from M-2 (Industrial) District to CD-1 (Comprehensive Development) District to permit development of a three-storey building for Mountain Equipment Co-op (MEC) with retail use on the first and second floors and office use above. This proposal is in keeping with the Southeast False Creek Official Development Plan (ODP); however, at this time, the applicant is choosing only to pursue the commercial development potential that is contemplated in the ODP and not build any residential.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- Southeast False Creek Official Development Plan (2005, last amended 2015);
- Southeast False Creek Public Realm Plan (2006);
- Community Amenity Contributions - Through Rezoning (1999, last amended 2014);
- Green Buildings Policy for Rezoning (2009, last amended 2014);
- Energy Utility Systems By-law No. 9552 (2007);
- Neighbourhood Energy Connectivity Standards - Information for Developers (2013);
- Flood Plain Standards and Requirements (2015);
- Urban Agriculture for the Private Realm (2009); and
- M-2 District Schedule.

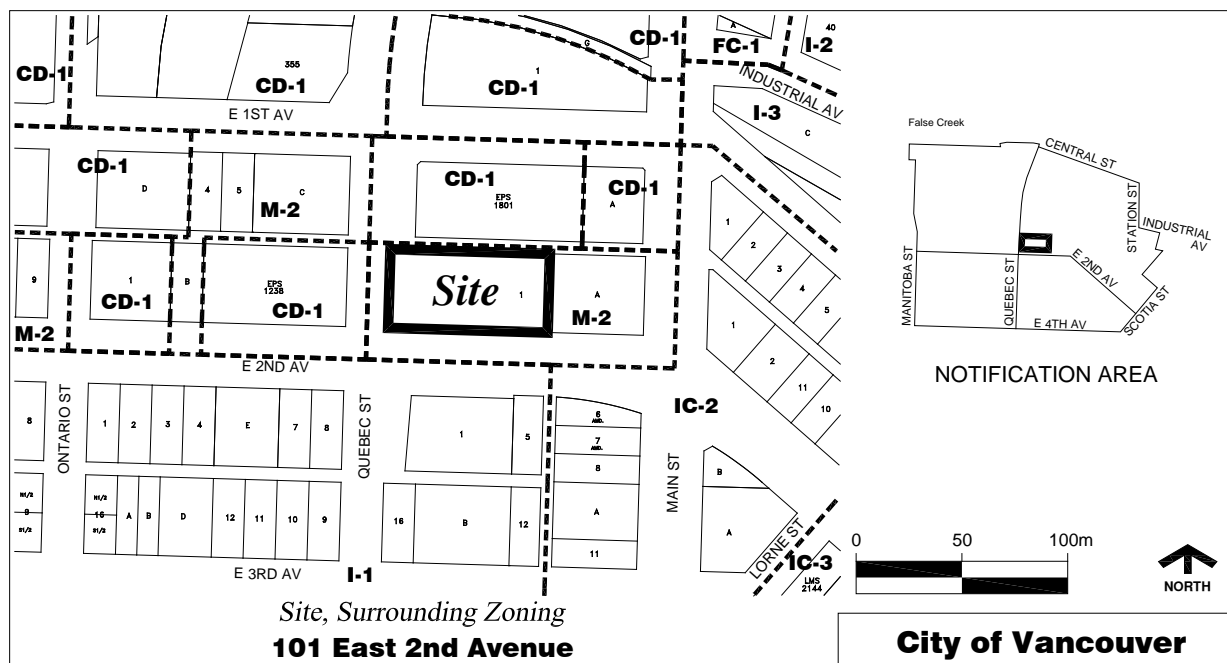
REPORT

Background/Context

1. Site and Context

This 2,802 m² (30,160 sq. ft.) site is located at the northeast corner of East 2nd Avenue and Quebec Street (see Figure 1) in the “Rail Yard” precinct – Area 3C – of Southeast False Creek (SEFC). The site has frontage of 75.5 m (247.6 ft.) on 2nd Avenue and 37.2 m (122.0 ft.) on Quebec Street.

Figure 1 - Site and Surrounding Zoning (including notification area)



The site is currently zoned M-2 and is developed with one-storey commercial buildings. The surrounding context includes high-density mixed-use residential developments to the west and north, all in Southeast False Creek. The Mount Pleasant Industrial Area is located south of 2nd Avenue, with three-storey and four-storey buildings industrial/commercial uses. False Creek Flats, which begins east of Main Street, includes a mix of older commercial buildings. A 12-storey mixed-use building at the southwest corner of Main and 2nd Avenue, in the Lower Main area of the Mount Pleasant Community Plan, was recently approved through a rezoning process.

The site is well served by transit, with buses on 2nd Avenue and Main Street, and the Main Street/Science World Skytrain Station is approximately 500 m to the north. There are also several bike routes close by including Ontario Street and the False Creek Seawall.

2. Policy Context

Southeast False Creek Official Development Plan – Rezoning in Southeast False Creek are guided by the area's Official Development Plan (ODP) which was approved in 2005. For this site (located in Area 3C), the ODP envisions the potential for residential uses with retail, service, office and light industrial uses being optional. Grade-level retail uses are required along the east half of this block of 2nd Avenue. The base floor space ratio in the ODP is 3.5 and building height is limited to 38.1 m (125 ft.) or about 13 storeys, with the option for additional penthouse floors as permitted under the *Southeast False Creek Design Guidelines for Additional Penthouse Storeys*. The development in the block to the north of the subject site was built out in to its maximum potential under the ODP, with a six-storey podium and 12- and 13-storey towers at each end of the block. On the subject site, the applicant is choosing to build only commercial uses, and to build at less height and floor area than is contemplated under the ODP.

Although the development proposed for the subject site does not include the residential use anticipated under the ODP, section 3.2.2 recognizes Southeast False Creek primarily as a community with commercial uses, including retail and office that provides opportunities for employment for local residents and for persons living outside the area. So far in the development of Southeast False Creek, retail and office uses have been built around the Olympic Plaza and along 2nd Avenue and Main Street.

Mountain Equipment Co-op would be the tenant in the proposed building. The owner of the subject site has a large portfolio of commercial properties and has a strong desire to accommodate this store which would be relocating from its current location on West Broadway. In Southeast False Creek, residential development activity has been steady since adoption of the ODP in 2005, so staff have no objections to a commercial-only development proceeding on the subject site. The draft CD-1 By-law does not permit residential use or a tower form; any future proposal for that use and form would be subject, at that time, to a new rezoning application process.

Southeast False Creek Public Realm Plan (2006) - This plan is a conceptual design framework that guides the detailed design of the public realm in Southeast False Creek. The plan identifies the lane behind the proposed development to be a "minor place to pause" with secondary pedestrian linkages in the laneway and a mixed-use courtyard. The intersection at Quebec Street and 2nd Avenue is identified as a "minor gateway".

The lanes in Southeast False Creek are intended to accommodate both service vehicles and local resident traffic as well as pedestrian uses, while the lanes south of 1st Avenue are to have a mixed use character. The lanes are also potential locations for green courtyards which could provide for a variety of uses such as outdoor areas for restaurants, residential yards and landscaped areas for relaxation and play.

Strategic Analysis

1. Proposal

The application proposes to rezone the subject site from M-2 to CD-1 to allow an increase in the maximum permitted floor area for retail, office and fitness centre use. The M-2 (Industrial) District Schedule allows for up to 1,000 m² (10,764 sq. ft.) of retail and 235 m² (2,529.5 sq. ft.) of office. The proposed MEC building contains 4,205 m² (45,262 sq. ft.) of retail space and 1,519 m² (16,350 sq. ft.) of combined office and fitness centre space.

The proposed three-storey building at 24 m (78.7 ft.) high and 2.04 FSR is lower in height and density than what is permitted in the Southeast False Creek ODP, which generally allows for a height of 38.1 m (125 ft.) and a density of 3.5 FSR. The building includes two levels of retail on the first and second floors and office space on the top floor. The applicant anticipates the third floor to include office space for MEC, rentable office space, and a fitness centre.

Figure 2 - View of the proposal from 2nd Avenue and Quebec Street



A 38-foot dedication along Quebec Street is required for the purposes of road widening. The applicant is willing to provide the dedication as a condition of enactment, however they would like to retain the ability to build up to the 3.5 FSR anticipated in the ODP, as calculated on the pre-dedication site area. It is recommended that Section 4.3.1 (b) of the ODP be amended to allow 3.5 FSR to be calculated using the pre-dedication site area of 2,802 m² on any future rezoning application. Adding this provision would simply carry forward the current

site area for consideration at the time a future rezoning application is made for 3.5 FSR. It preserves the intent of the original ODP. This approach is supported as it is consistent with typical practice and is in keeping with the intent of the ODP.

It is also recommended to proceed with a further amendment to Section 4.2 (see Appendix C, Table 1) in the ODP, to reflect the greater amount of non-residential floor area proposed at subject site.

2. Form of Development (see Appendix G)

The application proposes a three-storey form over most of the site (see Figure 2), which is a lower scale than the tower and podium form anticipated in the Southeast False Creek ODP. The Urban Design Panel and adjacent neighbours have not expressed significant concerns with the scale of building (see Appendix E and Section 6: Public Input).

The application proposes a larger floor plate than is typical in Southeast False Creek at the ground and second level in order to accommodate a specific retail tenant. This program does not readily accommodate substantial rear yard setbacks at grade, which would normally allow for a green open space and sunlight to the lane level. However, the proposed form of development does not include a residential tower element, thereby avoiding a longer shadow that would fall across nearby properties.

Staff generally support the proposed form in the interest of accommodating this particular retail program, and feel that the overall effect of shadows on balance is comparable to that expected in the ODP (see shadow studies in Appendix E). Staff also expect that the site, if and when redeveloped with a residential tower at some time in the future, would provide a lane setback at the podium level that is consistent with the form envisioned in the ODP.

The application also proposes relatively small setbacks at the property lines. After the road dedication along Quebec Street, for example, a narrow space remains between the sidewalk and the proposed wall of the store. Staff are recommending a number of revisions at the development permit stage aimed at improving the public realm interfaces (see Appendix B).

3. Transportation and Parking

The proposed tenant for the retail space is Mountain Equipment Co-op (MEC) and this would be their flagship store in the City of Vancouver. As such, this new MEC store is a large format, “destination” retail space that would not only serve local Vancouver residents but would tend to draw from a broader area as well. To accommodate the anticipated transportation demands, the application proposes three levels of underground parking accessed from the lane, with a total of 174 parking spaces, three loading bays (one Class A and two Class B), as well as 30 Class A and 50 Class B bicycle parking spaces. The number of proposed parking spaces for vehicles exceeds the Parking By-law standards envisioned for Southeast False Creek, which would otherwise limit this site to a total of 50 vehicle parking spaces. The Parking By-law set out this standard based on smaller, more typical and local-serving retail uses.

During the rezoning application review process, a primary concern expressed by the public was the matter of traffic congestion on the streets surrounding the subject site. The site is located at the intersection of two arterials, neither of which offer much on-street parking. Staff are, therefore, of the view that the demands for parking for this use need to be

adequately addressed on-site in order to minimize traffic impacts on the community that might otherwise arise from customers searching for on-street parking. Examination of the parking demand at MEC's existing Broadway store indicates that the Southeast False Creek standard would not be adequate to serve this proposal and would result in significant spillover into the adjacent neighbourhood. Accordingly, Engineering Services supports the provision of no more than 148 parking spaces, which is in line with the current parking demand at MEC's Broadway store. A condition of approval to reduce the number of parking spaces to 148 is contained in Appendix B.

The application proposes one Class A and two Class B loading bays, whereas the Parking By-law would require one Class A, two Class B, and one Class C loading bays. The current MEC store on West Broadway is served by two large Class B loading bays that can accommodate five-ton trucks. MEC indicates that the new store would receive deliveries in the same manner. Engineering Services is supportive of the proposed loading provision, subject to enlarging the dimensions of both Class B loading bays to accommodate a five-ton truck (see Appendix B).

Environmental Sustainability

The rezoning application is subject to the Southeast False Creek Green Building Strategy and the Green Building Policy for Rezoning. The Green Building Policy for Rezoning (amended by Council on June 25, 2014) requires that rezoning applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency and stormwater management and a 22% reduction in energy cost as compared to AHSAE 90.1 2010, along with registration and application for certification of the project.

The applicant submitted a preliminary LEED® scorecard, which generally conforms to the Rezoning Policy, indicating that the project could attain the required LEED® level and, therefore, would be eligible for a LEED® Gold rating.

Neighbourhood Energy – In support of the environmental sustainability goals set out in the Southeast False Creek ODP, Council's Energy Utility System By-law (No. 9552) requires all new developments within the designated service area to connect to the Southeast False Creek Neighbourhood Energy Utility. A low carbon neighbourhood energy approach for space heat and domestic hot water enables significant GHG reductions for the neighbourhood. Conditions of rezoning have been incorporated in Appendix B that provide for Neighbourhood Energy System (NES) compatibility and connection to the Southeast False Creek Neighbourhood Energy Utility.

4. Public Input

Public Notification – A rezoning information sign was installed on the site on November 6, 2015. A total of 5,300 notifications were distributed within the neighbouring area on or about November 27, 2015 (see Appendix F). In addition, notification and application information and an online comment form were posted on the City's Rezoning Applications webpage (vancouver.ca/rezapps). An open house was held on December 9, 2015. Staff, the applicant team, and approximately 31 people attended the open house.

Public Response and Comments – Staff received 28 written responses on the current proposal, including open house comment sheets and email correspondence.

Comments in support for the application, included:

- Contribution to the local economy and addition of quality retail in Southeast False Creek;
- Scale of the building; and
- Green building design, which reflects the goals of Southeast False Creek.

Comments or concerns about the application, included:

- Increased traffic and congestion on streets and in the lane; and
- A number of traffic related concerns in the lane: location of parking ramp, clearance measures for trucks, illegal parking practices, and crime and safety.

A more detailed summary of public comments on this application is provided in Appendix F.

Engineering Services staff have reviewed the lane access and proposed entrance to the underground parking. Although this site may add up to four vehicles per minute during the busiest days and times of the year, the lane is anticipated to function well from a traffic perspective. In addition, the future design of Quebec Street is envisioned to have a centre median, which will restrict vehicular movements at the westerly end of the lane to right in-right out. This will encourage a clockwise flow around the site and facilitate more efficient movements at the lane entrances. Staff will require the building to be designed to provide adequate manoeuvring in the lane and on the ramp to accommodate the largest delivery truck (see Appendix B,19 (iii)), which may include the addition of corner cuts at the top and/or bottom of the ramp. Concerns about illegal parking in the lane can be addressed via signage and/or through bylaw enforcement. Appendix B includes Crime Prevention Through Environmental Design (CPTED) conditions to address crime and safety concerns in the lane.

PUBLIC BENEFITS

In response to City policies concerning changes in land use and density, this application, if approved, can be expected to realize the following public benefits.

Required Public Benefits - Required by By-law or Policy

Development Cost Levies (DCLs) – Development Cost Levies (DCLs) collected from developments help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing); and various engineering infrastructures. This site is subject to both the Citywide DCL and the layered Southeast False Creek DCL. The Citywide DCL is currently \$143.27 per m² (\$13.31 per sq. ft.). The Southeast False Creek DCL is currently \$197.1 per m² (\$18.32/sq. ft.).

It is estimated that the 5,724 m² (61,613 sq. ft.) of floor space proposed is subject to both DCLs. If this application is approved, approximately \$820,069 for the Citywide DCL and \$1,128,750 for the Southeast False Creek DCL, or a total of \$1,948,819 is anticipated.

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 30 of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases

for a period of 12 months from the date of DCL By-law rate amendment provided that it has been submitted prior to the adoption of the annual DCL By-law rate adjustments. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rates will apply. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art – The *Public Art Policy for Rezoned Developments* requires that rezonings involving a floor area of 9,290 m² (100,000 sq. ft.) or greater allocate a portion of their construction budgets to public art as a condition of rezoning. As the proposed floor area is below the minimum threshold, no public art contribution will arise from this application.

Public Benefits - Offered by the Applicant

Community Amenity Contributions (CACs) – Within the context of the City's Financing Growth Policy, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

The SEFC Public Benefits and Compatible Housing Strategy anticipates an offer of \$11.50 per sq. ft. to contribute towards affordable housing. Based on the proposed floor area of 61,613 sq. ft., the applicant has offered \$708,550.

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

FINANCIAL IMPLICATIONS

As noted in the section on public benefits, the applicant has offered a cash CAC of \$708,550. According to the SEFC Public Benefits Strategy, this CAC will be allocated to affordable housing.

The Citywide DCL and the Southeast False Creek Layered DCL apply to this site. If the project is approved, a combined DCL of approximately \$1,948,819 is anticipated.

There are no public art contributions associated with this rezoning.

CONCLUSION

Upon review of this application, it can be concluded that the proposed form of development is an appropriate response to the site and its context. Although the proposal does not include residential uses as anticipated in the Southeast False Creek ODP, the proposed active retail uses along Quebec and 2nd Avenue are consistent with the plan's desire to provide more opportunities for employment and shopping.

The Acting General Manager of Planning and Development Services recommends that the rezoning application be referred to a public hearing, together with the draft By-law as set out in Appendix A and amendments to the Southeast False Creek ODP as set out in Appendix C. Further, it is recommended that, subject to the public hearing, the application including the

form of development, as shown in the plans in Appendix G be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

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101 East 2nd Avenue
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.

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-() attached as Schedule A to this By-law and incorporates Schedule A into Schedule D to By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to public hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in the By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses, limited to Fitness Centre;
 - (b) Office Uses;
 - (c) Retail Uses, limited to Public Bike Share and Retail Store; and
 - (d) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

Conditions of Use

3. Office Uses must not be located on the ground floor.

Floor area and density

- 4.1 Computation of floor space ratio must assume that the site area is 2,802 m², being the site area at the time of application for rezoning evidenced by this By-law, prior to any dedications.
- 4.2 The floor space ratio for all uses must not exceed 2.04.
- 4.3 Computation of floor area must include all floors, including earthen floor, both above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
 - (a) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls; and
 - (b) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length.
- 4.5 The use of floor area excluded under section 4.4 must not include any purpose other than that which justified the exclusion.

Building height

5. The building height must not exceed a geodetic elevation of 24 m.

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101 East 2nd Avenue
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 Proscenium Architecture + Interiors Inc. and stamped “Received City Planning Department, October 7, 2015”, subject to the following conditions, provided that the General Manager of Planning and Development Services 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 General Manager of Planning and Development Services, who shall have particular regard to the following:

Urban Design

- 1. Design development to provide a larger open space on grade at the corner of Quebec Street and 2nd Avenue leading to the main entrance to the store.

Note to Applicant: Intent is to better serve pedestrian activity on both streets, especially given the anticipated upgrades to Quebec Street serving non-vehicle traffic. This can be accomplished without a substantial reduction of commercial floor area by relocating the open space proposed along the arterial road to the corner. Consideration should be given to moving the main doors closer to the corner.

- 2. Provision of a 2.0 ft. setback on grade from Quebec Street.

Note to Applicant: Intent is to create more space along the west edge for a green and landscaped edge of the building, given the intended expansion of the roadway to accommodate active transportation along Quebec Street. Also see Landscape conditions.

- 3. Design development to the lane-facing elevation to create visual interest for pedestrians at the lane level while protecting residences above the lane to the north.

Note to Applicant: Intent is balance the interest and activity afforded by views into and from the commercial space for pedestrians in the lane, with the privacy of nearby residents. A more active colour and material palette, or similar refinements should be used on this side to offset the service elements required on the north side of the store.

4. Design development to the east elevation to provide more visual interest to the exposed sidewalls along the property line.
5. Relocation of the proposed water feature from the Quebec Street right of way onto the site.

Note to Applicant: Based on the draft design of the Quebec Street road improvements, this area cannot accommodate the features shown. However, they should be moved onto private property rather than lost.

6. Consideration to create pedestrian access to the store or another active use on the north side to add desirable activity to the lane.
7. Consideration to the provision of a more significant architectural element at the corner to mark the intersection and entry.

Note to Applicant: This can be accomplished with a visually prominent architectural or green building feature in the southwest portion of the site.

8. Provision of a preliminary design package indicating the commercial signage approach for the site.

Note to Applicant: Intent is to show the intended quality of materials and integration with the architectural approach in general. A separate permit application will be required under the Sign By-law.

9. Notation on the drawings of the lighting and acoustic mitigation features or specifications that will be installed to mitigate the effect of equipment and lights to nearby residences.

Note to Applicant: Features should include full cutoff lights or shrouds to confine building light to the property, quieting measures on gates, and acoustic shrouds on equipment.

10. Consideration to supply a bird friendly strategy for the design of the building and landscape in the application for a development permit.

Note to Applicant: Strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines and propose design features or to reduce these risks. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Crime Prevention through Environmental Design (CPTED)

11. Design development to consider the principles of CPTED, having particular regard for:

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

Note to Applicant: Design should note measures to create a well-landscaped lane edge that is green and attractive for pedestrians passing by, while avoiding unintended uses.

Sustainability

12. Confirmation that the application is on track to meeting the Green Buildings Policy for Rezoning including a minimum of 63 points (LEED® Gold rating), with 1 point for water efficiency and stormwater management, and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to Applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The strategy, along with the LEED checklist must be incorporated into the drawing submission. A letter from a LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration from the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

Landscape Design

13. Design development to improve north facing lane interface by the following:
- (i) Provision of a more substantial landscape buffer, without overhead cover, to enable plant establishment and ensure future plant viability.
 - (ii) Provision of further softening of the north façade, by the provision of a sustainable, low maintenance and functional green facade. This could be in the form of a cable trellis with vines, rather than high maintenance modular pre-planted “living wall”.
14. Design development to expand programming of the roof decks on Level 3 to include urban agriculture plots and provide more active communal gathering spaces for staff.
15. Design development to improve relationship of public to private open spaces along Quebec Street and 2nd Avenue, by the provision of a landscaped buffer in setback, while confirming adherence to the Southeast False Creek Public realm guidelines and Engineering setback requirements.

Note to Applicant: If 5.5 m setback on 2nd Avenue is provided (See Condition (b) 2), then a 1 metre wide planting can accommodate some landscape buffer.

16. Sidewalks are to be reconstructed from curb to property line fully at the applicant's expense.
17. A landscape plan and civil works plan is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering Services or Kevin Cavell at 604.873.7773 for details.

Note to Applicant: The civil works plans should be initiated as soon as possible following development permit issuance with co-ordination of the civil and landscape plans to be confirmed prior to the start of construction.

18. Provide at the time of Development Permit stage:
 - (i) A full Landscape Plan to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, fences, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8 inches scale.
 - (ii) Section details at a minimum scale of 1/4 inches = 1 ft. scale to illustrate proposed landscape elements including planters on building structures, benches, fences, gates, arbours and trellises, posts and walls and water features. Planter section details must confirm depth of proposed planting on structures.
 - (iii) A high-efficiency irrigation system to be provided on all planted rooftops, in all landscape common areas on structure and hose bibs in patio areas as needed (illustrated on the Landscape Plan).
 - (iv) New street trees should be noted "Final species, quantity and spacing to the approval of City Engineer and Park Board". Contact Eileen Curran at 604.871.6131 (Engineering Streets Division) regarding street tree spacing and quantity. Contact Amit Gandha at 604.257.8587 (Park Board) regarding tree species.
 - (v) A Landscape Lighting Plan to be provided for security purposes.

Note to Applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown).

- (vi) Large scale sections (1/4 inches = 1 ft. or 1:50) illustrating the buildings to public realm interface facing the street.

Note to Applicant: The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section).

- (vii) Any emergency generators, transformers, and gas meters to be located, integrated, and fully screened in a manner which minimizes their impact on the architectural expression and the building's open space and public realm.

Engineering

- 19. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The following items are required to meet provisions of the parking by-law and the parking and loading design supplement:

- (i) Provision of at minimum two Class B loading spaces with the following minimum dimensions: 11.0 m long, 3.0 m wide, and 4.0 m high, with adequate maneuvering space to allow vehicles to access the loading bay.

Note to Applicant: Ensure adequate vertical clearance is provided for utilities and other services over the loading access and stalls to maintain 4.0 m of vertical clearance.

- (ii) Provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, within the parking area and at all entrances.

Note to Applicant: This is to calculate the slope and cross fall. Check elevations shown as ramp slope calculates to 16% using the design elevations on drawing A202. If a longer ramp is required, it may affect the vertical clearance required for the Class B loading spaces.

- (iii) Provision of an improved plan showing all poles and guy wires within the lane and the required maneuvering for the largest delivery vehicle to access the site. Identify any pole relocations, corner cuts, additional ramp widths or building modifications required to accommodate the loading. The plan should show the routing of the delivery vehicles to and from the street.

Note to Applicant: The truck maneuvering shown on the parking ramp on drawing A202 is not acceptable as 2-way flow on the ramp is required for vehicle access. Consider additional corner cuts at the top and bottom of the ramp.

- (iv) Provision of signage and a signal system at the top of the ramp to indicate when the loading spaces on P1 are occupied.

Note to Applicant: A qualified transportation engineer must provide details on the system and locations of all lights, signs and detection devices on the plans.

- (v) Provision minimum vertical clearance for the main ramp, security gates, and loading bays.

Note to Applicant: A section drawing is required showing elevations, and vertical clearances. 4.0 m of vertical clearance is required for the Class B loading spaces and maneuvering.

- (vi) Provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp, if required.

- 20. Provision of a draft lane lighting plan that locates the lane lighting, ensures that standard in-ground pole bases or engineered bases will be provided for support of the poles and identifies the in-ground conducting necessary to energize the lighting. The plan should identify if any kiosks/boxes/transformers/electrical panels are necessary for the operation of the lighting and on-site space for this equipment is to be identified.
- 21. Clarification of the various planters and features within the 1.5 m lane Statutory Right of Way is required to ensure the Statutory Right of Way area can act as intended, to allow for a public realm edge between the lane and the building.
- 22. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown.
- 23. Note to Applicant: Pick-up operations should not rely on bins being stored on the street or lane for pick-up, bins are to be returned to storage areas immediately after emptying.
- 24. The generic footings shown on pages A311 and A312 would encroach beyond the ultimate property lines. The final footing design must not encroach.
- 25. Delete reference to storm overflow connection to City storm from landscape plans (Item 14) any drainage is to be achieved on-site prior to typical service connections to storm and sanitary services.

Neighbourhood Energy Utility

26. The proposed plan for site heating and cooling, developed in consultation with the City, shall be provided prior to the issuance of development permit, to the satisfaction of the General Manager of Engineering Services.
27. The building(s) heating and domestic hot water system shall be designed to be compatible with the Southeast False Creek Neighbourhood Energy Utility system to supply all heating and domestic hot water requirements. Design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the *Energy Utility System By-law* (No. 9552) and Southeast False Creek *NEU Developer Document (2016)* for specific design requirements, which include provisions related to the location of the mechanical room(s), centralization of mechanical equipment, pumping and control strategy, and other hydronic heating and domestic hot water system minimum requirements. The applicant is encouraged to work closely with Staff to ensure adequate provisions for Neighbourhood Energy Utility compatibility are provided for in the mechanical design. As a pre-condition to building permit, a declaration signed by the registered professional of record certifying that the Neighbourhood Energy connectivity requirements have been satisfied will be required.

28. The building mechanical system must utilize the energy transfer station for all of its space heating and domestic hot water requirements, and the building mechanical system must not incorporate any additional heat production equipment including, but not limited to, boilers, water source heat pumps, air source heat pumps, furnaces, hot water heaters, geo-exchange systems, electric baseboards, or heat producing fire places except that:
 - (i) A building may incorporate a solar system to generate heat energy;
 - (ii) A building may incorporate hybrid heat pumps for space cooling, provided the compressor cannot operate in heating mode;
 - (iii) A building may incorporate heat recovery ventilation (air to air heat exchangers) and waste heat recovery from refrigeration or active cooling systems for the purposes of supplementing the heat energy provided:
 - a. The systems used for heat recovery from refrigeration or active cooling do not provide any supplemental heating when there is no active cooling service required;
 - b. The approach to heat recovery is consistent with this Schedule (i.e. hydronic systems with centralized mechanical equipment); and

- c. Waste heat recovery systems do not cross property lines.

Exceptions for on-site heat production may be approved by the City Engineer, provided the total heat production produced by all exceptions does not exceed 1% of the total annual thermal energy needs of the building.

29. Detailed design of the building HVAC and mechanical heating system at the building permit stage must be to the satisfaction of the General Manager of Engineering Services.
30. Provision of a dedicated room in a location suitable for connecting to the Southeast False Creek Neighbourhood Energy Utility distribution piping for each Energy Transfer Station that is required for servicing the development as to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The Southeast False Creek Neighbourhood Energy Utility has pre-serviced this site off of Quebec Street. The Neighbourhood Energy Utility room is to be in close alignment with the preservice location.

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, the General Manager of Planning and Development Services, the General Manager of Engineering Services and the Chief Housing Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Dedication of the westerly portion of the site defined on Plan BCP41959 (Option to Purchase & Statutory Right of Way area) for road purposes. Deletion of all below-grade and above-grade structures and encroachments from the proposed option and dedication areas. A subdivision is required to effect the dedications. A subdivision plan and application to the Subdivision and Strata Group is required. The dedications must be completed prior to enactment of the rezoning by-law.

Note to applicant: The option agreement (BB0801866) is to be discharged simultaneously with the deposit of the dedication plan.

2. Provision of a 1.5 m (5 ft.) building setback and a surface Statutory Right of Way to achieve a 4.5 m standard concrete sidewalk between the back of curb and building on 2nd Avenue. This zone shall be free and clear of obstacles including door swings, planters, tables, chairs, benches, rock gardens, bike racks, and parked bicycles but may allow for the below grade parking/structure and certain above-grade encroachments above the 2nd storey level and standard weather protection canopies that meet the requirements of the

Vancouver Building By-law. If the applicant wishes to maintain the bicycle parking proposed along 2nd Ave, a further widening of the Statutory Right of Way to 5.5 m is required.

3. Provision of a 1.5 m x 1.5 m corner-cut and a surface Statutory Right of Way in the ultimate southwest corner of the site for sidewalk purposes. This zone shall be free and clear of obstacles including door swings, planters, tables, chairs, benches, rock gardens, bike racks, and parked bicycles but may allow for the below grade parking/structure and certain above-grade encroachments above the 2nd storey level and standard weather protection canopies that meet the requirements of the Vancouver Building By-law.
4. Provision of a statutory right of way over the north 1.5 m of the site for landscaping and lane lighting purposes.
5. Release of Easement & Indemnity Agreement 212711M (commercial crossing) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition.

6. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
 - (i) Provision of sidewalk improvements adjacent the site that are consistent with the Southeast False Creek public realm plan and public realm enrichment guide.
 - (ii) Provision of lane improvements consistent with the Southeast False Creek public realm plan including, granite setts adjacent the lane edge and standard concrete lane crossing on the east side of Quebec Street at the lane north of 2nd Avenue.
 - (iii) Provision of new curb alignment, pavement and street lighting on Quebec Street adjacent the site including relocation and adjustment of all impacted utilities both above and below grade including adjustment, relocation or replacement of portions of the traffic signal network at the Quebec Street and 2nd Avenue intersection to accommodate the new road geometry.
 - (iv) Provision of new curb alignment and pavement on 2nd Avenue adjacent the site including relocation and adjustment of all impacted utilities both above and below grade, new street lighting with trolley pole bases

and adjustment of the curb east of the site to meet the existing curb alignment should it be necessary.

- (v) Provision of street trees adjacent the site where space permits.
 - (vi) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
 - (vii) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer to determine if sewer system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any sewer system upgrading that may be required.
7. Provision of all existing and new utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. There will be no reliance 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. Consultation with BC Hydro and all other effected Utilities is required by the applicant to identify the extent of existing overhead utilities that can be undergrounded or eliminated. The extent of undergrounding that can be achieved is to be clearly identified on the development permit drawings.

Neighbourhood Energy Utility

8. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connecting to and securing adequate space for the Southeast False Creek Neighbourhood Energy Utility, which may include but are not limited to agreements which:

- (i) Provision of a Statutory Right of Way to the City granting the operator of the Southeast False Creek Neighbourhood Energy Utility access to the building(s) mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling Neighbourhood Energy Utility connection and operation, on such terms and conditions as may be reasonably required by the operator;
- (ii) Grant a Statutory Right of Way to the City for Neighbourhood Energy Utility pipes to run through the parkade level 1 for the purposes of servicing the adjacent site.

Soils

9. If applicable:

- (i) Submit a site profile to the Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
- (ii) As required by the Manager of Environmental Planning 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; and
- (iii) If required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Protection, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant 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, issued by the Ministry of Environment, has been provided to the City.

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, and letters of credit, and provide for the withholding of permits, as deemed appropriate by, and in the form and content satisfactory to, the Director of Legal Services.

* * * * *

101 East 2nd Avenue
(Southeast False Creek Area 3C)

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

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

1. This By-law amends the indicated provisions of the Southeast False Creek Official Development Plan By-law No. 9073.
2. In section 4.2, Council strikes out Table 1 and substitutes:

“Table 1

Maximum permitted floor area

Area	Maximum permitted floor area for residential uses	Maximum permitted floor area for non- residential uses other than cultural, recreational and institutional	Maximum permitted floor area for all uses
Area 1A	84,595 m ²	350 m ²	84,945 m ²
Area 2A	114,655 m ²	10,212 m ²	124,867 m ²
Area 3A and 3B	58,020 m ²	0 m ²	58,020 m ²
Area 1B	83,848 m ²	0 m ²	83,848 m ²
Area 2B	143,912 m ²	6,922 m ²	150,834 m ²
Area 3C	145,618 m ²	17,822 m ²	163,440 m ²
Total maximum permitted floor area for all areas	630,648 m ²	35,606 m ²	659,032 m ²

”

3. Council strikes out subsection 4.3.1(b), and substitutes:
 - “(b) the intent for each site in areas 1B, 2B, and 3C, is to achieve a floor space ratio of 3.5 including mandatory retail, service, and office uses as outlined in section 4.3.2, subject to site specific conditions and to section 4.3.1(c), except that:

- (i) with respect to the site at 101 East 2nd Avenue in Area 3C, floor space ratio must be calculated on a site area of 2,802 m², being the site area at the time of application for rezoning from M-2 to CD-1, prior to any dedications.”

* * * * *

**101 East 2nd Avenue
DRAFT CONSEQUENTIAL AMENDMENTS**

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

Parking By-Law No. 6059

In Schedule C, add:

Address	By-law No.	CD-1 No.	Parking Requirements
101 East 2nd Avenue			Parking, loading and bicycle spaces in accordance with by-law requirements on <i>[date of enactment of CD-1 By-law]</i> except that there must be: <ul style="list-style-type: none"> (a) 148 parking spaces; and (b) a minimum of two Class B loading spaces each measuring at least 11 m long, 3 m wide and 4 m high.

SIGN BY-LAW NO. 6510

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

“101 East 2nd Avenue [CD-1 (#)] [By-law #] B (DD)”

NOISE CONTROL BY-LAW NO. 6555

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

“[CD-1 (#)] [By-law #] 101 East 2nd Avenue”

* * * * *

**101 East 2nd Avenue
URBAN DESIGN ANALYSIS**

URBAN DESIGN PANEL

The Urban Design Plan reviewed the application on January 13, 2016 and supported it.

EVALUATION: SUPPORT (9-0)

Introduction: Rachel Harrison, Rezoning Planner, introduced the project as an application to rezone the site on the northeast corner of East 2nd Avenue and Quebec Street. The proposal is for a three-storey building for Mountain Equipment Co-op which includes both retail and office uses. The applicant is applying to rezone the site to have more retail and office floor area than what is permitted under its current M-2 zoning.

The rezoning policy that applies to this site is the Southeast False Creek Official Development Plan (SEFC ODP). The policy identifies this site for optional retail, service, or office use at grade. The Meccanica building to the north is an example of a building built-out under the Southeast False Creek ODP.

Staff are supportive of a commercial-only building at this site. Since the ODP was adopted in 2005 a lot of residential development has been built. So it is okay that this proposal does not include residential.

The site is in a high traffic-use area at the intersection of two main arterials and two bike ways. It is also 500 metres from the Main Street/Science World Skytrain Station

Sailen Black, Development Planner, continued the introduction by stating that the site contains a one-storey commercial and warehouse building. The site area is 244.23 ft. x 122 ft. (29,796 sq. ft.). Required setbacks include 38 ft. off Quebec Street for road widening, 5 ft. off the lane for landscaping and lighting, and 5 ft. along East 2nd Avenue as road dedication to be used for road widening.

The preliminary design for Quebec Street north of East 2nd Avenue adjacent to the MEC site includes:

- Two thru motor vehicle lanes northbound
- One left, one thru and one right lane southbound
- protected bike lanes in each direction on opposite sides of Quebec Street
- 2.4 metre sidewalks on each side of Quebec Street

There are also boulevard strips between the bike lanes and vehicle lanes, and between the sidewalks and bike lanes, where utility poles, street lights, trees etc. would be placed.

The surrounding Southeast False Creek sites have been rezoned from M-2 to CD-1, with the exception of Mario's Gelato at 88 East 1st Avenue and the Shell Gas Station at 1785 Main Street. South of 2nd Avenue and east of Main Street is zoned I-1 and IC-2. There is a mix of older commercial buildings with the exception of the proposed twelve-storey rezoning at the southwest corner of Main and 2nd Avenue in Mount Pleasant.

Adjacent developments include Opsal Steel at 24 storeys, Mario's Gelato at 4 storeys, Meccanica at 12 storeys (with a 6-storey podium), and a Shell Gas Station.

The present Zone for the site is M-2, which calls for a maximum floor area of 10,764 sq. ft. for retail and 2,529 sq. ft. of office space. This site also falls under the Southeast False Creek Official Development Plan. The ODP notes the following as the preferred form of development:

- Significant setbacks from the lane to reduce shadowing to the north, provide a landscaped area, and activate the lane
- Active storefronts to animate the street

The site is subject to the Southeast False Creek Public Realm Plan and the Green Buildings Policy for Rezoning.

The proposal is for a three-storey retail/office building consisting of 2 levels of retail and 1 level of office for one tenant: Mountain Equipment CO-OP (MEC). There is a proposed 2.0 FSR (60,676 sq. ft.) comprised of 45,510 sq. ft. for retail use and 15,166 sq. ft. for office use, and including three levels of underground parking accessed off the lane. There is also an exercise studio on the ground floor adjacent to the lane to provide activation, and a roof scape with outdoor seating areas and active space.

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

1. Panel comment on the overall approach to urban design is invited in general for this rezoning application, and specifically:
 - a. Does the Panel support the proposed form of development, including the setbacks, height and density shown?
 - b. Does each of the three outer edges (north, west and south) create appropriate spaces in response to the three different contexts?

Applicant's Introductory Comments: The applicant team noted that there have been numerous meetings with City staff on the project. In these meetings planning requested ground level transparency to provide more connection to the lane.

Activation of the lane is required through an 8 ft. dedication. There will be a public bike-share station going into the area, so not a lot of other programming is needed.

It should be noted that the property is highly visible from the gas station, and a fifth elevation exists at the rooftop due to the surrounding towers. The massing needs to respect MEC's need to be 35,000 - 40,000 sq. ft. of retail space over two levels. Ideally there would also be a 12 ft. clear wall around the building to allow for merchandising. This proposal has slightly less parking than what is required under the Parking By-Law, for a total of 174 parking spots.

The podium has been brought down to grade so that the entry underneath the covered canopy would allow the pedestrian access to activate both the corner of the building, and the corner

of 2nd Avenue and Quebec Street. MEC would like to utilize this space to organize running groups and other activities.

The glazing line has been brought onto the lane-side to allow for physical transparency through the building. A screening element has been added to prevent light pollution in light of this.

The roof-plane is being intentionally set back to create a community space, and to set the mass back and reduce shadowing on the neighbours. Activation of the roof is done through the creation of an active park setting and a green roof. A water feature will also move down the expression of the building through a series of swales.

Glass has been introduced on the upper level, but actual materiality will be discussed at the development permit level. There will also be heavy timber construction to make the building easy to remove at the end of its 25 year contract.

LEED Gold is being targeted. The concept of tying into a geothermal system has been explored, but will probably not happen as the building will need to connect to the district energy utility.

In order to respect traffic flow and facilitate garbage movement, all loading has been moved underground.

Panel's Consensus on Key Aspects Needing Improvement:

- Move the main entry onto or towards Quebec Street and make more use of the corner
- There needs to be more space for people to gather on the Quebec Street frontage as the current space seems tight
- The lane edge needs more activation; this could be done by showing the inside materials on the outside, or by adding a second entry and moving the bike parking
- Refine the awkward relationship with the gas station site
- More softscape refinement is needed off the lane

Related Commentary: The panel thought that this was a good project for this site, and a welcome relief on height and use. The colour scheme is good and the forms of the building seem striking and very appropriate for the precinct. However, some more vertical elements could be added into the building to suggest climbing, or other activities related to MEC.

The outer edge seems supportable, especially in the absence of what the future may bring. However, the 2nd Avenue setback seems quite tight. Especially when taking bike traffic into account.

The relationship to the gas station seems awkward. Something should be built which fills the space between the two sites and provides separation somehow. Making the area facing the gas station into a climbing wall might be a good use of a blank wall.

The Quebec Street frontage is of concern as it is the main area and there appears to be a conflict between pedestrian traffic and the bike racks. Quebec Street is set to become one of the more important streets to the Olympic village, and will attract quite a bit of pedestrian traffic north-south. Thus the corner should be reconsidered with regards to this traffic. The

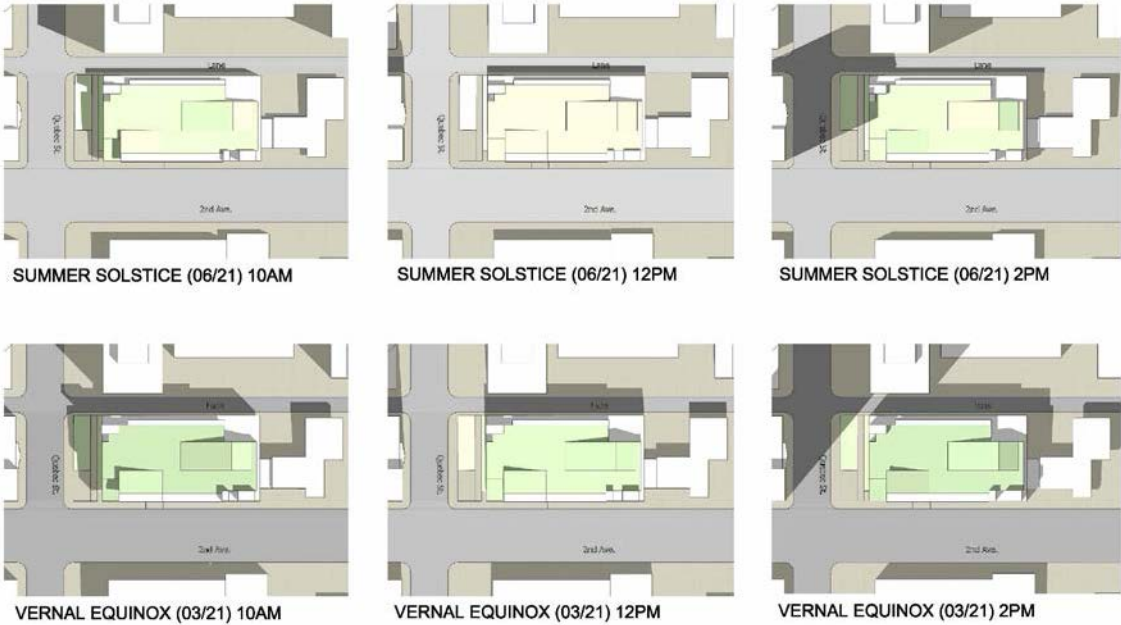
corner could do more to announce MEC's presence. Making this corner a jewel would announce MEC as a 'place'. Additionally, there should be more coverage and weather protection on Quebec Street to provide meeting spaces.

In terms of landscape, the roof-scape is good but could use more irrigation. The water feature off of Quebec Street also seems well done. On the North-side in the area with the overhang it seems like a very tight landscaped area. Attention should be paid as to how this is treated.

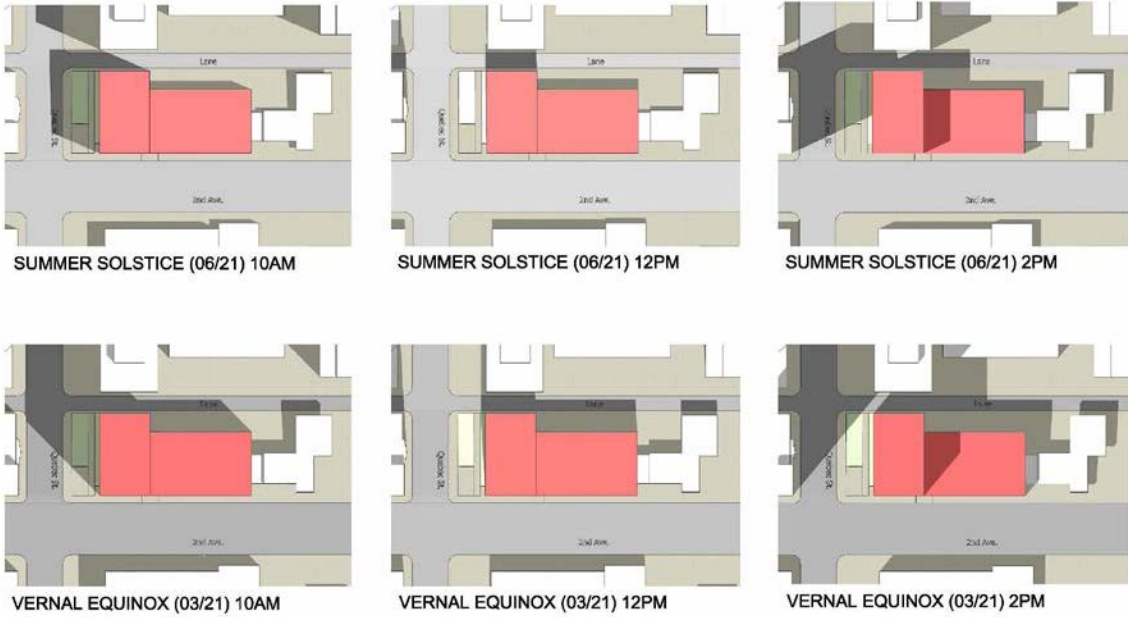
Applicant's Response: The applicant stated that the points put forward are good, and will be addressed through talks with the Vancouver Engineering Department and the adjacent Shell Station.

* * * * *

Shadow Study - Proposed Development



Shadow Study - Typical SEFC Podium Tower



101 East 2nd Avenue
PUBLIC CONSULTATION SUMMARY





Public Notification

A rezoning information sign was installed on the site on November 6, 2015. A community open house was held on Wednesday, December 9, 2015. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

December 9, 2015 Community Open House

A community open house was held from 5-8 pm on December 9, 2015 at the Creekside Community Centre (1 Athletes Way). A total of 5,300 notifications were distributed within the neighbouring area on or about November 27, 2015. Staff, the applicant team, and approximately 31 people attended the open house.

Notification and Public Response

Total notifications		5,300
Open House attendees		31
Feedback forms		17
Electronic feedback		11

Public Response

Public responses to this proposal have been submitted to the City as follows:

- In response to the December 9, 2015 open house, a total of 17 comment sheets were submitted from individuals.
- A total of 11 online comments were submitted by email.
- Below is a summary of all feedback (both online and from the open house) related to the proposal. Please note that a set of quantitative questions were included in the comment sheets while the email responses do not include this set of questions.

Comments about the application are summarized below and ordered by frequency of the topics mentioned by the public:

Design

There was a mixed reaction to the building's design. Some thought the design suited the area and appreciated how the building incorporated green elements. Others disliked the building's design and absence of colour. Some suggested the proposal provide a larger setback at the lane (as anticipated in the ODP), and to use this opportunity for more landscaping and privacy

buffers between MEC and the residential building, Meccanica, across the lane. Several people supported the scale and use; one person thought the building could be 5 storeys.

There were also concerns about shadowing impacts on the lower floors of the Meccanica building, noise generated from loading gates and fans, and privacy issues between the residential units directly across from MEC's office space.

Traffic, Impact on Laneway, and Parking

With MEC's popularity, people expressed concerns about the potential for more congestion in the street and the lane. The lane is perceived to be narrow, so there was concerns about traffic flow, especially with the proposed underground parking entrance so close to Meccanica's parkade. One person noted that existing power poles create pinch points in the lane, narrowing some sections to a single lane of moving traffic. Another person noted that the drawings appeared to show insufficient clearance for trucks entering the parkade. The public proposed several traffic related solutions in the lane: make the lane one-way, install speed bumps to reduce speeding, and enforce "no parking" rules.

Open Spaces: Laneway

Several people noted that the proposal does not do enough to animate the lane. People wanted to see more innovation, landscaping, and direct access to commercial shops off the lane. Others were concerned about safety in the lane and suggested not placing benches or providing places for people to congregate.

Local Economy

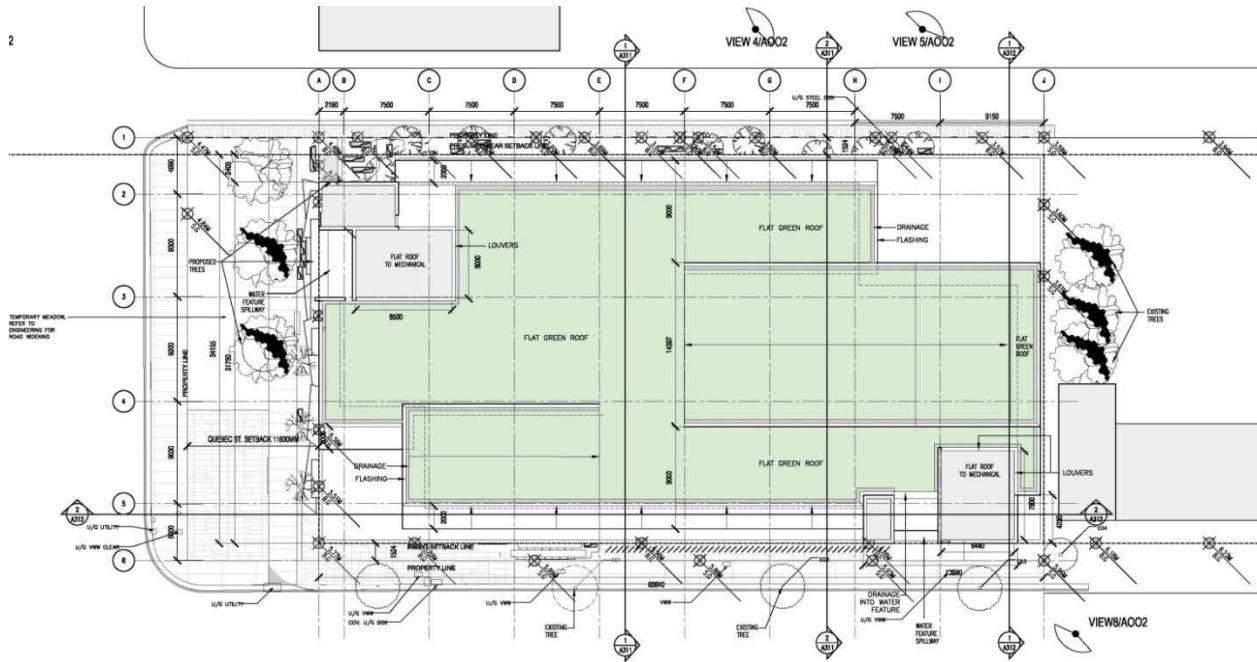
The public was enthusiastic to see MEC coming to Southeast False Creek. Comments included people looking forward to having more shopping within walking distance of their home/work. Others wanted to see even more retail and amenity options related to MEC: rock climbing walls, sport schools for all ages, sport clinics, martial arts schools, gym, etc.

Miscellaneous Comments

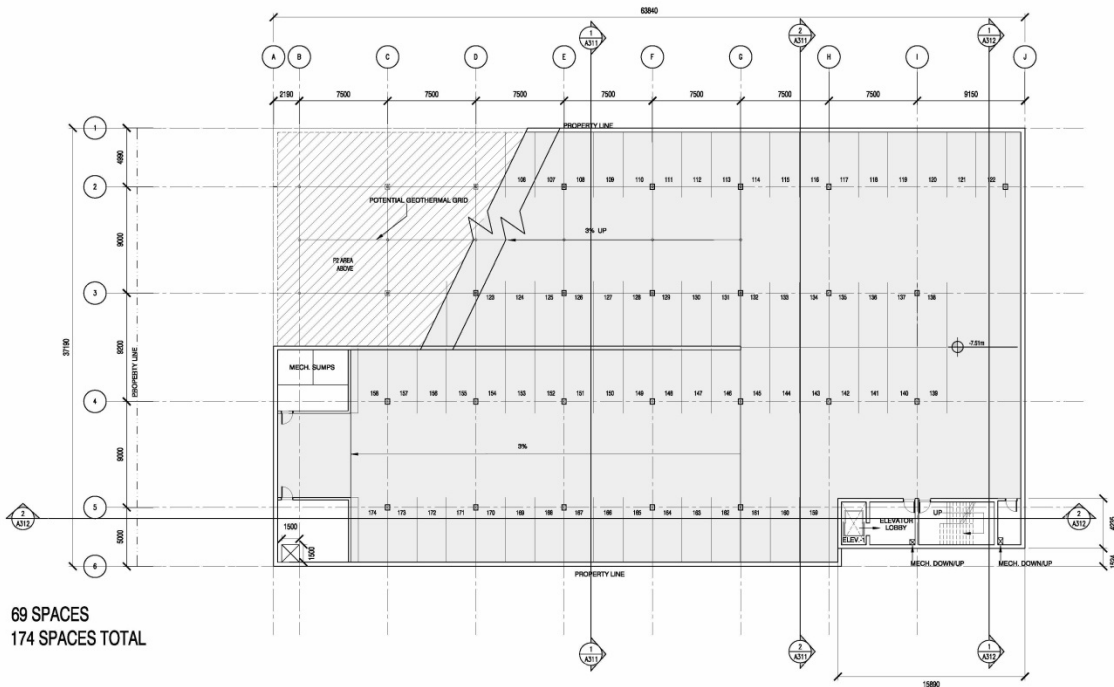
- Deviates from the intent of the Southeast False Creek ODP, which identifies the proposed site as a mixed-use residential/ commercial development.
- Concern about light pollution and MEC hours of operation.
- Add electric vehicle charging stations to the development.
- Make sure the sidewalks are safe and walkable, during construction.
- Build the south wall (facing the lane) out of high quality materials.

101 East 2nd Avenue
FORM OF DEVELOPMENT

Site Plan

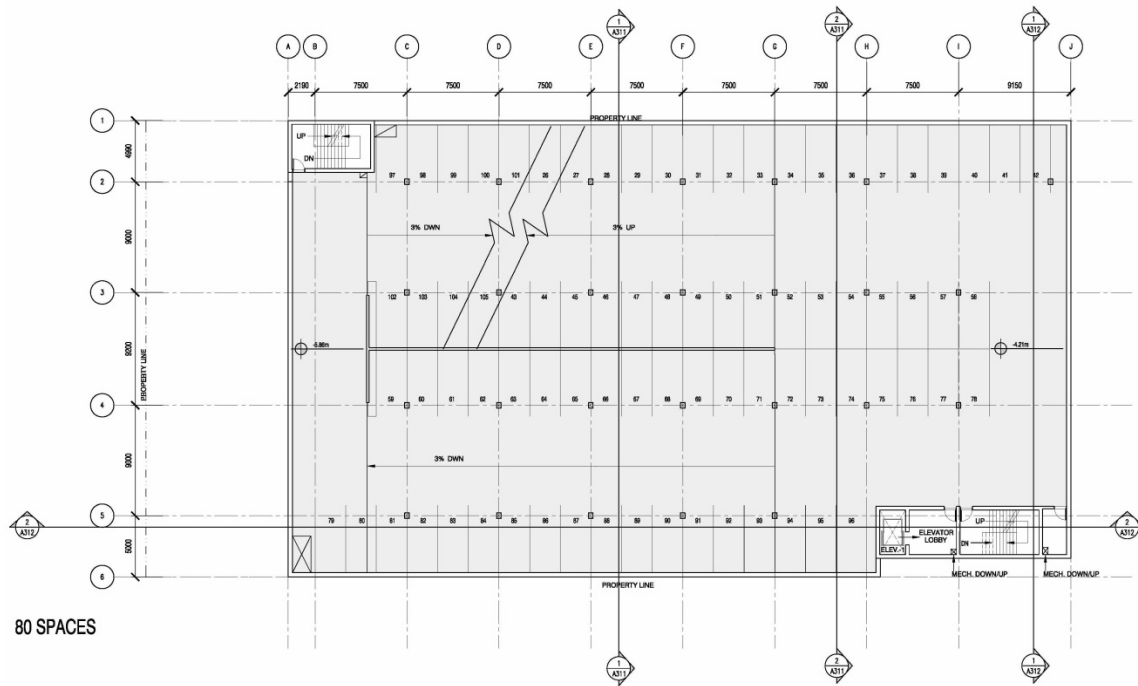


Parking - P3

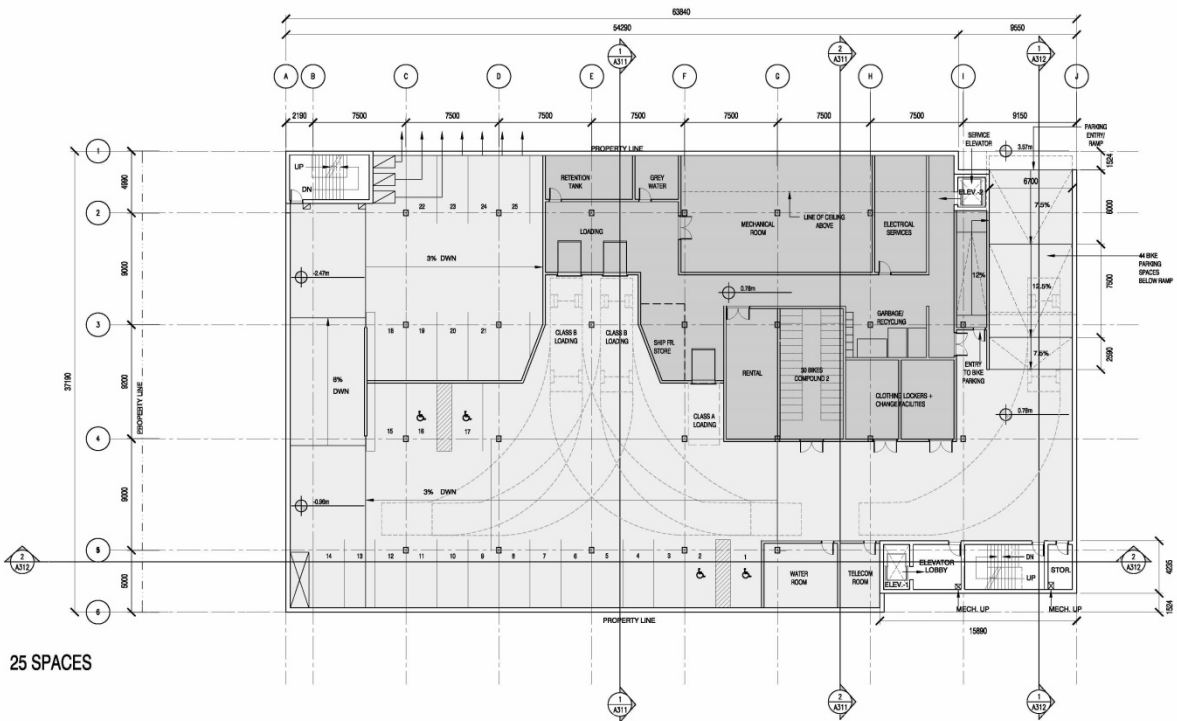


69 SPACES
174 SPACES TOTAL

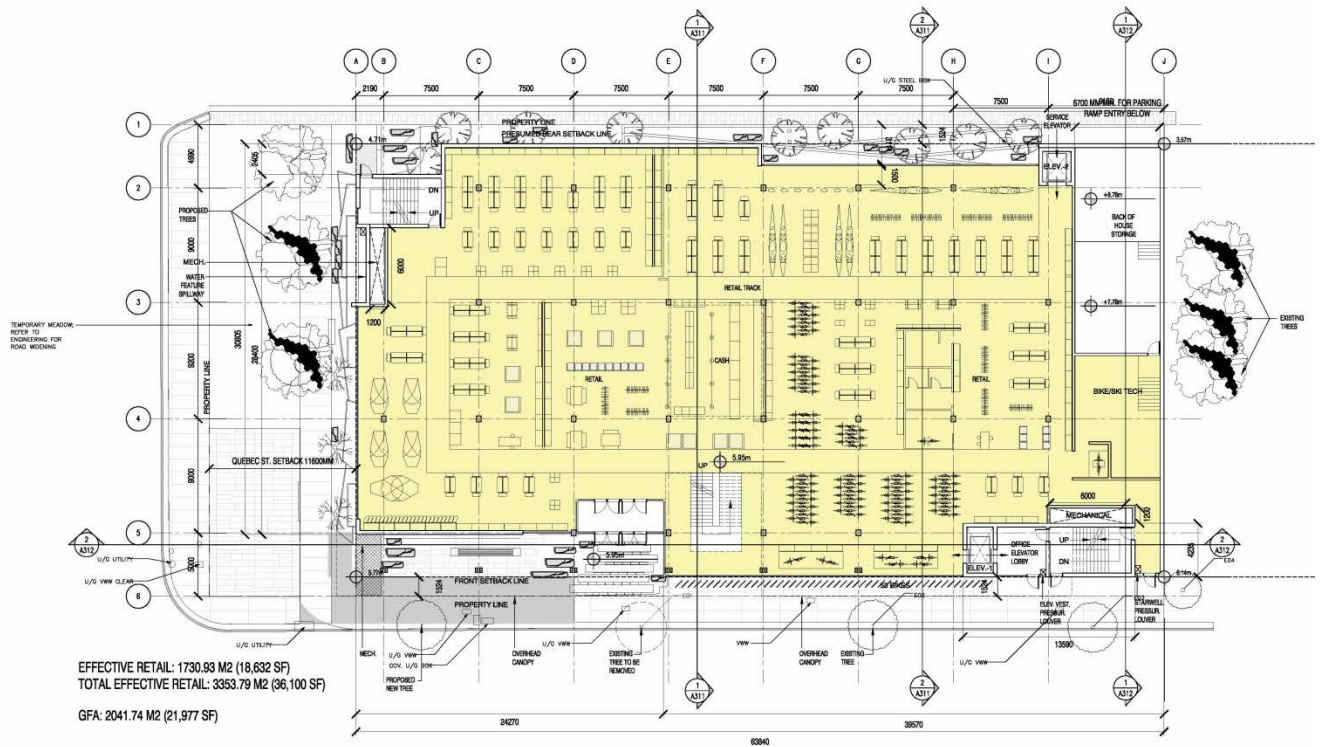
Parking - P2



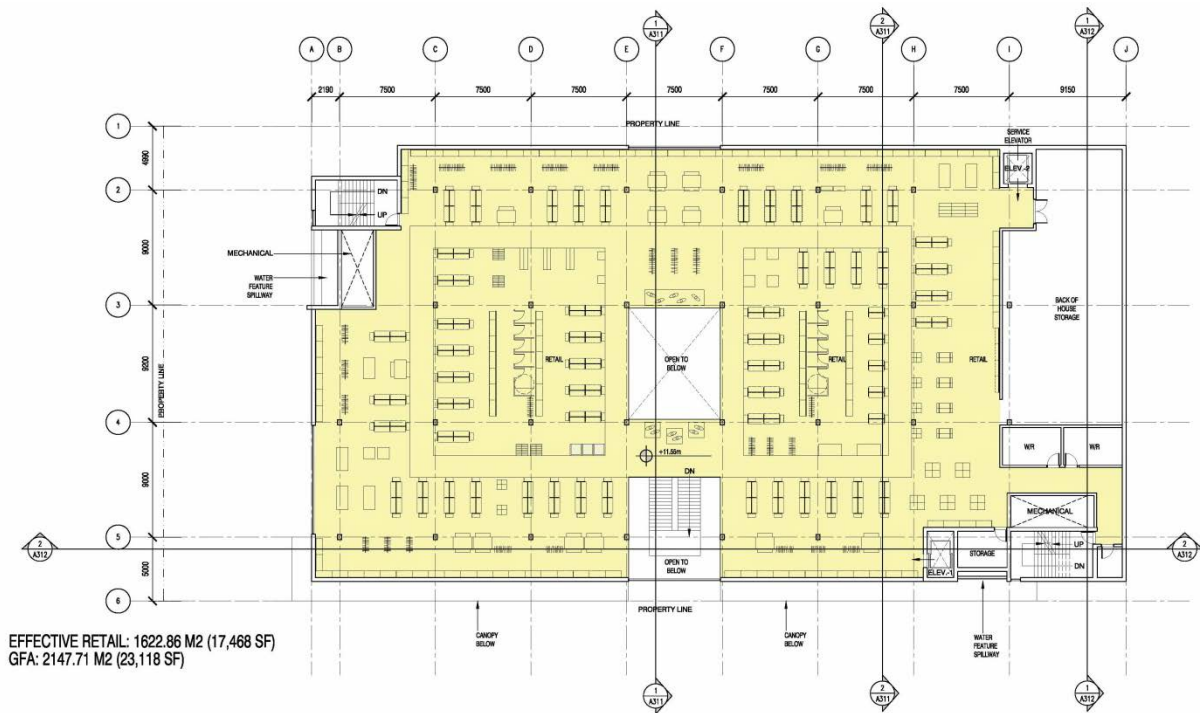
Parking - P1



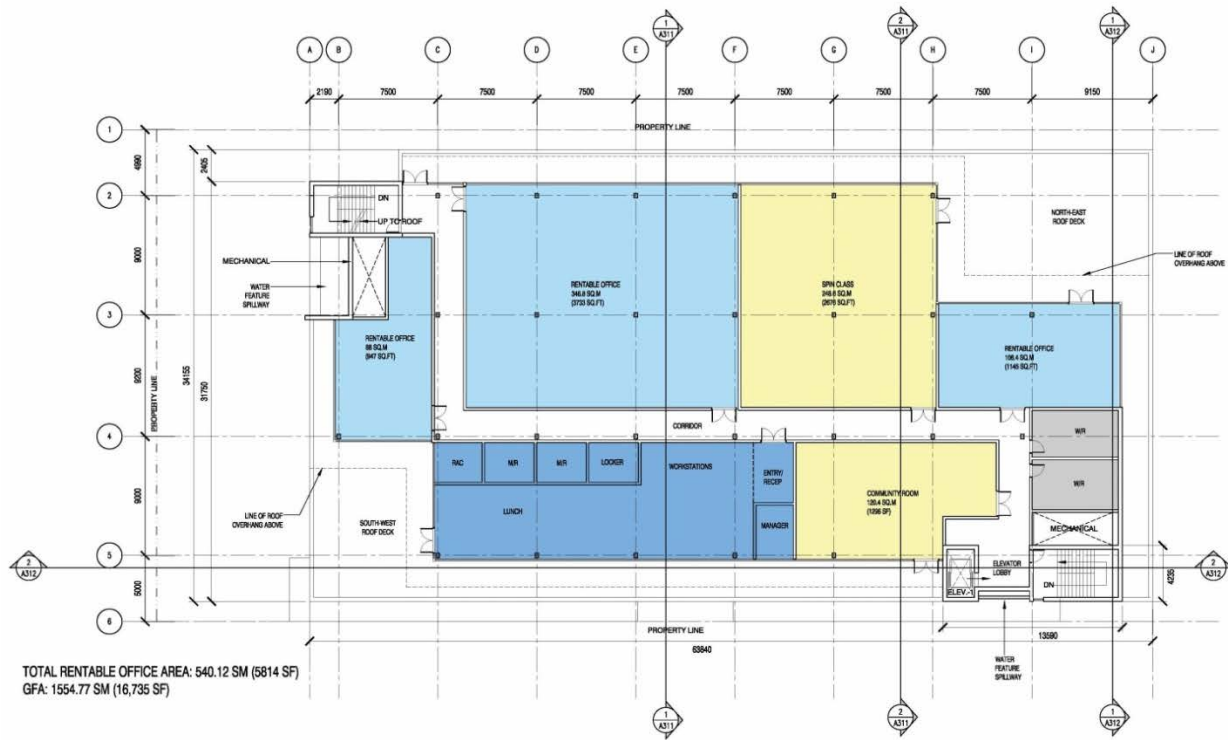
Ground Floor Plan



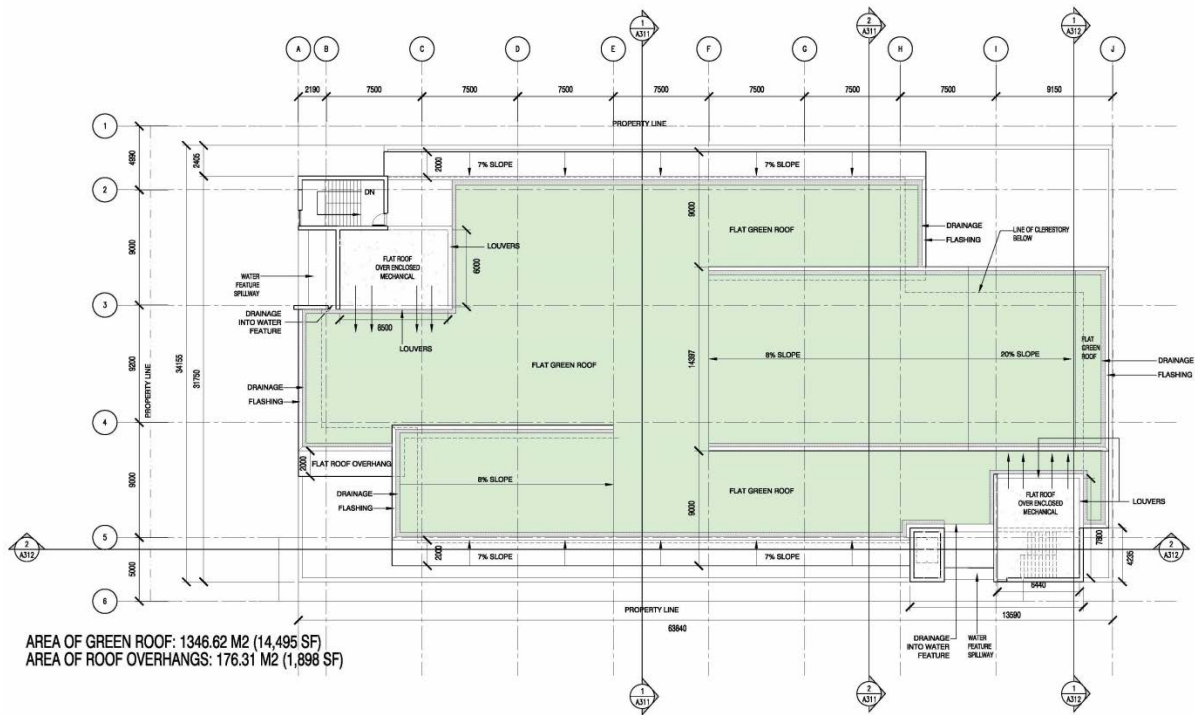
Second Floor Plan



Third Floor Plan



Roof Plan



101 East 2nd Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

A three-storey commercial building containing retail space, office use, and fitness centre.

Public Benefit Summary:

Contributions to DCLs and a CACs, as per the Southeast False Creek Public Benefit Strategy. The CAC is allocated to affordable housing, as per the strategy.

	Current Zoning	Proposed Zoning
Zoning District	M-2**	CD-1
FSR (site area = 1,701 sq. m / 18,314 sq. ft.)	up to 5.0	2.04
Floor Area (sq. ft.)		5,724 m ²
Land Use	Industrial	Retail and Office

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required *	DCL (City-wide & SEFC Layered DCL)		\$1,948,819
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		\$708,550
	Parks and Public Spaces		
	Childcare Facilities/Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$0	\$2,657,369

* 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: Engineering (7%); Replacement Housing (30%); and Parks (63%).

** Re-development under M-2 is not anticipated in the SEFC ODP; any Development permits issued under M-2 are typically for re-use of existing buildings rather than for construction of new floor area. Since DCLs only apply to new floor space, no DCLs would be anticipated under an M-2 development scenario.

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101 East 2nd Avenue
APPLICANT AND PROPERTY INFORMATION

Property Information

Address	Parcel Identifier (PID)	Legal Description
101 East 2nd Avenue	027-997-430	Lot 1, Block 7, District Lot 200A, Group 1, New Westminster District, Plan BCP41958

Applicant Information

Applicant/Architect	Proscenium Architecture + Interiors Inc.
Developer/Property Owner	125 Second Developments Ltd. (Beedie Development Group)

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	M-2*	CD-1
Site Area	2,802 m ²	2,802 m ²
Land Use	Industrial	Retail, Office, Fitness Centre
Maximum FSR	5.00	2.04
Maximum Height	30.5 m	24 m
Floor Area		5,724 m ² (61,613 sq. ft.)
Parking, Loading and Bicycle Spaces	As per Parking By-law	As per Parking By-law, except that not more than 148 parking spaces shall be provided, and the 2 Class B loading bays must accommodate the dimensions of a 5-ton truck

* Re-development under M-2 is not anticipated due to the SEFC ODP.