



REFERRAL REPORT

Report Date: May 30, 2023
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 15785
VanRIMS No.: 08-2000-20
Meeting Date: June 13, 2023

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and Consequential CD-1 By-law Amendments

RECOMMENDATION TO REFER

THAT the application made by the General Manager of Planning, Urban Design and Sustainability to amend the False Creek North Official Development Plan and associated CD-1 By-laws and CD-1 Guidelines as described below be referred to Public Hearing together with the recommendations set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by the General Manager of Planning, Urban Design and Sustainability to amend the False Creek North Official Development Plan By-law No. 6650, to permit the development of at minimum 661 units of social housing be approved in principle;

FURTHER THAT the draft False Creek North Official Development Plan amendments, prepared for the Public Hearing in accordance with Appendix A, be approved in principle.

- B. THAT, subject to approval of the amended False Creek North Official Development Plan By-law referenced in Recommendation A, draft amendments to CD-1 (324) By-law No. 7248 for 800-1100 Pacific Boulevard, CD-1 (366)

By-law No. 7675 for 500 Pacific Street, and CD-1 (422) By-law No. 8896 for 900 Pacific Boulevard, be prepared for the Public Hearing in accordance with Appendices C, D, and E respectively, be approved in principle.

- C. THAT, subject to approval of the amended CD-1 By-laws referenced in Recommendation B, draft amendments to CD-1 (266) By-law No. 6757 for 1100, 1200, 1300 Blocks Pacific Boulevard, and CD-1 (297) By-law No. 7156 for 1200-1300 Pacific Boulevard South, and Parking By-law No. 6058, be prepared for the Public Hearing in accordance with Appendix F, be approved in principle.
- D. THAT, subject to approval of the amended CD-1 By-laws referenced in Recommendation B, amendments to the Quayside Neighbourhood CD-1 Guidelines and Beach Neighbourhood CD-1 Guidelines (500 and 600 Pacific Street) in accordance with Appendix H and Appendix I respectively, be approved.
- E. THAT subject to approval in principle of the application and the Housing Agreements described in Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for sites located at 450 Pacific Street, 1050 Expo Boulevard, and 990 Beatty Street, for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.
- F. THAT Recommendation A to 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; 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 amend the provisions of the *False Creek North Official Development Plan* (“FCN ODP”) for six sites. The amendments would provide additional height and density for three of the sites for the purpose of delivering a minimum of 661 social housing units, and remove the obligation to deliver social housing on the remaining three sites. In addition, updates to the *Quayside Neighbourhood CD-1 Guidelines*, and the *Beach Neighbourhood CD-1 Guidelines (500 and 600 Pacific Street)* are also proposed.

The *FCN ODP* identifies six undeveloped non-market housing sites for the delivery of social housing units. Over the last two decades, development of these sites has stalled due to the

cancellation of the provincial funding program which aligned with the original social housing delivery agreement between the City and Concord Pacific Ltd. In recent years the City (in its landowner capacity), Concord Pacific Ltd. (as landowner) and BC Housing have worked together to establish a new framework to deliver the anticipated social housing units consistent with the *FCN ODP* and *Northeast False Creek Plan*.

If the proposed by-law amendments are approved, ownership of three of the non-market housing sites would be transferred to the City and a minimum of 661 new social housing units would be built under the delivery framework with Concord Pacific Ltd. and BC Housing to fulfil the obligations of the *FCN ODP*. Further, as part of the development of these social housing sites, a firehall and childcare facility are proposed on one of the sites. Concord Pacific Ltd. would retain three of the sites for market development at the height and density currently permitted in the *FCN ODP*.

The *FCN ODP* and associated CD-1 by-laws considered in this application currently use “affordable housing”, “core-need housing” and “non-market housing” terminology. To align with definitions in the Zoning and Development By-law, current housing policy, and for the purpose of this report, the term “social housing” is used. Social housing is a form of affordable housing and non-market housing, and will meet the non-market housing obligations as set out in the current *FCN ODP*. Affordability requirements and targeted rent levels for this partnership are set out further in this report.

Amendments to the *FCN ODP* and associated CD-1 by-laws are also proposed to improve document navigation and to clarify and simplify land use terminology and regulations, consistent with the goals of the City’s Regulation Redesign program and implementation of the *Vancouver Plan*.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- False Creek North Official Development Plan (1990)
- Northeast False Creek Plan (2018)
- Housing Vancouver Strategy (2017)
- Housing Needs Report (2022)
- Vancouver Plan (2022)

COUNCIL – LANDOWNER DECISIONS

- Non-binding Memorandum of Understanding with Concord and BC Housing (2018)
- Master Transaction Agreement, Non-Market Housing Sites between City of Vancouver and One West Holdings Ltd. and Concord NMH Limited Partnership (2022)

CITY MANAGER’S COMMENTS

The City Manager concurs with the foregoing recommendations.

REPORT

Background/Context

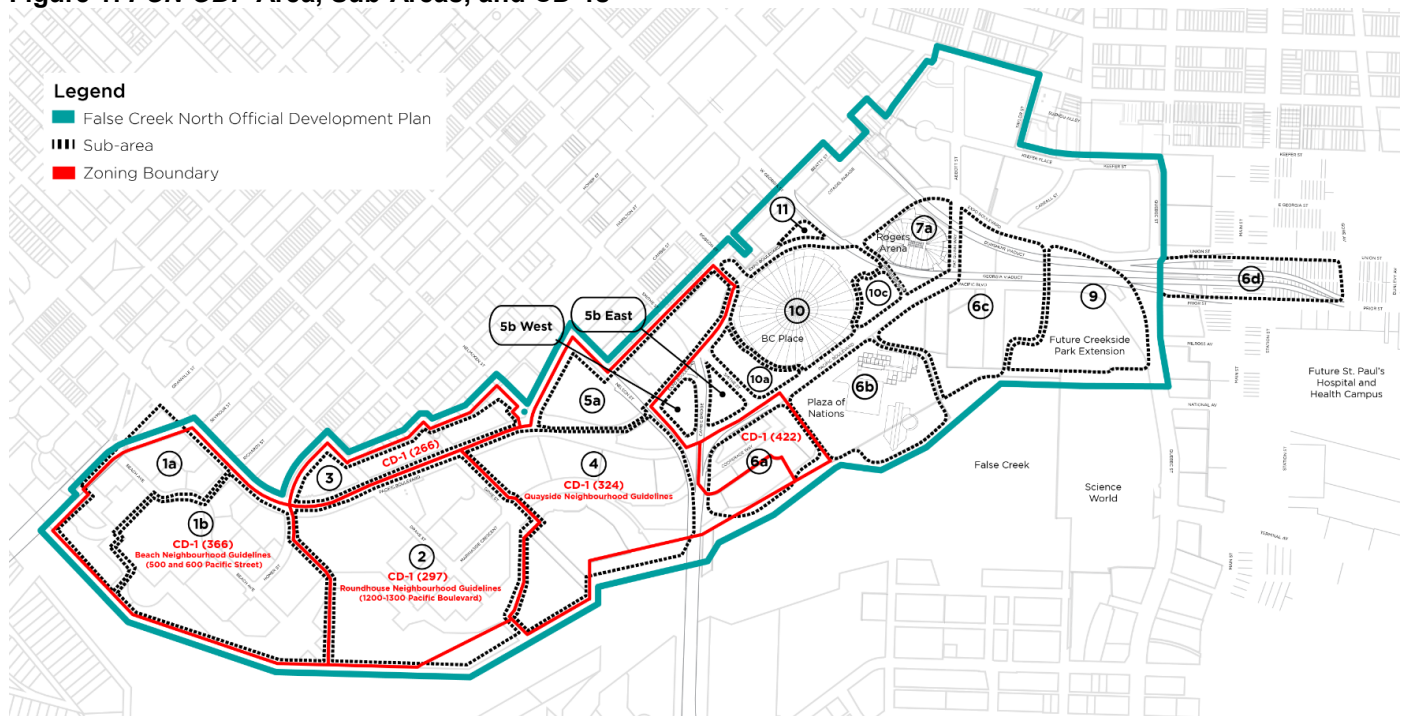
1. Site and Context

False Creek North (“FCN”) area is a mixed-use neighbourhood on the downtown peninsula located along the north side of False Creek, between Granville Bridge to the west and Quebec Street to the east. The neighbourhood is characterised by its mix of podium-tower and point tower building forms, proximity to the downtown core, access to the False Creek waterfront, and network of parks and public spaces along the seawall. The eastern portion of the area is also within the *Northeast False Creek Plan (NEFC Plan)*, which supports the delivery of a mixed-use community and provides direction on affordable housing. Through the *NEFC Plan*, the area is planned to be re-shaped by removal of the viaducts and replacement with a new reconfigured at-grade road network from downtown to Terminal Street.

The *False Creek North Official Development Plan (“FCN ODP”)* is organized into sub-areas as shown in Figure 1, each with a development plan and *ODP* requirements. As sites were developed, individual CD-1 (“Comprehensive Development”) by-laws were created. The application under consideration includes the following CD-1 By-laws and sub-areas (as shown in Figure 1):

- CD-1 (266) – sub-area 3,
- CD-1 (297) – sub-area 2,
- CD-1 (366) – sub-areas 1a and 1b,
- CD-1 (324) – sub-areas 4, 5a, and the southwest portion of sub-area 6a, and
- CD-1 (422) – northwest portion of sub-area 6a.

Figure 1: FCN ODP Area, Sub-Areas, and CD-1s



Neighbourhood Amenities – The *FCN ODP* envisioned a complete community with a package of neighbourhood amenities to be delivered throughout the area, including schools, a

community centre, park, and childcare facilities. The Roundhouse Community Centre is located at Davie Street and Pacific Boulevard, and the nearest library is the Central Branch at West Georgia Street and Homer Street.

As the surrounding community grows, there will be a need for the renewal, replacement and expansion of amenities and infrastructure to meet the residents' daily needs. The *NEFC Plan* contemplates a \$1.73 billion public benefits strategy that includes affordable housing, childcare, parks and open space, community and civic facilities, viaducts removal and road network reconfiguration, utilities upgrades, environmental remediation and heritage.

Local School Capacity – There are two catchment elementary schools in the *FCN ODP* area, Elsie Roy Elementary and Crosstown Elementary. The secondary school catchment is King George Secondary.

According to the Vancouver School Board (“VSB”):

- Capacity for Elsie Roy Elementary as of 2022 is 110%, projected capacity is 81% by 2030.
- Capacity for Crosstown Elementary as of 2022 is 96%, projected capacity is 88% by 2030.
- Capacity for King George Secondary as of 2022 is 159%, projected capacity is 167% by 2030.

The *2021 Long Range Facilities Plan* notes that overall enrolment trends for the wider area are changing. The VSB continues to explore options to reduce pressure on schools in this area, monitor development, and work with City staff to help plan for future growth.

2. Policy Context

False Creek North Official Development Plan – After Expo 86, the Province sold the Expo Lands to Concord Pacific Ltd. (“Concord”) for development in 1988. In 1990 the *FCN ODP* was adopted to guide the overall development of the area through subsequent rezoning applications to achieve a high standard of design and development within FCN. With the provincial government responsible for soil remediation, the City regulating land use, and Concord as the developer, a three-party relationship was established that still exists today. When originally adopted, the *ODP* set a target for 20% of all residential units to be delivered as Non-Market Housing (“NMH”). NMH includes social, supportive and non-market co-operative housing types.

Northeast False Creek Plan (2018) – The *NEFC Plan* was adopted as a guiding policy framework for the development of a mixed-use residential neighbourhood that is vibrant, inclusive and sustainable. A new commercial waterfront district is proposed and a new street network to replace the viaducts. The *NEFC Plan* covers the eastern portion of the *FCN ODP* area and lands further east, and proposes a significant amount of affordable housing through rezoning applications. The policy also supports the redevelopment of the non-market housing sites in the *FCN ODP*.

Housing Vancouver Strategy (2017) – *Housing Vancouver* sets targets for the delivery of new homes, including rental, to meet a continuum of housing types. Overall, 72,000 new homes are targeted for the 10-year period from 2018-2027, including 12,000 social, supportive and non-profit co-operative units, and 20,000 purpose-built rental units. Targets and actions seek to

retain a diversity of incomes and households in the city. If approved, this application will contribute towards the targets for social housing units and family units.

Housing Needs Report (2022) – On April 27, 2022, Council resolved at a public meeting to receive a [Housing Needs Report](#) (“HNR”) prepared by staff. Further to the BC Provincial government’s requirement, Council must consider the most recent *HNR* when developing a development plan, or when amending a development plan in relation to Council’s housing policies respecting affordable housing, rental housing and special needs housing. The proposed amendments would facilitate the delivery of social housing and address the data and findings within the *HNR*.

Vancouver Plan (2022) – The *Vancouver Plan* is a land use strategy to guide long-term growth of the City over the next 30 years. The plan serves as a framework with further implementation planning work to follow over the next two to four years. The recommendations of this report align with housing priorities and policy streamlining initiatives of the *Vancouver Plan*.

Previous Council – Landowner Decisions related to Non-Market Housing Delivery in FCN

Non-binding Memorandum of Understanding with Concord and BC Housing (2018) – Council authorized the City to enter into a non-binding [Memorandum of Understanding](#) (“MOU”) with Concord and BC Housing in 2018.

A summary of the Key Terms of the Memorandum of Understanding is set out in Appendix J.

Master Transaction Agreement, Non-Market Housing Sites between City of Vancouver and One West Holdings Ltd. and Concord NMH Limited Partnership (2022) – On July 15, 2022, the City in its landowner capacity entered into the [Master Transaction Agreement](#) (“MTA”) with One West Holdings Ltd. and Concord NMH Limited Partnership (together “Concord”). The MTA provides for the transfer to the City of three of the non-market housing sites in False Creek North located at 450 Pacific Street, 1050 Expo Boulevard and 990 Beatty Street (collectively, the “City Sites”) in order to facilitate the delivery of non-market housing required for the six sites under the *FCN ODP*. This agreement with Concord creates the opportunity for the City to partner with BC Housing to develop these non-market housing homes on the City Sites.

A summary of the Key Terms of the Master Transaction Agreement is set out in Appendix K.

3. History of Social Housing Delivery in the *FCN ODP* Area

The *FCN ODP* and associated CD-1 by-laws considered in this application currently use “affordable housing”, “core-need housing” and “non-market housing” terminology. To align with definitions in the Zoning and Development By-law, current housing policy, and for the purpose of this report, the term “social housing” is used.

Social housing is defined by the Zoning and Development By-law as rental housing in which at least 30% of the dwelling units are occupied by households with incomes below the BC Housing “Housing Income Limits” (“HILs”), and which is owned by a non-profit corporation, a non-profit co-operative association, or government, and is secured by a housing agreement or other legal commitment. Social housing is a form of affordable housing and non-market housing, and will meet the non-market housing obligations as set out in the current *FCN ODP*.

When the *FCN ODP* was originally adopted, it set a target for 20% of all residential units to be delivered as social housing. To achieve the 20% target, 20 social housing sites were identified in the *FCN ODP* area. At that time, the City entered into agreements with the landowner Concord Pacific Ltd. (“Concord”) based on provincial funding programs, primarily the HOMES BC Affordable Housing Program, to deliver the housing.

When most of FCN was developed in the 1990s and early 2000s, the City negotiated the delivery of social housing through the CD-1 rezoning process and developing them through provincial funding programs. The City would rezone the lands, and exercise the option to purchase the social housing sites from Concord according to the original agreements. This process delivered 544 social housing units on six of the 20 sites.

In 2002 the provincial government canceled the HOMES BC Affordable Housing Program. The lack of stable senior government funding programs since then created a financial obstacle to deliver projects on the remaining social housing sites. Of the 14 social housing sites identified in the *FCN ODP* that remained undeveloped, eight were converted to market housing. In exchange, Concord provided cash-in-lieu payments which helped deliver social housing on other sites in the neighbourhood. Developing the six remaining social housing sites has been challenging due to the lack of compatible senior government funding programs.

In 2016 a review of the remaining six undeveloped social housing sites was undertaken to better understand the potential development opportunities, including opportunities to maximize the amount of social housing units that could be achieved. This analysis informed the recommendations set out in this report.

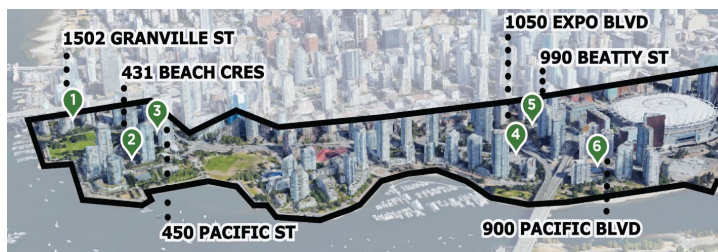
Strategic Analysis

1. Proposal

The application proposes amendments to the *FCN ODP* and consequential amendments to associated CD-1 by-laws for six sites. Two of the sites propose additional height and density to deliver a minimum of 661 social housing units across three sites. One of the social housing sites proposes to include a firehall and a childcare facility. The remaining three sites propose a change of use from social housing to market housing.

Under the current *FCN ODP*, 598 units of social housing are required to be delivered on the six sites located at (1) 1502 Granville Street, (2) 431 Beach Crescent, (3) 450 Pacific Street, (4) 1050 Expo Boulevard, (5) 990 Beatty Street, and (6) 900 Pacific Boulevard (see Fig. 2, sites shown in green).

Fig. 2: Six Social Housing Sites in the current *FCN ODP*



Sites **1**, **2** and **6** (see Fig. 3, sites shown in blue) are proposed to be developed as market housing with no increase in density. The social housing requirements from sites **1**, **2** and **6** are proposed to be developed on sites **3**, **4** and **5** (see Fig. 3, sites shown in green).

Fig. 3: Proposed Amendments to the Social Housing Sites in the FCN ODP



The original intent of the *FCN ODP* was to deliver 20% of housing units in the area as social housing. The *NEFC Plan* included policy requiring all new or converted market housing to provide 20% of new residential floor area as social housing. The additional 63 units of social housing required as a result of converting sites **1**, **2** and **6** to market housing are proposed to be developed on sites **3**, **4** and **5** as social housing. This increases the minimum number of social housing units to 661 from the previous 598 units noted in the *FCN ODP*, thereby fulfilling the final phase of social housing delivery originally envisioned in the *FCN ODP*. Consistent with the original intent of the *FCN ODP*, future rezoning applications for the other sites in the *ODP* area including within the *NEFC Plan* area, would be required to deliver 20% of the residential floor area as social housing.

2. Land Use, Height, and Density

Land Use and Tenure – Dwelling uses are currently permitted on all six sites, therefore no changes are required to the permitted land uses. This application proposes to convert the sites located at 1502 Granville Street (Site 1), 431 Beach Crescent (Site 2), and 900 Pacific Boulevard (Site 6) from social housing to market housing.

Height and Density – Amendments to increase maximum building height and floor area are proposed:

- Increases in maximum building heights:
 - Increase from 8 to 29 storeys at 1050 Expo Boulevard (Site 4), and
 - Increase from 15 to 28 storeys at 990 Beatty Street (Site 5).
- Increases in total residential floor area by an additional 28,360 sq. m (305,265 sq. ft.), consisting of:
 - An additional 17,160 sq. m (184,709 sq. ft.) of social housing at 1050 Expo Boulevard, and
 - An additional 11,200 sq. m (120,556 sq. ft.) of social housing at 990 Beatty Street.

There are no height or density changes proposed for the social housing site at 450 Pacific Street (Site 3). Should this application be approved, the sites at 1502 Granville Street (Site 1), 431 Beach Crescent (Site 2) and 990 Pacific Boulevard (Site 6) could develop market housing under the current height and density provisions of the *FCN ODP* and CD-1 by-law.

Staff support the proposed changes to enable the delivery of a minimum of 661 units of social housing on the three sites with commensurate increases in height and density at 1050 Expo Boulevard and 990 Beatty Street.

3. Urban Design and Form of Development

The distribution of building heights in the FCN area follows the urban design principles established for the neighbourhood. The *FCN ODP* anticipates mid-rise building massing on sites identified for social housing development. The distribution of the 661 social housing units over the three sites is accommodated with additional height and density at 1050 Expo Boulevard and 990 Beatty Street where site size, location and urban context allow for more flexibility. Important urban development standards are upheld including the 25 m (80 ft.) residential-to-residential tower separation and Council-approved protected public views.

The more constrained nature of the site at 450 Pacific Street limits the achievable height, density and massing to an eight-storey mid-rise building generally in line with the form shown in the *CD-1 (366) Beach Neighbourhood Guidelines*. Minor departures in building form and articulation may be explored to support project viability as outlined in amendments to these guidelines.

Particular to 1050 Expo Boulevard is the allocation of a statutory right-of-way and utility setbacks for Cambie Bridge maintenance at the east property line which add complexity to development on this site. To ensure the viability of a social housing development, staff support larger than typical tower floorplates.

In addition to social housing development, a firehall and a 44-space childcare facility are proposed to be developed at 990 Beatty Street. Due to the structural and functional requirements of the firehall, the location was determined at the corner of Nelson and Beatty Streets and a residential tower cannot be constructed above it. The childcare facility is located on top of the podium level to ensure adequate sun access and provide outdoor play areas. To provide a sense of privacy and views, the residential tower is formed to maintain the 25 m (80 ft.) separation from the adjacent residential towers.

Increases in height and density at these locations do not result in additional shadowing of any City parks, including David Lam Park, George Wainborn Park, Coopers' Park or the Seawall. Refer to Appendix L for 3D building massing.

As part of this application, updates to the *CD-1 (366) Beach Neighbourhood Guidelines* and *CD-1 (324) Quayside Neighbourhood Guidelines* are proposed to provide design direction specific to social housing development related to siting, setbacks, floorplate size, and building height, and consequential amendments to other sections. The updated guidelines are in Appendix H and Appendix I respectively.

Urban Design Panel – The Urban Design Panel (“UDP”) reviewed this application at a workshop on March 1, 2023, proposed changes to the design guidelines and unanimously

supported the proposal. UDP meeting minutes are in Appendix M. Comments from the Panel on the preliminary building massing of each social housing site are summarised below:

- 450 Pacific Street (Site 3) – Comments were related to architectural expression and public realm interface. Improvements and design development to the public realm and landscaping for the green roof are strongly encouraged.
- 1050 Expo Boulevard (Site 4) – Comments were related to quality of the amenity spaces and balconies, and improvements to the urban design and public realm at grade including continuity of commercial space at street level and treatment under the Cambie Street Bridge.
- 990 Beatty Street (Site 5) – Comments were related to amenity spaces including balconies, further consideration of family unit distribution, and improvements to the urban design and public realm at grade.

Based on the design analysis and recommendations from the UDP, staff conclude that the three social housing sites have potential for increased building height and density, while maintaining access to sunlight, privacy, a minimum 25 m (80 ft.) tower separation and view corridor height limits.

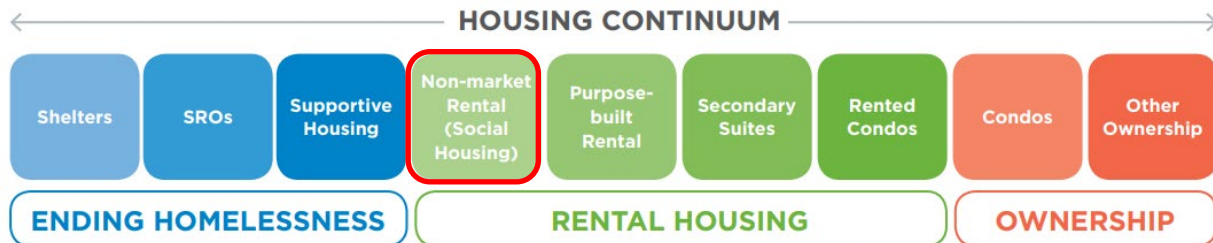
There are no proposed form of development changes on sites 1, 2, and 6.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum.

The housing continuum (Figure 4) consists of the range of housing options available to households of all income levels, extending from housing for the homeless through to affordable rental housing and homeownership. Housing delivery across the entire housing continuum is needed to address Vancouver’s housing challenges. Delivery of affordable rental housing for low and moderate income households, including social housing, is the most challenging because it requires municipal incentives and significant senior government capital and operating funding contributions.

Figure 4: Housing Continuum



If approved, the proposed amendments to the *FCN ODP* and associated CD-1 by-laws would facilitate the delivery of at least 661 social housing units to the City’s non-market housing inventory, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 5).

Figure 5: Progress Towards 10 Year Housing Vancouver Targets* for Social, Supportive and Co-op Housing as of December 31, 2022

Housing Type	CATEGORY	10-YEAR TARGETS	Units Approved Towards Targets
Social, Supportive and Co-op Housing	Supportive Housing	4,100	1,110 (27%)
	Social and Co-op Housing	7,900	7,039 (89%)
	Total	12,000	8,149 (68%)

* Note that tracking progress towards 10-year Housing Vancouver targets began in 2017. Includes Temporary Modular Housing. One TMH project has closed and was removed from progress toward targets. Includes major projects with phased developments and/or tentative number of units.

The proposed amendments would provide a significant social housing contribution in the FCN ODP area, and would complete the social housing obligations for these six sites as set out in the FCN ODP.

Housing Mix – The *Family Room: Housing Mix Policy for Rezoning Projects* policy requires a minimum of 35% family units. These units must be designed in accordance with the High Density Housing for Families with Children Guidelines. The social housing developments are expected to be consistent with this policy and a provision is included in the CD-1 By-laws to meet the minimum unit mix requirements.

Affordability targets – The social housing units delivered through this application will meet the City’s definition of Social Housing with a minimum of 30% of the units rented to households with incomes which fall under the BC Housing Income Limits (“HILs”) levels (currently defined as annual household income of \$58,000 for a one bedroom or less, \$72,000 for a two-bedroom unit and \$86,000 for a three-bedroom unit).

The City working in conjunction with BC Housing will seek to deliver a higher level of affordability while ensuring the long-term financial viability of the project, as part of the City’s Vancouver Affordable Housing Endowment Fund. The target affordability is for 20% of units at shelter/pension rate, 50% rented to households with incomes below the HILs, and 30% at Low End of Market, with additional deepened affordability for women fleeing violence, and Indigenous people.

Existing Tenants – As there are no existing residential units on this site, a Tenant Relocation Plan is not required.

Additional housing amendments – To ensure consistency and alignment with current policy and guidelines, the following amendments are proposed to the housing provisions in the FCN ODP:

- Clarify the original intent of providing 20% of floor area as social housing.
- Restate and clarify the family unit mix target and family housing requirements.

These amendments are described further in Section 6 below.

5. Transportation and Parking

The development sites in this application are in close proximity to transit and cycling infrastructure, including the Yaletown-Roundhouse SkyTrain Station, Bus Routes #6, #23 and #17, and AAA bike lanes on Nelson Street, Smithe Street, Beatty Street and Marinaside Crescent. The social housing developments are required to meet the minimum vehicle requirements of the Parking by-law, which includes provisions for accessible and visitor parking, loading, and bike spaces to be provided on-site.

6. Alignment of the *FCN ODP* and Associated CD-1 By-laws

Consistent with *Vancouver Plan's* ongoing implementation work, staff propose improving document navigation and clarifying land use regulations in the *FCN ODP* and associated CD-1 by-laws considered under this application, as summarised below.

Amendments to the *FCN ODP*:

- References to maximum dwelling units and residential floor area are removed to avoid duplication as maximum floor areas are contained in individual CD-1 by-laws.
- For future rezonings, 20% of the total residential floor area to be designated for social housing, consistent with the original intent of the *FCN ODP*.
- Simplification of daycare provision which is consistent with original intent.
- Removal of Figure 4 (showing NMH and unit mix delivery requirements) and references to Figure 4 as the proposed amendments would complete the NMH obligations in the *ODP* area.
- References to 'non-market housing' or the abbreviated 'NMH' have been removed, and replaced with the term 'social housing'. This is to align with the definition of social housing in the Zoning and Development By-law, as NMH is not defined in the Zoning and Development By-law or applicable City policies.

Amendments to the associated CD-1 by-laws:

- Remove definition and reference to core-need household as the term is no longer applicable and not defined in the Zoning and Development By-law,
- References to maximum dwelling units and minimum affordable housing provisions removed as requirements are contained in the *FCN ODP* and other housing policies and guidelines,
- Add 25% family housing provision consistent with the *FCN ODP*,
- Increase the residential balcony exclusion from 8% to 12% consistent with current CD-1 by-laws, and
- Change common amenity area exclusion to a maximum of 10% of the total permitted floor area consistent with current CD-1 by-laws.

7. Public Input

Public Notification – A rezoning information sign was installed on the site on February 13, 2023. Approximately 15,852 notification postcards were distributed within the neighbouring area on or about February 8, 2023. Notification and application information, and an online comment form, was provided on the City's Shape Your City Vancouver (shapeyourcity.ca/) platform. 2,100 people signed onto the website to review the proposal.

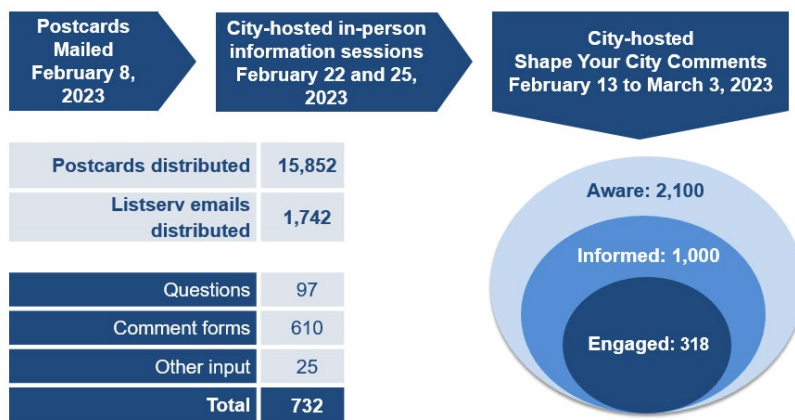
Information Sessions – In-person information sessions were held at the Roundhouse Community Centre on Wednesday, February 22, 2023 from 5 pm to 8 pm and on Saturday, February 25, 2023 from 11 am to 2 pm. Display boards describing the proposed by-law changes to enable new social housing in False Creek North were set up for public viewing with staff attending the sessions and available to answer questions.

Virtual Open House – A virtual open house was held from February 13 to March 3, 2023 on the Shape Your City platform. The open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. Digital models of the proposed changes were posted for online viewing.

A virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. Members of the public could submit questions, which staff actively monitored and responded to publicly.

Public Response and Comments – Public input was via online questions, online and paper comment forms, by email and phone. A total of 732 submissions were received.

Figure 6: Overview of Notification and Engagement



Below is a summary of feedback received from the public by topic.

Generally, comments of support fell within the following areas:

- **Affordable Housing:** Provision of social housing is a welcome addition to the City and will help combat the ongoing housing crisis.
- **Location:** The sites are well-located in downtown Vancouver with good access to transit and active transportation routes. There are great amenities in the surrounding neighbourhood including access to the seawall and parks.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** In particular, comments of concern focused on the proposed buildings at 990 Beatty Street and 1050 Expo Boulevard being too tall and too dense. The sites should be developed as per the original height and density prescribed in the *FCN ODP*.
- **Traffic Congestion:** The proposed developments will contribute to already high volumes of traffic in the entertainment district area, particularly surrounding event times which often results in gridlock traffic. Comments noted that there is insufficient parking proposed on-site and concern for where garbage and recycling pick up, delivery vehicles, moving trucks, and visitors will park.
- **Firehall:** The inclusion of the firehall also raised concerns due to the high volumes of traffic and congestion, as well as concerns with the increase in noise.
- **Land Transaction Agreement:** Concerns were raised that the land transaction agreement made between Concord Pacific and the City of Vancouver is not in the best interests of the City. In particular, comments expressed that the sites being transferred to Concord are worth more than \$110 million and that the City should seek to maintain all six sites and develop them per the existing *FCN ODP*.
- **Sunlight and Views:** The proposed development would block neighbouring apartments' sunlight and views of False Creek, and will have impacts on the value of the condos, which were purchased with the understanding that the sites would be developed per the existing zoning and design guidelines for the subject properties.
- **Insufficient Services and Amenities:** There are insufficient schools, services, and amenities in the surrounding neighbourhood. Parks are over capacity; schools and daycares have long wait lists; there is only one community centre (The Roundhouse); and one grocery store (Urban Fare) in the neighbourhood. Add more grocery stores and services for the increase of residents in the area.

Response to Comments

Urban Design and Form of Development – Tower locations have been refined from the *FCN ODP* Illustrative Plan to reduce shadowing, widen spacing between buildings, create a sense of openness and optimize views for residents. A minimum spacing of 25.0 m (80 ft.) is required between those portions of buildings above 21.0 m (70 ft.) in height. Guidelines for 990 Beatty Street and 1050 Expo Boulevard reinforce this requirement to ensure privacy and views. Further design refinements will be required at the Development Permit stage to improve adjacency conditions.

Traffic Congestion – Visitor parking and loading requirements for developments are all provided on-site (off-street) as per the Parking By-law. A Transportation Demand Management (“TDM”) plan containing strategies to support the proposed parking requirement will be required at the development permit stage. TDM strategies encourage the use of active transportation and transit, and ensure that the parking and loading needs of this new development are accommodated on-site. The City continues to monitor on-street parking needs and may implement additional or new parking regulations to meet demands.

Firehall – There are Policies, Guidelines and Directives that pertain to a firehall’s use of sirens. Typically, sirens are turned on when travelling above the posted speed limit, and sirens are used when entering an intersection through a red light. The firehall would have the ability to control the lights directly outside the firehall with pre-emption buttons. Firehalls have been successfully co-located with housing and near schools.

Insufficient Services and Amenities – The availability of additional capacity with the completion of two new downtown elementary schools at Coal Harbour and the Roberts Annex site provides an opportunity to help manage elementary school enrolment pressure in the downtown. The VSB continues to monitor development and work with the City to help plan for future growth. The City anticipates progressing designs for Creekside Park when a rezoning application is submitted for the site and the park is secured as a public benefit.

8. Public Benefits

Development Cost Levies (“DCL”) – Sites within the *FCN ODP* are excluded from the Citywide DCL By-law No. 9755 and the Citywide Utilities DCL By-law No. 12183, therefore no DCLs are payable. Under the *FCN ODP*, public amenities and infrastructure are to be secured as part of the approval of each CD-1 rezoning application.

Social Housing – The application proposes that all residential units (661 units or more) to be delivered on sites 3, 4, and 5 be secured as social housing. The public benefit accruing from these units is their contribution to the City’s social housing stock secured for the longer of 60 years or the life of the building. The units and affordability requirements will be secured by a Housing Agreement and Section 219 covenant to be registered on title, and require that a minimum of 30% of all units shall be rented to households with incomes not to exceed the BC HILs rates. The Housing Agreements will also include covenants that will prohibit the stratification and/or separate sale of individual units, and rental for a term of less than one month at a time.

Consistent with the intent of the *FCN ODP* and the planning principles in the *NEFC Plan* to creating complete communities with the delivery of community facilities, the proposal includes the replacement and expansion of Firehall 8 currently located at 895 Hamilton Street and a 44-space childcare facility, both to be located at 990 Beatty Street.

Financial Implications

The City’s typical housing delivery model entails leveraging long term land leases to senior government and/or non-profit partners for 60 years or longer for the purpose of creating new social housing. Depending on the nature of the partnership, housing partners may be responsible for the design, construction, financing, operation and maintenance of the social housing project at prescribed affordability throughout the term of the lease.

Consistent with Council policies, delivery of the minimum 661 social housing units in partnership with BC Housing and housing operators at 450 Pacific Street (Site 3), 1050 Expo Boulevard (Site 4) and 990 Beatty Street (Site 5) are expected to be self-sustaining over the long-term where rents are set at levels that will cover mortgage payments, operating costs and capital replacement, and do not require further operating subsidies, property tax exemptions, and/or financial guarantees from the City.

The 2023-2026 Capital Plan includes funding for the renewal and expansion of Firehall 8 and new childcare projects. Approval and timing of specific projects will be brought forward as part of the Capital Plan and Annual Budget process.

Legal Implications

This application by the General Manager of Planning, Urban Design and Sustainability to amend the *FCN ODP* and associated CD-1 By-laws and Guidelines is an exercise of Council's regulatory powers regarding the use of land as set out in the *Vancouver Charter*. Council has, in its landowner/business capacity, entered into certain agreements regarding the lands that are related to the application, including the Master Transaction Agreement as referred to in this Report.

Those agreements do not, in any way, fetter Council's exercise of its regulatory authority in its consideration of this application.

Council is in no way restricted in its decision to approve or reject this application following the Public Hearing based upon the exercise of its landowner powers in the Master Transaction Agreement and must consider in an unfettered manner all the information provided to Council in this Report and as provided by members of the public during the Public Hearing.

CONCLUSION

The proposed amendments to the *FCN ODP* enable the delivery of a minimum of 661 social housing units that fulfill the vision of a mixed and complete community along False Creek.

The proposed height, density, and forms of development are an appropriate urban design response to the area and its context, and the application is consistent with the intent of social housing delivery in the City's housing policies and the *FCN ODP*.

Consistent with ongoing implementation work as approved in the *Vancouver Plan*, staff support further alignment and streamlining of the *FCN ODP* and associated CD-1 by-laws. It is recommended that this application be referred to public hearing and, subject to the public hearing, be approved.

* * * * *

**A By-law to amend False Creek North
Official Development Plan By-law No. 6650
regarding amendments to allow increased social housing**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of the False Creek North Official Development Plan By-law No. 6650.

2. Under the “List of Figures”, Council:

- (a) strikes out the line for Figure 4 in its entirety; and
- (b) in the line for Figure 12b, strikes out “Non-Market Housing Sites” and substitutes “Social Housing Sites”.

3. Council strikes out Section 3.3.1, and substitutes:

“3.3.1 Residential

It is intended that False Creek North be a predominantly residential area to achieve regional and City objectives. In addition to dwelling uses, other complementary uses are also permitted to provide for the needs of residents and deliver a complete community.

The floor areas permitted within each area are subject to satisfactory resolution of:

- (a) livability for various household types; and
- (b) compatibility with adjacent development,

as determined prior to the enactment of each sub-area zoning.

The maximum floor area which may be permitted within each area may be increased by up to 10%, provided that the total floor area is not increased, and subject to satisfactory resolution of (a) and (b), above.

All development shall be required to meet the *High Density Housing for Families with Children Guidelines*. Of the total number of dwelling units, 25% shall be suitable for families with small children or as required in the *Family Room: Housing Mix Policy for Rezoning Projects*, if applicable.

For rezoning applications the following social housing requirements apply:

- (a) for sites located at 1502 Granville Street, 431 Beach Crescent, and 900 Pacific Boulevard, 20% of residential floor area above the maximum permitted residential floor area set out in the applicable CD-1 by-laws as of November 30, 2022 shall be designated for social housing;
- (b) For all other rezoning applications, 20% of the total residential floor area shall be designated for social housing; and
- (c) Notwithstanding (a) and (b), rezoning applications received prior to November 30, 2022 may be exempt from this requirement.

Temporary modular housing is permitted, subject to Section 11 of the Zoning and Development By-law. Temporary modular housing is not subject to any of the use or design provisions of this ODP.”.

4. In Section 3.5.2.1, Council strikes out the fourth bullet and substitutes:

“

- a minimum of eight child day care facilities that meet the *Community Care Facilities Licensing* requirements and all applicable design standards; opportunities for school age care spaces are also encouraged;”.

5. In Section 7, Council:

- (a) strikes out Figure 4 in its entirety;
- (b) strikes out Figures #12b L and #12b R and substitutes Figures #12b L and #12b R as attached to this by-law as Schedule A; and
- (c) strikes out Figures #12c L and #12c R and substitutes Figures #12c L and #12c R as attached to this by-law as Schedule B.

6. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

7. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2023

Mayor

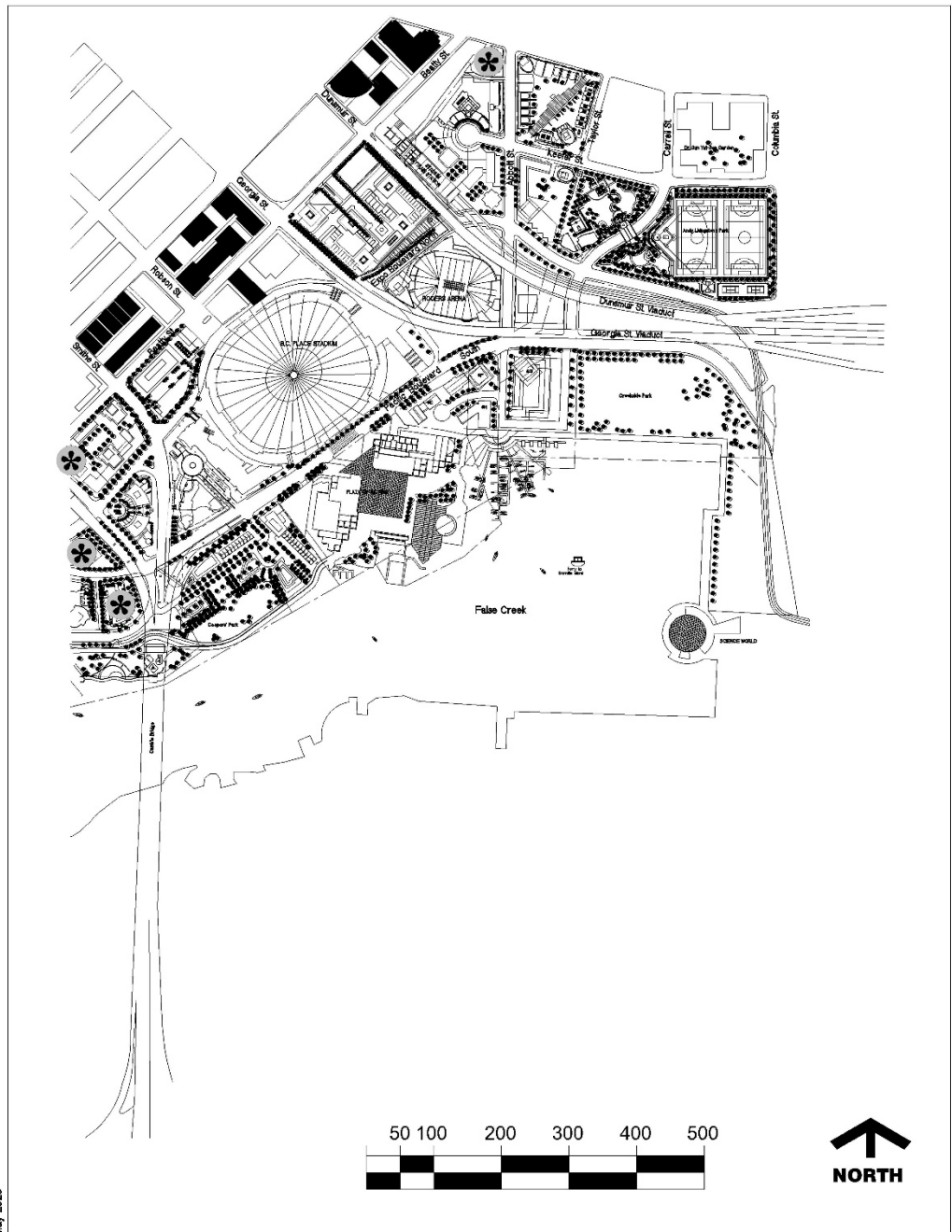
City Clerk

Schedule A

Figure 12b L

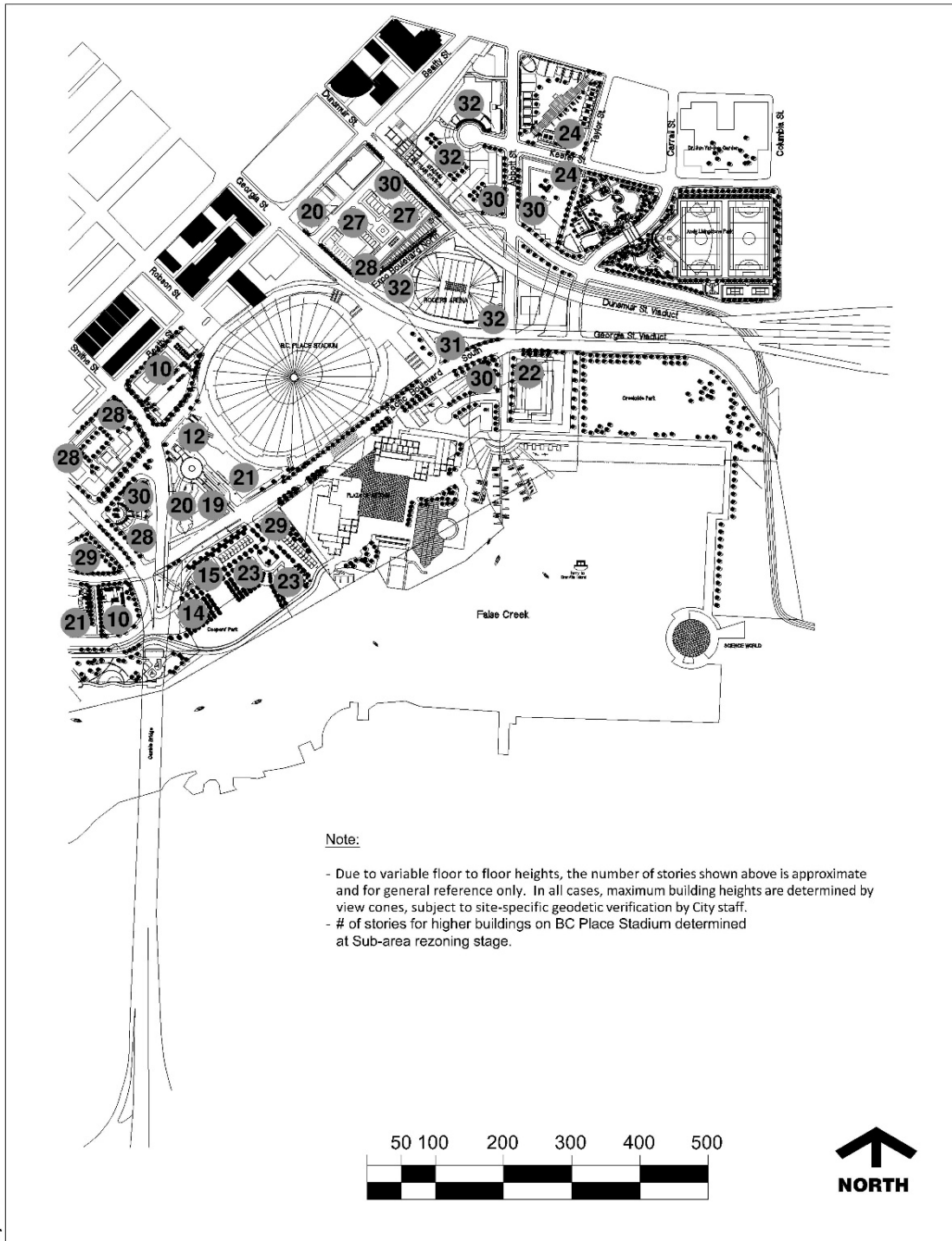


Figure 12b R



May 2023

Figure 12c R



May 2023

* * * * *

False Creek North Social Housing Delivery
CONDITIONS OF APPROVAL

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

CONDITIONS OF BY-LAW ENACTMENT

That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning and Development, the General Manager of Arts, Culture and Community Services, the General Manager of Engineering Services, the Director of Facility Design and Management and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Housing

1.1 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function), and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant for each of the lands respectively located at:

- 450 Pacific Street [PID 024-633-895; Lot 274 Plan LMP43683 New Westminster District Lot False Creek],
- 1050 Expo Boulevard [PID 018-557-694; Lot 232 Plan LMP13010 New Westminster District Lot False Creek], and
- 990 Beatty Street [PID 025-648-021; Lot 292 Plan BCP5364 New Westminster District Lot False Creek],

securing a minimum of 661 dwelling units distributed across the sites as social housing for a term equal to the longer of 60 years and the life of the buildings, which will contain the following terms and conditions:

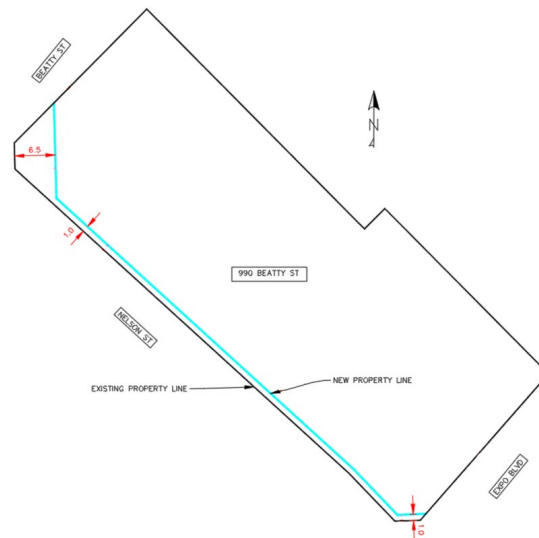
- a) A no separate-sales covenant;
- b) A no stratification covenant;
- c) That the social housing units will be legally and beneficially owned by a non-profit corporation, or by or on behalf of the city, the Province of British Columbia, or Canada as a single legal entity and used only to provide rental housing for terms of not less than one month at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units;
- d) A requirement that not less than 30% of the social housing units will be occupied only by households with incomes below the current applicable Housing Income Limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such social housing unit;

- e) Requiring such units to be used for "social housing", as that term is defined in the Vancouver Development Cost Levy By-law No. 9755;
- f) On such other terms and conditions at the General Manager of Planning, Urban Design and Sustainability) or successor in function) and the Director of Legal Services may in their sole discretion require.

Engineering

990 Beatty Street

- 1.2 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for dedications along Beatty Street, Nelson Street and Expo Boulevard for roadway and improved public realm purposes. Please refer to accompanying diagram.
- (a) 1.0 m offset from the property line along Nelson Street;
 - (b) 1.0 m offset from the property line at the corner of Nelson Street and Expo Boulevard; and
 - (c) 6.5 m offset from the property line at the corner of Beatty Street and Nelson Street.

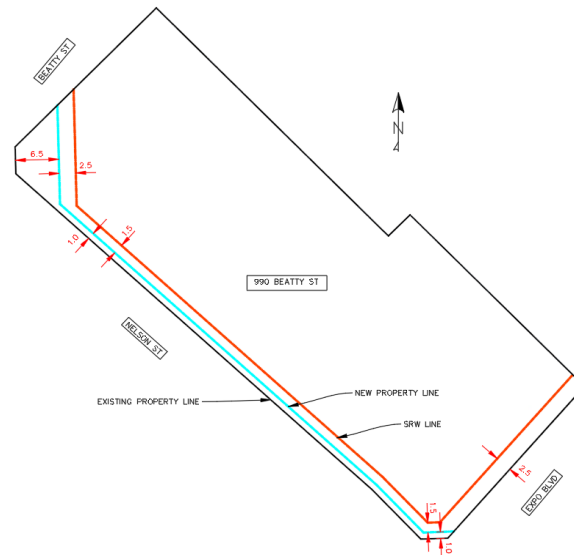


Note to Applicant: A Subdivision Plan is required to effect the dedication. A subdivision plan and application to the Subdivision and Strata Group is required. For general information, see the subdivision website at: <http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

- 1.3 Provision of a building setback and surface statutory right-of-way (SRW) for public pedestrian use over a portion of the site to achieve the following offset distances measured from the property line to the building face for widened sidewalks:

- (a) 2.5 m offset from the existing property line along Expo Boulevard;
- (b) 1.5 m offset from the new property line at the corner of Expo Boulevard and Nelson Street;
- (c) 1.5 m offset from the new property line along Nelson Street; and
- (d) 2.5 m offset from the new property line at the corner of Nelson Street and Beatty Street.

Note to Applicant: The SRW will be free of any permanent obstruction such as structure, mechanical vents, stairs, and planter walls at grade and is to accommodate the underground parking structure within the SRW agreement.



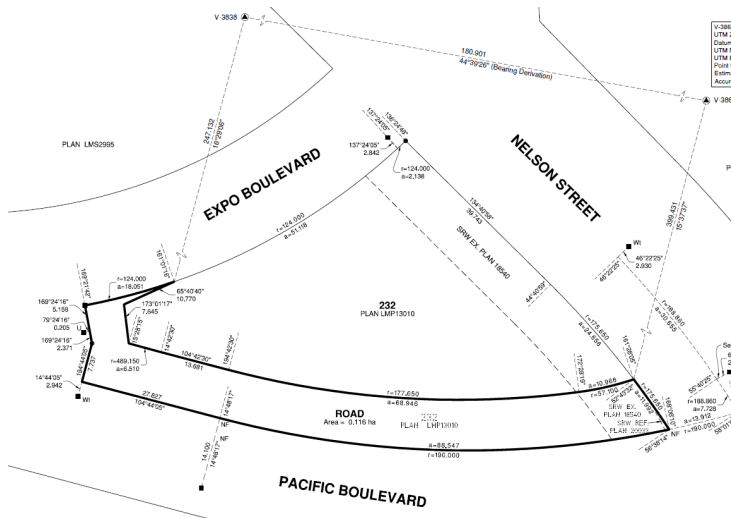
- 1.4 Make arrangements to the Satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the provision of a Bridge Proximity Agreement, over the whole of the rezoning site. The bridge proximity agreement shall acknowledge that the development is in close proximity to the bridge and is aware of bridge related environmental conditions/nuisances including but not limited to: noise, debris, wildlife, maintenance requirements and traffic.
- 1.5 Provision of a Services Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to detail the on-site and off-site works and services necessary or incidental to the servicing of the site, including but not limited to utility servicing, signal upgrades, street improvements, bike lanes, and street lighting upgrades (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.

Note to Applicant: No development permit for the site will be issued until the security for the Services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion.

1050 Expo Boulevard

- 1.6 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for the dedication along Expo and Pacific Boulevards for roadway and improved public realm purposes. Please refer to accompanying diagram.

Note to Applicant: A Subdivision Plan is required to effect the dedication. A subdivision plan and application to the Subdivision and Strata Group is required. For general information, see the subdivision website at: <http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>



The following charges can be released from Title and can be addressed at DP stage:

- a) Covenants BG426191, BG426192, and BG426197 in favour of the City for “shoreline protection works”.
 - b) Option to Purchase BL251482, and Right of First Refusal BL251483 in favour of Burcon Acquisition Corp
 - c) Option to Purchase BN294063, in favour of NMH Holdings Limited, for the purchase of the site by private parties.
- 1.7 Provision of a building setback and surface statutory right-of-way (SRW) for public pedestrian use over a portion of the site along Expo Boulevard to achieve a 1.5 m offset distance measured from the existing property line to the building face for widened sidewalks.

Note to Applicant: The SRW will be free of any permanent obstruction such as structure, mechanical vents, stairs, and planter walls at grade and is to accommodate the underground parking structure within the SRW agreement.

- 1.8 Provision of a statutory right-of-way (SRW) in favour of the City for the purposes of future bridge widening, access, maintenance, repair, rehabilitation, and retrofit of the bridge. The SRW shall be a minimum of 6 m wide and shall be taken from the drip line of the bridge. Designs of improvements or regrading of the SRW space shall be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: If a surface SRW is provided on top of a portion of a building (i.e. underground parkade), the building shall be designed to accommodate full traffic live loading surcharge per CAN/CSA S6 CL-625 Loading.

- 1.9 Make arrangements to the Satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the provision of a Bridge Proximity Agreement, over the whole of the rezoning site. The bridge proximity agreement shall acknowledge that the development is in close proximity to the bridge and is aware of bridge related environmental conditions/nuisances including but not limited to: noise, debris, wildlife, maintenance requirements and traffic.

- 1.10 Provision of a Services Agreement to the satisfaction of the General Manager of Engineering Services and Director of Legal Services to detail the on-site and off-site works and services necessary or incidental to the servicing of the site, including but not limited to utility servicing, signal upgrades, street improvements, bike lanes, and street lighting upgrades (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.

Note to Applicant: No development permit for the site will be issued until the security for the Services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion.

* * * * *

**False Creek North Official Development Plan
DRAFT By-law to amend CD-1 (324) By-law No. 7248
for 800-1100 Pacific Boulevard**

Note: An amending 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 By-law No. 7248.

2. Council strikes out Section 1 and substitutes:

“This by-law amends the Zoning District Plan attached as Schedule D to By law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plans attached as Schedules A, B and C to this by law, and incorporates Schedules A, B and C into Schedule D of By law No. 3575.”.

3. In Section 3, Council strikes out the following:

“**Core-need Household** means a household which would have to spend more than 30 percent of its annual gross income on shelter (including utilities) in order to live in an average market rental unit which is adequate and suitable for its basic needs.”.

4. In Section 4, Council strikes out 4(b) and substitutes the following:

“(b) Dwelling Uses, limited to Mixed-Use Residential Building and Multiple Dwelling;”.

5. Council strikes out Section 5 and substitutes the following:

“5 Conditions of Use

5.1 The design and layout of at least 25% of the total number of dwelling units must:

(a) be suitable for family housing; and

(b) include two or more bedrooms.

5.2 Notwithstanding section 5.1, for sub-areas A and B in Schedule A, the design and layout of at least 35% of the total number of dwelling units must:

(a) be suitable for family housing; and

(b) include two or more bedrooms.”

6. In Section 6, Council:

(a) in Section 6.1, Council:

(i) strikes out “The total floor area” and substitutes “Subject to section 6.2, the total floor area”; and

(ii) strikes out Table 1 and substitutes the following:

“Table 1

Use	Maximum Floor Area
Residential Uses	249 543 m ²
Live-work Uses	788 m ²
Retail, Service and Office Uses	33 822 m ²

”;

(b) renumbers Sections 6.2 through 6.5 as Sections 6.3 through 6.6, respectively;

(c) adds a new Section 6.2 as follows:

“6.2 The total floor area for residential uses in sub-areas A and B in Schedule A must not exceed the totals set opposite such sub-areas in Table 1a.”

Table 1a

Sub-area	Maximum Floor Area for Residential Uses
A	19 300 m ²
B	23 600 m ²

”;

(d) in Section 6.4(a), strikes out “eight percent” and substitutes “twelve percent”;

(e) strikes out Section 6.4(h) and substitutes the following:

“(h) The Director of Planning or Development Permit Board may exclude indoor or outdoor common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines;”;

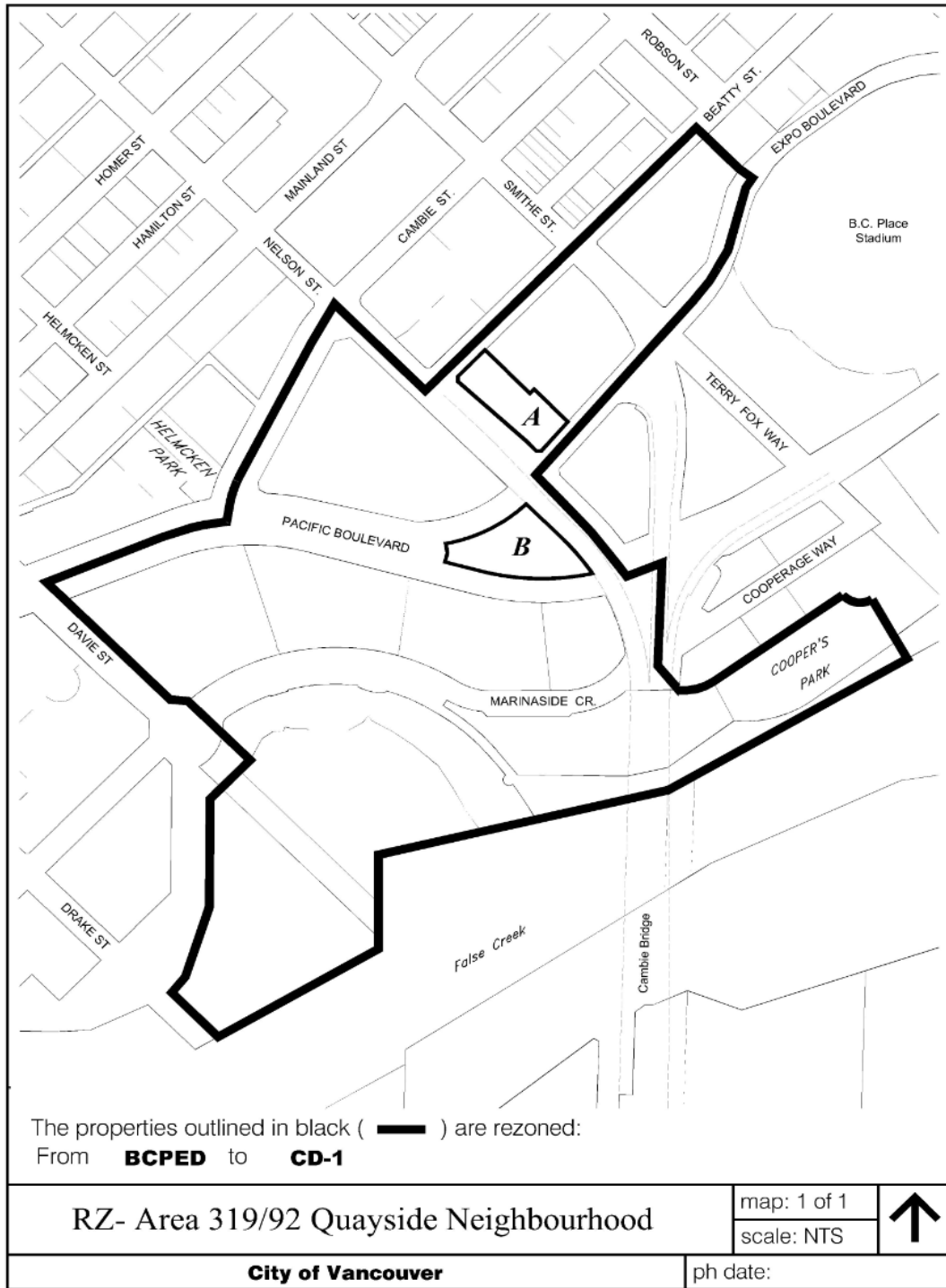
(f) in Section 6.5(a)(i), strikes out “eight percent” and substitutes “twelve percent”; and

(g) in Section 6.6, strikes out Table 2 and substitutes the following:

“Table 2 - Neighbourhood Maximum Floor Area (in square metres)

Neighbourhood	Land Use	
	Residential	Retail, Service and Office
Area 1 (By-law No. 7675)	230 446	1 950

Schedule A



* * * * *

**False Creek North Official Development Plan
DRAFT By-law to amend CD-1 (366) By-law No. 7675
for 500 Pacific Street**

Note: An amending 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 By-law No. 7675.
2. Council strikes out Section 1 and substitutes:

“This by-law amends the Zoning District Plan attached as Schedule D to By law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by law, and incorporates Schedule A into Schedule D of By law No. 3575.”.
3. In Section 2, Council strikes out the following:

“**Core-need Household** means a household which would have to spend more than 30 percent of its annual gross income on shelter (including utilities) in order to live in an average market rental unit which is adequate and suitable for its basic needs.”.
4. Council strikes out Section 3(a) and substitutes the following:

“(a) Dwelling Uses, limited to Multiple Dwelling;”.
5. Council:
 - (a) renumbers Sections 4, 5, 6, 7, 8, and 9 as Sections 5, 6, 7, 8, 9 and 10, respectively;
 - (b) adds a new Section 4 as follows:

“4 Conditions of Use

 - 4.1 The design and layout of at least 25% of the total number of dwelling units must:
 - (a) be suitable for family housing; and
 - (b) include two or more bedrooms.”;
 - (c) in Section 8.3, strikes out “section 7.2” and substitutes “section 8.2”; and
 - (d) in Section 9.3, strikes out “section 8.2” and substitutes “section 9.2”.
6. In Section 5, Council:
 - (a) in Section 5.1, strikes out “the total floor area” and substitutes “Subject to section 5.2, the total floor area”;

- (b) renumbers Sections 5.2 through 5.5 as Sections 5.3 through 5.6, respectively;
- (c) adds a new Section 5.2 and Table 1a as follows:

“5.2 The total floor area for residential uses in sub-areas A and B in Schedule A must not exceed the totals set opposite such sub-areas in Table 1a.

Table 1a

Sub-area	Maximum Floor Area for Residential Uses
A	8 613 m ²
B	10 200 m ²
C	5 200 m ²

”;

- (d) in Section 5.4(a), strikes out “eight percent” and substitutes “twelve percent”;
- (e) strikes out Section 5.4(g) and substitutes the following:
 - “(g) The Director of Planning or Development Permit Board may exclude indoor or outdoor common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines;”;
- (f) In section 5.5(a)(i), strikes out “eight percent” and substitutes “twelve percent”; and
- (g) in Section 5.6, strikes out Table 2 and substitutes the following:

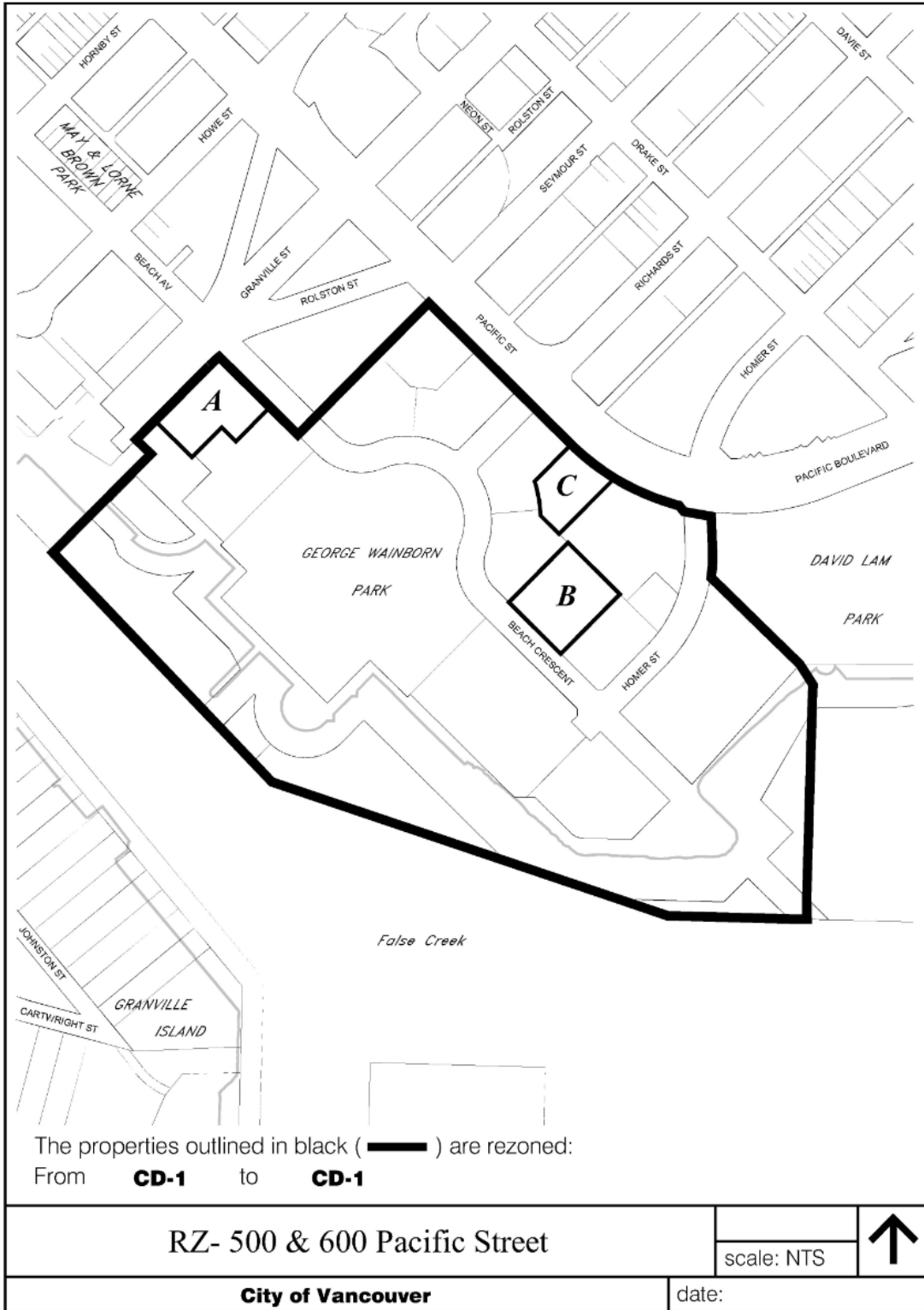
“Table 2 - Neighbourhood Maximum Floor Area (in square metres)

Neighbourhood	Land Use	
	Residential	Retail, Service and Office
Area 1 (By-law No. 7675)	230 446	1 950
Area 2 (By-law No. 7156)	114 247	1 858
Area 3 (By-law No. 6757)	84 379	3 720
Area 4/5A (By-law No. 7248)	249 543	34 610
Total	678 615	42 138

”.

- 7. Council strikes out Section 7.3.
- 8. In Section 8, Council:
 - (a) strikes out Section 8.1(c) and substitutes the following:

Schedule A



**False Creek North Social Housing Delivery
AMENDMENTS TO THE FCN ODP BY-LAW, CD-1 BY-LAWS AND PARKING BY-LAW**

Note: This document is provided for information only as a reference tool to highlight the proposed amendments. The draft amending by-laws attached to Report RTS No. 15785 entitled "False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments" represent the changes being proposed to Council for approval. Should there be any discrepancy between this redline version and the draft amending by-laws, the draft amending by-laws prevail.

Amendments to the by-laws will be prepared generally in accordance with the provisions listed below [**bold strike out** – deletion, **red text** = addition].

BY-LAW NAME & NO.	SECTION	PROPOSED AMENDMENTS
False Creek North Official Development Plan, By-law No. 6650	List of Figures	Figure 4 struck out in its entirety. Figure 12b Non-Market Housing Sites Social Housing Sites
	3.3.1	<p>Residential</p> <p>It is intended that False Creek North be developed as a predominantly residential area to achieve regional and City objectives and recognize the special amenity of the area as a place to live. Several residential areas, as illustrated in Figure 11, shall be developed. In addition to dwelling uses, other complementary uses are also permitted to provide for the needs of residents.</p> <p>Up to a maximum of 11,511 dwelling units, having a total floor area up to a maximum of 1,024,699 square metres, are permitted. The maximum number of dwelling units and floor areas which may be permitted within each area shall be as illustrated in Figure 4.</p> <p>Both the unit counts and floor areas permitted above are subject to satisfactory resolution of:</p> <p>(a) livability for various household types; and (b) compatibility with adjacent development</p> <p>as determined prior to the enactment of each sub-area zoning.</p> <p>The maximum number of dwelling units and maximum floor area which may be permitted within each area may be increased by up to 10%, provided that the total number of units and floor area are not increased, and subject to satisfactory resolution of (a) and (b), above.</p> <p>Twenty-five % of the total number of dwelling units shall be suitable for families with small children, as defined in Guidelines for High Density Housing for Families with Children adopted by City Council May 30, 1989.</p> <p>11.05% of the total number of dwelling units shall be designated for affordable housing, with priority on housing for core need</p>

~~households, with fifty % of the affordable units to be suitable for households with children. The affordable units shall be integrated into each residential area, except that Council may permit alternate arrangements to provide some affordable units off-site. Council may also permit affordable housing programs or initiatives to include subsidized and market rental units or subsidized and market co-operative units.~~

~~The mix of dwelling unit types within each sub-area shall be generally as illustrated in Figure 4 with flexibility to vary from this mix by 5%, subject to the approval of Council, when considering a sub-area zoning, provided that the overall mix of dwelling units remains the same.~~

~~Temporary modular housing is permitted, subject to Section 11 of the Zoning and Development By-law. Temporary modular housing is not subject to any of the use or design provisions of this ODP.~~

3.3.1 Residential

It is intended that False Creek North be a predominantly residential area to achieve regional and City objectives. In addition to dwelling uses, other complementary uses are also permitted to provide for the needs of residents and deliver a complete community.

The floor areas permitted within each area are subject to satisfactory resolution of:

- (a) livability for various household types; and
- (b) compatibility with adjacent development,

as determined prior to the enactment of each sub-area zoning.

The maximum floor area which may be permitted within each area may be increased by up to 10%, provided that the total floor area is not increased, and subject to satisfactory resolution of (a) and (b), above.

All development shall be required to meet the *High Density Housing for Families with Children Guidelines*. Of the total number of dwelling units, 25% shall be suitable for families with small children or as required in the *Family Room: Housing Mix Policy for Rezoning Projects*, if applicable.

For rezoning applications the following social housing requirements apply:

- (a) for sites located at 1502 Granville Street, 431 Beach Crescent, and 900 Pacific Boulevard, 20% of residential floor area above the maximum permitted residential floor area as set out in the applicable CD-1 by-laws as of November 30, 2022 shall be designated for social housing;
- (b) for all other rezoning applications, 20% of the total residential floor area shall be designated for social housing; and

		<p>(c) notwithstanding (a) and (b), rezoning applications received prior to November 30, 2022 may be exempt from this requirement.</p> <p>Temporary modular housing is permitted, subject to Section 11 of the Zoning and Development By-law. Temporary modular housing is not subject to any of the use or design provisions of this ODP.</p>
	3.5.2.1	<ul style="list-style-type: none"> • eight day care facilities, having a combined indoor area of between 3 000 and 3 500 square metres and a combined minimum outdoor area of between 2 700 and 4 400 square metres, depending upon location configuration, and meeting Community Care Facilities Licensing requirements; • a minimum of eight child day care facilities that meet the <i>Community Care Facilities Licensing</i> requirements and all applicable design standards; opportunities for school age care spaces are also encouraged;
	7 Figures	<p>Figure #4 struck out in its entirety.</p> <p>Figure #12b L is replaced with:</p> <div data-bbox="576 955 1031 1522" data-label="Figure"> <p>Figure #12b Social Housing Sites</p> <p>The figure is a map showing a grid of streets and several shaded areas representing social housing sites. A key in the top left corner indicates that a star symbol represents 'Social Housing Sites'. The map shows a complex street layout with several clusters of buildings and shaded areas. The caption below the map reads 'Figure #12b Social Housing Sites'.</p> </div> <p>Figure #12b R is replaced with:</p>

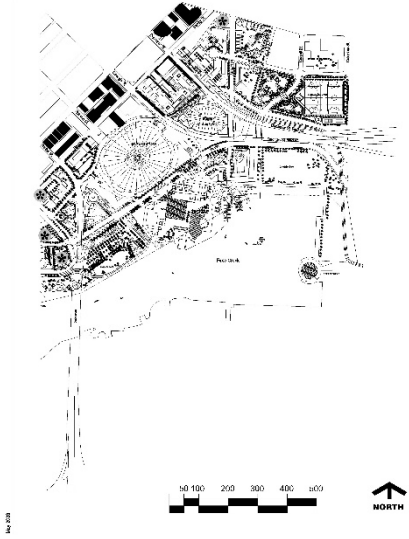


Figure #12c L is replaced with:

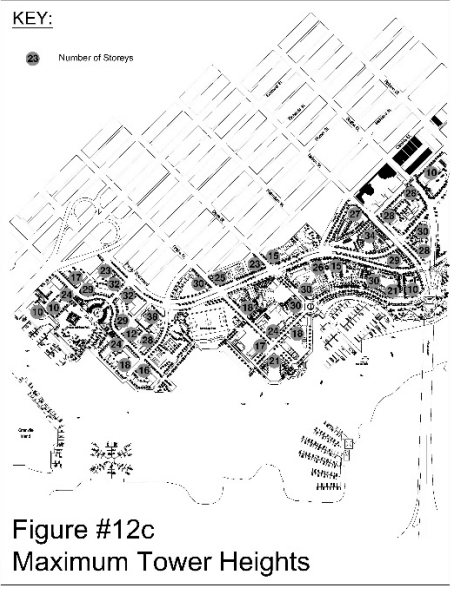
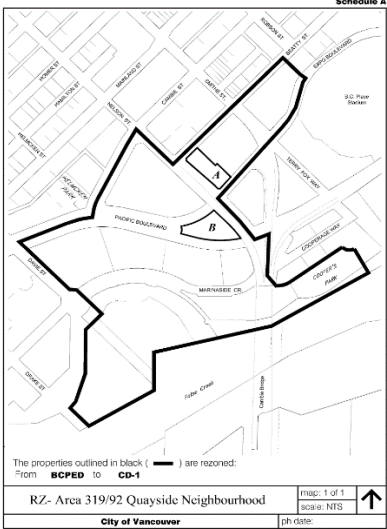


Figure #12c R is replaced with:


		<p>affordable housing programs or initiatives as Council may generally define or specifically approve from time to time, which housing programs or initiatives may include subsidized and market rental units or subsidized and market co-operative units, but need not be designed consistent with clause (i) above;</p> <p>(b) Dwelling Uses, limited to Mixed-Use Residential Building and Multiple Dwelling;</p>														
	5	<p>[Reserved]</p> <p>5.1 The design and layout of at least 25% of the total number of dwelling units must:</p> <p>(a) be suitable for family housing; and</p> <p>(b) include two or more bedrooms.</p> <p>5.2 Notwithstanding section 5.1, for Sub-areas A and B in Schedule A, the design and layout of at least 35% of the total number of dwelling units must:</p> <p>(a) be suitable for family housing; and</p> <p>(b) include two or more bedrooms.</p>														
	6	<p>The total floor area Subject to section 6.2, the total floor area for uses listed in Table 1 shall not exceed the totals set opposite such uses, and any use permitted in Section 4, but not listed in Table 1, is not limited by the Sub-section 6.1.</p> <p>Substitute Table 1 with:</p> <p>Table 1</p> <table border="1" data-bbox="581 1178 1416 1377"> <thead> <tr> <th>Use</th> <th>Maximum Floor Area</th> </tr> </thead> <tbody> <tr> <td>Residential Uses</td> <td>249 543 m²</td> </tr> <tr> <td>Live-work Uses</td> <td>788 m²</td> </tr> <tr> <td>Retail, Service and Office Uses</td> <td>33 822 m²</td> </tr> </tbody> </table> <p>Renumber Sections 6.2 through to 6.5 as Sections 6.3 through 6.6, respectively.</p> <p>Add Section 6.2:</p> <p>6.2 The total floor area for residential uses in sub-areas A and B in Schedule A must not exceed the totals set opposite such sub-areas in Table 1a.</p> <p>Table 1a</p> <table border="1" data-bbox="605 1759 1416 1856"> <thead> <tr> <th>Sub-area</th> <th>Use</th> <th>Maximum Floor Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Residential Uses</td> <td>19 300 m²</td> </tr> </tbody> </table>	Use	Maximum Floor Area	Residential Uses	249 543 m ²	Live-work Uses	788 m ²	Retail, Service and Office Uses	33 822 m ²	Sub-area	Use	Maximum Floor Area	A	Residential Uses	19 300 m ²
Use	Maximum Floor Area															
Residential Uses	249 543 m ²															
Live-work Uses	788 m ²															
Retail, Service and Office Uses	33 822 m ²															
Sub-area	Use	Maximum Floor Area														
A	Residential Uses	19 300 m ²														

		B	Residential Uses	23 600 m ²																					
	6.4	<p>(a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent twelve percent of the residential floor area being provided;</p> <p>(h) amenity areas accessory to residential use, including the requirement of Section 8.3 of this by-law, provided that the total area excluded [which is at or above the base surface], does not exceed 11 000 m²;</p> <p>(h) The Director of Planning or Development Permit Board may exclude indoor or outdoor common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.</p>																							
	6.5	<p>(a)(i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent twelve percent of the residential floor area being provided; and</p>																							
	6.6	<p>Substitute Table 2 with:</p> <p>Table 2 - Neighbourhood Maximum Floor Area (in square metres)</p> <table border="1"> <thead> <tr> <th rowspan="2">Neighbourhood</th> <th colspan="2">Land Use</th> </tr> <tr> <th>Residential</th> <th>Retail, Service and Office</th> </tr> </thead> <tbody> <tr> <td>Area 1 (By-law No. 7675)</td> <td>230 446</td> <td>1 950</td> </tr> <tr> <td>Area 2 (By-law No. 7156)</td> <td>114 247</td> <td>1 858</td> </tr> <tr> <td>Area 3 (By-law No. 6757)</td> <td>84 379</td> <td>3 720</td> </tr> <tr> <td>Area 4/5A (By-law No. 7248)</td> <td>249 543</td> <td>34 610</td> </tr> <tr> <td>Total</td> <td>678 615</td> <td>42 138</td> </tr> </tbody> </table>				Neighbourhood	Land Use		Residential	Retail, Service and Office	Area 1 (By-law No. 7675)	230 446	1 950	Area 2 (By-law No. 7156)	114 247	1 858	Area 3 (By-law No. 6757)	84 379	3 720	Area 4/5A (By-law No. 7248)	249 543	34 610	Total	678 615	42 138
Neighbourhood	Land Use																								
	Residential	Retail, Service and Office																							
Area 1 (By-law No. 7675)	230 446	1 950																							
Area 2 (By-law No. 7156)	114 247	1 858																							
Area 3 (By-law No. 6757)	84 379	3 720																							
Area 4/5A (By-law No. 7248)	249 543	34 610																							
Total	678 615	42 138																							
	8.3	<p>In every building intended to contain core need households, a community room shall be provided.</p>																							
	9.7	<p>Add Section 9.7:</p> <p>9.7 Notwithstanding sections 9.1 to 9.6, for Sub-areas A and B in Schedule A, any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, bicycle, and passenger loading spaces, all as defined under the Parking By-law No. 6059.</p>																							
	10.6	<p>Add Section 10.6:</p>																							

		<p>10.6 Notwithstanding sections 10.1 to 10.5, for Sub-areas A and B in Schedule A, any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, bicycle, and passenger loading spaces, all as defined under the Parking By-law No. 6059.</p>
	<p>Schedule A</p>	<p>Schedule A is replaced with:</p>  <p>The properties outlined in black (—) are rezoned: From BCPEB to CD-1</p> <p>RZ- Area 319/92 Quayside Neighbourhood City of Vancouver</p> <p>map: 1 of 1 scale: NTS ph date: ↑</p>
<p>CD-1 (366) By-law No. 7675 for 500 Pacific Street</p>	<p>1</p>	<p>[Section 1 is not reprinted here. It contains a Standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]</p> <p>This by-law amends the Zoning District Plan attached as Schedule D to By law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by law, and incorporates Schedule A into Schedule D of By law No. 3575.</p>
	<p>2</p>	<p>Core-need Household means a household which would have to spend more than 30 percent of its annual gross income on shelter (including utilities) in order to live in an average market rental unit which is adequate and suitable for its basic needs.</p>
	<p>3</p>	<p>(a) Dwelling Units in multiple dwellings; or in conjunction with any of the uses listed below, not exceeding 2266 dwelling units provided that: (i) a minimum of 13.8% of the units (but not including the units provided under clause (ii) below) shall be for family housing, all of which shall be designed in accordance with the Council-adopted “High-Density Housing for Families With Children Guidelines”; (ii) a minimum of 11.3% of the units shall be provided through government funded programs targeted for core-need households or for such affordable family housing programs or initiatives as City</p>

		<p>Council may generally define or specifically approve from time to time, which housing programs or initiatives may include subsidized and market rental units or subsidized and market co-operative units and shall be designed for family housing consistent with clause (i) above; and</p> <p>(iii) a minimum of 7.8% of the units shall be provided through government funded programs targeted for core need households or for such affordable non-family housing programs or initiatives as City Council may generally define or specifically approve from time to time, which housing programs or initiatives may include subsidized and market rental units or subsidized and market co-operative units but need not be designed consistent with clause (i) above;</p> <p>(a) Dwelling Uses, limited to Multiple Dwelling;</p>												
	4 to 9	<p>Re-number Sections 4, 5, 6, 7, 8, and 9 as Sections 5, 6, 7, 8, 9 and 10, respectively.</p>												
	4	<p>Add Section 4:</p> <p>4 Conditions of Use</p> <p>4.1 The design and layout of at least 25% of the total number of dwelling units must:</p> <p>(a) be suitable for family housing; and</p> <p>(b) include two or more bedrooms.</p>												
	5	<p>The total floor area Subject to section 5.2, the total floor area for uses listed in Table 1 must not exceed the totals set opposite such uses, and any use permitted in section 3, but not listed in Table 1, is not limited by this sub-section 4.1.</p> <p>Re-number Sections 5.2 through 5.5 as Sections 5.3 through 5.6, respectively.</p> <p>Add Section 5.2:</p> <p>5.2 The total floor area for residential uses in sub-areas A and B in Schedule A must not exceed the totals set opposite such sub-areas in Table 1a.</p> <p>Table 1a</p> <table border="1"> <thead> <tr> <th>Sub-area</th> <th>Use</th> <th>Maximum Floor Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Residential Uses</td> <td>8 613 m²</td> </tr> <tr> <td>B</td> <td>Residential Uses</td> <td>10 200 m²</td> </tr> <tr> <td>C</td> <td>Residential Uses</td> <td>5 200 m²</td> </tr> </tbody> </table>	Sub-area	Use	Maximum Floor Area	A	Residential Uses	8 613 m ²	B	Residential Uses	10 200 m ²	C	Residential Uses	5 200 m ²
Sub-area	Use	Maximum Floor Area												
A	Residential Uses	8 613 m ²												
B	Residential Uses	10 200 m ²												
C	Residential Uses	5 200 m ²												
	5.4	<p>(a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the</p>												

		<p>foregoing, provided that the total area of all exclusions does not exceed eight percent twelve percent of the residential floor area being provided;</p> <p>(g) amenity areas accessory to residential use, including the requirement of Section 8.3 of this by-law, provided that the total area excluded [which is at or above the base surface], does not exceed 11 000 m²;</p> <p>(g) The Director of Planning or Development Permit Board may exclude indoor or outdoor common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.</p>																				
	5.5	(a)(i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent twelve percent of the residential floor area being provided; and																				
	5.6	<p>Substitute Table 2 with:</p> <p>Table 2 - Neighbourhood Maximum Floor Area (in square metres)</p> <table border="1"> <thead> <tr> <th rowspan="2">Neighbourhood</th> <th colspan="2">Land Use</th> </tr> <tr> <th>Residential</th> <th>Retail, Service and Office</th> </tr> </thead> <tbody> <tr> <td>Area 1 (By-law No. 7675)</td> <td>230 446</td> <td>1 950</td> </tr> <tr> <td>Area 2 (By-law No. 7156)</td> <td>114 247</td> <td>1 858</td> </tr> <tr> <td>Area 3 (By-law No. 6757)</td> <td>84 379</td> <td>3 720</td> </tr> <tr> <td>Area 4/5A (By-law No. 7248)</td> <td>249 543</td> <td>34 610</td> </tr> <tr> <td>Total</td> <td>678 615</td> <td>42 138</td> </tr> </tbody> </table>	Neighbourhood	Land Use		Residential	Retail, Service and Office	Area 1 (By-law No. 7675)	230 446	1 950	Area 2 (By-law No. 7156)	114 247	1 858	Area 3 (By-law No. 6757)	84 379	3 720	Area 4/5A (By-law No. 7248)	249 543	34 610	Total	678 615	42 138
Neighbourhood	Land Use																					
	Residential	Retail, Service and Office																				
Area 1 (By-law No. 7675)	230 446	1 950																				
Area 2 (By-law No. 7156)	114 247	1 858																				
Area 3 (By-law No. 6757)	84 379	3 720																				
Area 4/5A (By-law No. 7248)	249 543	34 610																				
Total	678 615	42 138																				
	7.3	7.3 In every building intended to contain core-need households a community room shall be provided.																				
	8	<p>(c) multiple dwelling uses, not including units described in clause (d) or units designated for core-need subsidized senior housing, shall provide a minimum of 1 space for each 200 m² of gross floor area plus 0.9 spaces for each dwelling unit, except that no more than 2.2 spaces per dwelling unit need be provided;</p> <p>(c) multiple dwelling uses shall provide a minimum of 1 space for each 200 m² of gross floor area plus 0.9 spaces for each dwelling unit, except that no more than 2.2 spaces per dwelling unit need be provided;</p>																				
	8.6	8.6 Notwithstanding sections 7.1 to 7.5, for sub-area C in Schedule A, any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations,																				

		<p>exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, bicycle, and passenger loading spaces, all as defined under the Parking By-law No. 6059.</p>
	<p>9.6</p>	<p>9.6 Notwithstanding sections 8.1 to 8.5, for sub-area C in Schedule A, any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, bicycle, and passenger loading spaces, all as defined under the Parking By-law No. 6059.</p>
	<p>Schedule A</p>	<p>Schedule A is replaced with:</p>  <p>The properties outlined in black (—) are rezoned: From CD-1 to CD-1</p> <p>RZ- 500 & 600 Pacific Street City of Vancouver scale: NTS date: ↑</p>
<p>CD-1 (422) By-law No. 8896 for 900 Pacific Boulevard</p>	<p>2</p>	<p>Core-need Household means a household which would have to spend more than 30 percent of its annual gross income on shelter (including utilities) in order to live in an average market rental unit which is adequate and suitable for its basic needs.</p>
	<p>3.2</p>	<p>(a) Dwelling Uses, limited to Multiple Dwelling, as follows: (i) except as set out in section 3.2(a) (ii), the number of Dwelling Units must not exceed 613, of which at least 179 Dwelling Units, not including those referred to in section 3.2(a)(ii), must be for family housing, and (ii) subject to the conditions set out in section 4, the number of Dwelling Units allowed under section 3.2(a)(i) may increase by 101, of which at least 63 must be for family housing;</p> <p>Dwelling Uses, limited to Multiple Dwelling;</p>

	4	<p>4.1 The design of all family housing units must be in accordance with Council's "High-Density Housing for Families with Children Guidelines".</p> <p>4.2 With respect to the additional 101 dwelling units allowed under section 3.2(a)(ii):</p> <p>(a) they must be situate in sub-area A approximately as shown in "Figure 1 - Sub-Areas" at the end of this section 4.2; and</p> <p>(b) government funded programs targeted for core-need households or for such affordable housing programs or initiatives as Council may generally define or specifically approve from time to time must provide such dwelling units.</p> <p>Strike out Figure 1.</p> <p>4.1 The design and layout of at least 25% of the total number of dwelling units must:</p> <p>(a) be suitable for family housing; and</p> <p>(b) include two or more bedrooms.</p> <p>Renumber Sections 4.3, 4.4 and 4.5 as Sections 4.2, 4.3 and 4.4, respectively.</p>								
	5.3	<p>(a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all exclusions must not exceed 8% 12% of the residential floor area;</p> <p>(g) amenity areas accessory to residential use except that the total area excluded does not exceed 3 530 m²; and</p> <p>(g) The Director of Planning or Development Permit Board may exclude indoor or outdoor common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.</p>								
	5.4	<p>(a)(i) the total area of all open and enclosed balcony or sundeck exclusions must exceed 8% 12% of the total permitted residential floor area; and</p>								
<p>CD-1 (266) By-law No. 6757 for 1100, 1200 and 1300 Blocks Pacific Boulevard</p>	7.5	<p>Substitute Table 2 with:</p> <p>Table 2 - Neighbourhood Maximum Floor Area (in square metres)</p> <table border="1" data-bbox="581 1688 1490 1871"> <thead> <tr> <th rowspan="2">Neighbourhood</th> <th colspan="2">Land Use</th> </tr> <tr> <th>Residential</th> <th>Retail, Service and Office</th> </tr> </thead> <tbody> <tr> <td>Area 1 (By-law No. 7675)</td> <td>230 446</td> <td>1 950</td> </tr> </tbody> </table>	Neighbourhood	Land Use		Residential	Retail, Service and Office	Area 1 (By-law No. 7675)	230 446	1 950
Neighbourhood	Land Use									
	Residential	Retail, Service and Office								
Area 1 (By-law No. 7675)	230 446	1 950								

		<p style="text-align: center;">Area 2 (By-law No. 7156) 114 247 1 858</p> <p style="text-align: center;">Area 3 (By-law No. 6757) 84 379 3 720</p> <p style="text-align: center;">Area 4/5A (By-law No. 7248) 249 543 34 610</p> <p style="text-align: center;">Total 678 615 42 138</p>																				
CD-1 (297) By-law No. 7156 for 1200-1300 Pacific Blvd. South	6.5	<p>Substitute Table 2 with:</p> <p style="text-align: center;">Table 2 - Neighbourhood Maximum Floor Area (in square metres)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="text-align: center;">Neighbourhood</th> <th colspan="2" style="text-align: center;">Land Use</th> </tr> <tr> <th style="text-align: center;">Residential</th> <th style="text-align: center;">Retail, Service and Office</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Area 1 (By-law No. 7675)</td> <td style="text-align: center;">230 446</td> <td style="text-align: center;">1 950</td> </tr> <tr> <td style="text-align: center;">Area 2 (By-law No. 7156)</td> <td style="text-align: center;">114 247</td> <td style="text-align: center;">1 858</td> </tr> <tr> <td style="text-align: center;">Area 3 (By-law No. 6757)</td> <td style="text-align: center;">84 379</td> <td style="text-align: center;">3 720</td> </tr> <tr> <td style="text-align: center;">Area 4/5A (By-law No. 7248)</td> <td style="text-align: center;">249 543</td> <td style="text-align: center;">34 610</td> </tr> <tr> <td style="text-align: center;">Total</td> <td style="text-align: center;">678 615</td> <td style="text-align: center;">42 138</td> </tr> </tbody> </table>	Neighbourhood	Land Use		Residential	Retail, Service and Office	Area 1 (By-law No. 7675)	230 446	1 950	Area 2 (By-law No. 7156)	114 247	1 858	Area 3 (By-law No. 6757)	84 379	3 720	Area 4/5A (By-law No. 7248)	249 543	34 610	Total	678 615	42 138
Neighbourhood	Land Use																					
	Residential	Retail, Service and Office																				
Area 1 (By-law No. 7675)	230 446	1 950																				
Area 2 (By-law No. 7156)	114 247	1 858																				
Area 3 (By-law No. 6757)	84 379	3 720																				
Area 4/5A (By-law No. 7248)	249 543	34 610																				
Total	678 615	42 138																				
Parking By-law No. 6059 with regard to CD-1 District Parking requirements for 800-1100 Pacific Boulevard and 500 Pacific Street	Schedule C	<p>Add the following:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">800-1100 Pacific Boulevard</td> <td style="text-align: center;">7248</td> <td style="text-align: center;">(324)</td> <td>Parking, loading and bicycle spaces in accordance with the by-law requirements.</td> </tr> <tr> <td style="text-align: center;">500 Pacific Street</td> <td style="text-align: center;">7675</td> <td style="text-align: center;">(366)</td> <td>Parking, loading and bicycle spaces in accordance with the by-law requirements.</td> </tr> </table>	800-1100 Pacific Boulevard	7248	(324)	Parking, loading and bicycle spaces in accordance with the by-law requirements.	500 Pacific Street	7675	(366)	Parking, loading and bicycle spaces in accordance with the by-law requirements.												
800-1100 Pacific Boulevard	7248	(324)	Parking, loading and bicycle spaces in accordance with the by-law requirements.																			
500 Pacific Street	7675	(366)	Parking, loading and bicycle spaces in accordance with the by-law requirements.																			

* * * * *

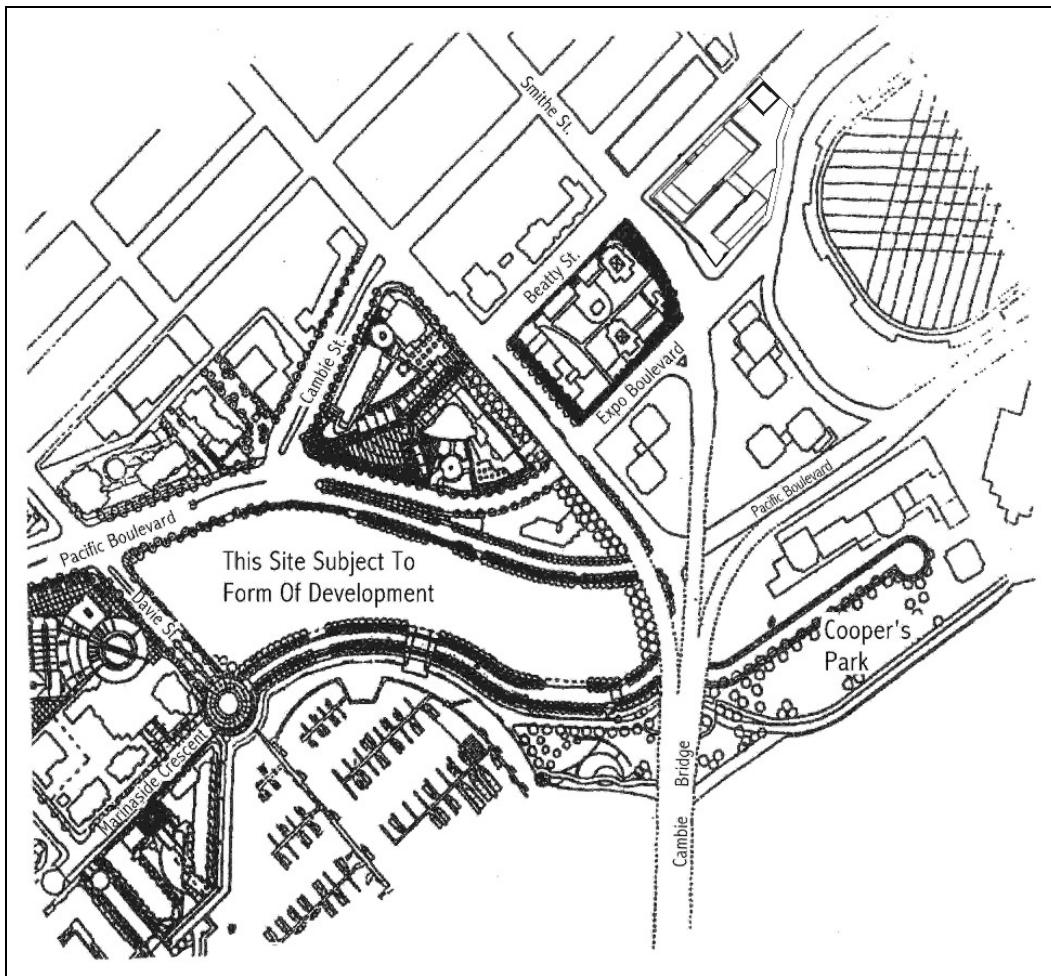


City of Vancouver *Land Use and Development Policies and Guidelines*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

QUAYSIDE NEIGHBOURHOOD CD-1 GUIDELINES (BY-LAW NO. 7248) (CD-1 NO. 324)

Adopted by City Council November 30, 1993
Amended to November 30, 1999 and July 10, 2001



Contents

	Page
1	Application and Intent 1
2	Organizing Principles 2
3	Overall Guidelines 2
3.1	Siting..... 2
3.2	Building Orientation 4
3.3	Views 5
3.4	Massing Controls..... 6
3.5	Architectural Expression, Materials and Colour..... 8
3.6	Residential Livability 10
3.7	Public Realm..... 11
3.8	Water Access..... 13
3.9	Disabled Access..... 13
3.10	Parking Access..... 13
4	Precinct Guidelines 14
4.1	Marina Precinct..... 14
4.2	Nelson Precinct..... 15
4.3	Beatty Precinct..... 23
5	Addition Guidelines for Social Housing Developments at Site 4J (1050 Expo Boulevard) and Site 5E (990 Beatty Street)..... 29

1 Application and Intent

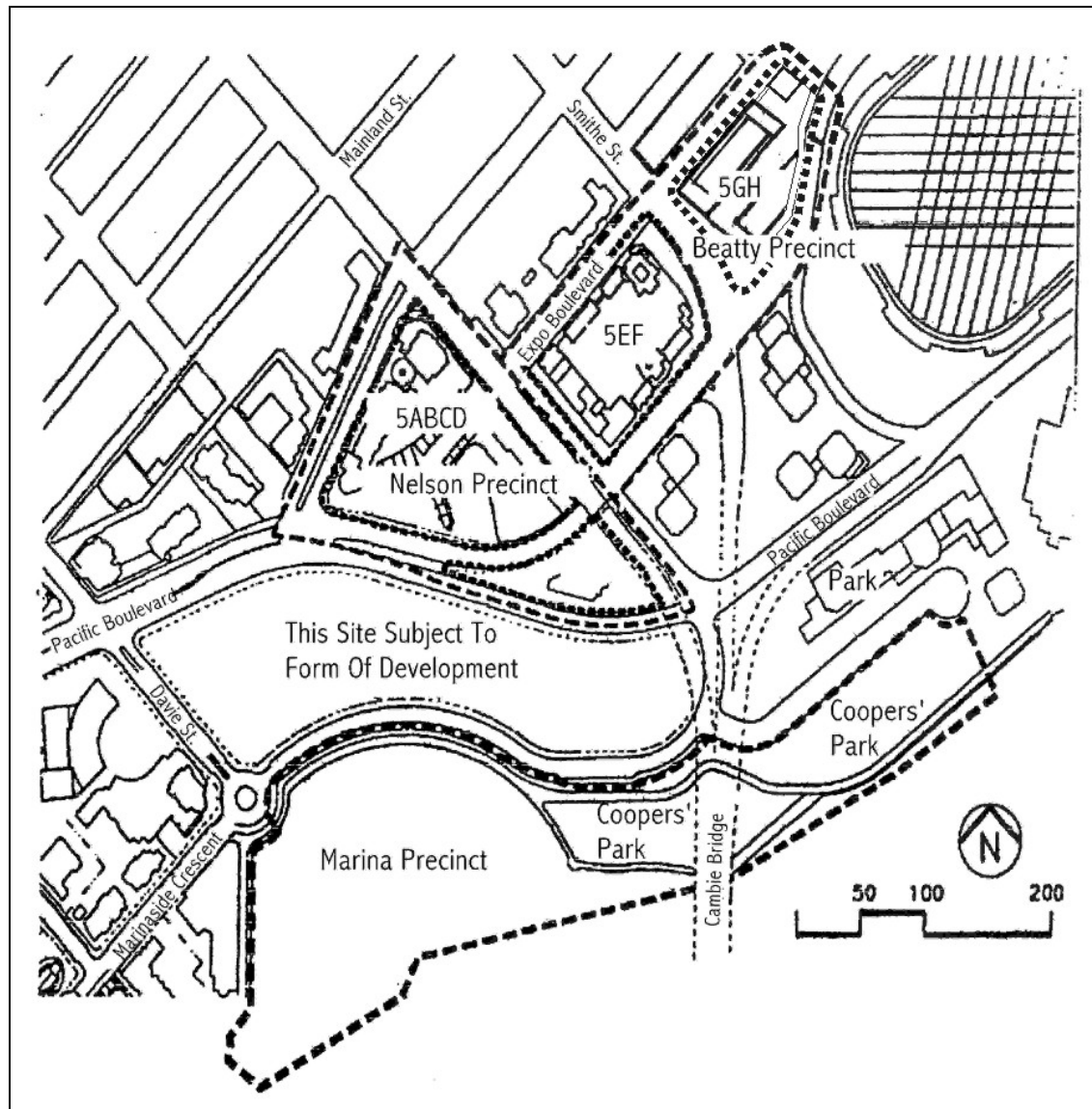
These Guidelines should be used in conjunction with the Quayside CD-1 By-law to guide development of this section of False Creek North. As well as assisting the development permit applicant, the guidelines will be used by City staff in evaluating proposed developments. Limited variations may be considered where they improve the overall design. Applicants should also refer to the City's False Creek North shoreline treatment and pedestrian/bicycle system concepts, the False Creek North public realm design, and the Council-adopted "Plaza Design Guidelines." These are available from the Planning Department.

The guidelines will ensure that the design of individual development is compatible with the overall design concept for the Quayside Neighbourhood and development on adjacent lands. **Section 5 provides specific additional or supplemental urban design direction for social housing developments at the 4J site (1050 Expo Boulevard) and the 5E site (990 Beatty Street).**

It should be noted that these guidelines have been revised to delete references to the Waterfront Block (see map) as this area is now subject to a form of development.

The site is bounded on the south by False Creek and on the north by Cambie and Beatty streets. To the west is the Roundhouse Neighbourhood and to the east are sub-areas 5B and 6A, BC Place Stadium and the Plaza of Nations.

Figure 1. Precincts to be amended as follows to show revised building outline on Site 5GH



2 Organizing Principles

The site is organized around the Cambie Bridge ramps, Pacific Boulevard, a marina in Quayside Bay and Coopers Park on False Creek. Key organizing principles guiding the pattern of development are:

- (a) Providing a strongly defined public plaza and a landmark tower on the axis of Pacific Boulevard;
- (b) Lining all streets with uses which provide interest and security;
- (c) Responding positively to the Cambie bridge and ramp system through building massing and setbacks;
- (d) Providing safe links for pedestrians between upland sites and the waterfront;
- (e) Enhancing the pedestrian experience along Pacific Boulevard;
- (f) Responding to the Downtown South public realm in the Beatty Precinct; and
- (g) Ensuring that public access to the waterfront and full accessibility to the area is provided for all, including the disabled.

3 Overall Guidelines

3.1 Siting

The location of buildings and open spaces should generally be as illustrated in the schematic development as contained in plans received May 6, 1992, September 9, 1992, March 1, 1993, and April 19, 1993, approved in principle by Council and described below.

Residential Setback: A 3.7 m. setback from the property line should be provided for all residential uses, with the following exceptions:

- (a) A minimum of 4.5 m along Pacific Boulevard;
- (b) A minimum of 4.5 m above a height of 28.0 m, along Beatty, Smithe, and Nelson Streets;
- (c) A minimum of 15.2 m from the drip line of the Cambie Bridge; and
- (d) Bay windows, porches and similar design elements, as well as open or enclosed balconies above the first storey, may encroach up to 1.0 m into the required setback. Stairs and patios may extend further if adequate landscaping is provided.

Commercial Setback: Commercial uses should be set back from the property line as follows:

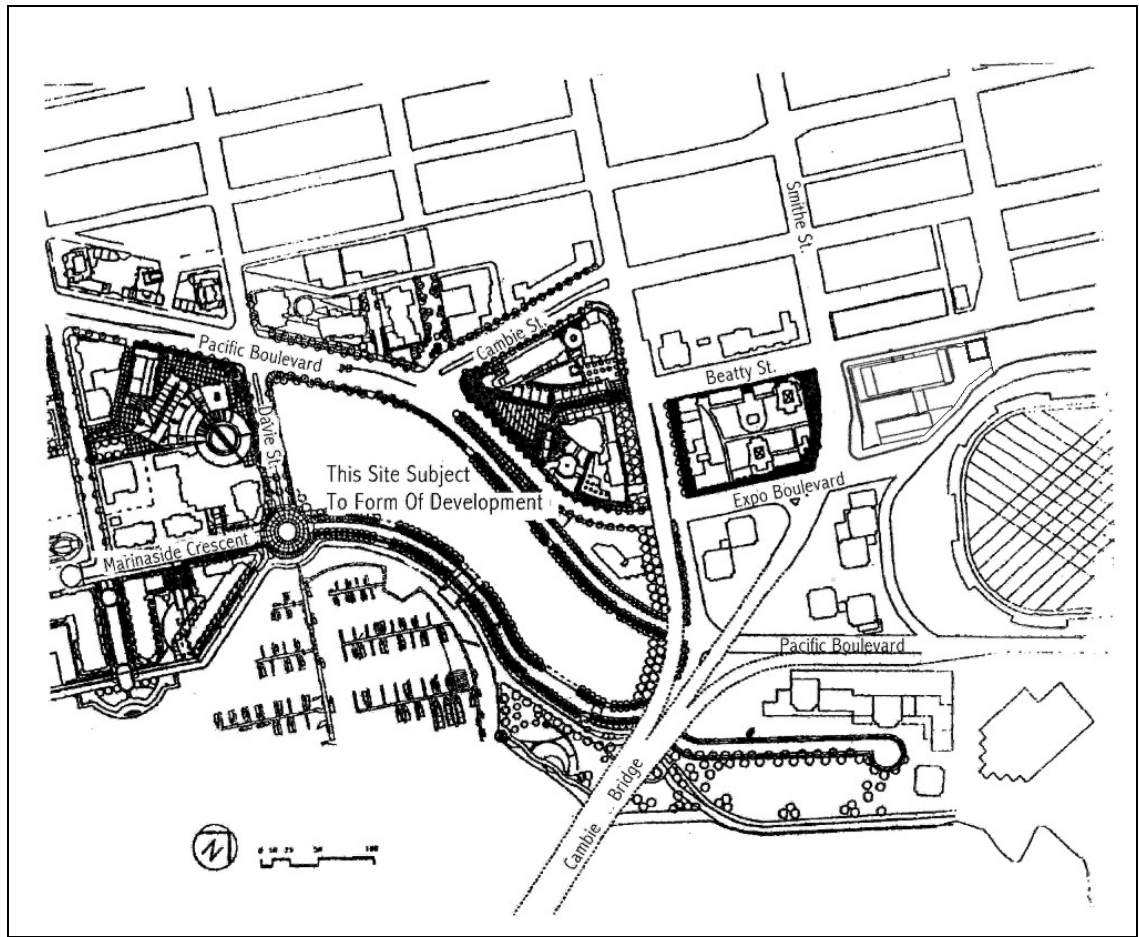
- (a) A minimum of 2.1 m along Beatty Street, Smithe Street and the north side of Nelson Street, except that this minimum shall be 2.1 m on the 800 Block Beatty Street and north of Smithe Street. A further reduction may be considered on the north side of Smithe Street near Expo Boulevard to encourage a stronger image on this corner which is on axis with the Cambie Bridge;
- (b) At the west corner of the site, at the intersection of Beatty and Smithe, a minimum of 2.1 m from the extension of the typical alignment of the respective property lines and need not be set back from the former right turn lane; and
- (c) A minimum of 4.5 m above a height of 28.0 m, along Nelson, Beatty and Smithe Streets.

Development sites are defined by an open space system which creates an integrated network of paths and places, including:

- (a) A shoreline walkway linking Coopers Park, Marinaside Crescent and the terminus of Davie Street;
- (b) A large public plaza at Pacific Boulevard and Cambie Street which provides a focus for the area; and
- (c) Continuous public access to the shoreline walkway from Marinaside Crescent and the park.

Buildings should clearly define these open spaces, provide overview and security with grade level entrances and windows, and actively animate spaces and paths.

Figure 2. Site Plan to be amended as follows to show revised building outline on site 5GH

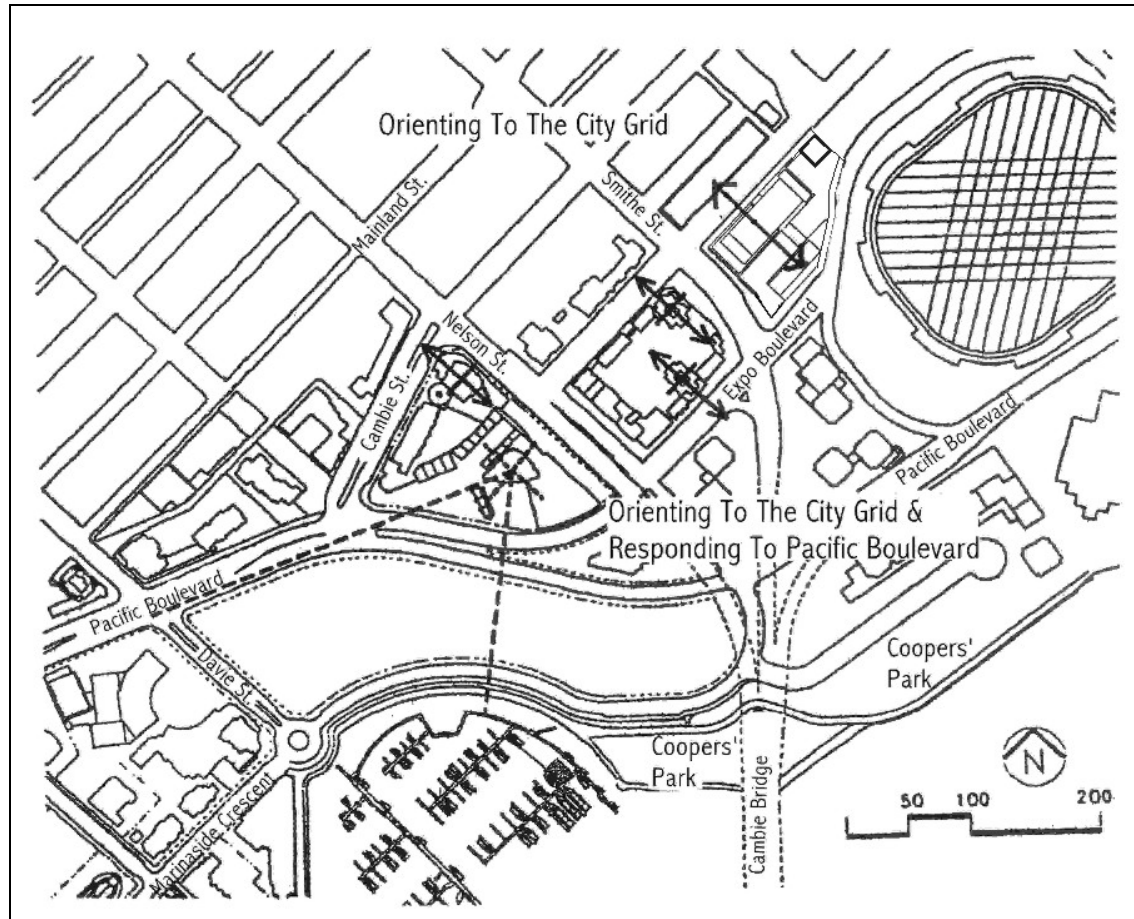


3.2 Building Orientation

As shown in Figure 3, building orientation should reflect the downtown grid, the curves of Pacific Boulevard, and Quayside Bay and the axial view along Pacific, as follows:

- (a) Buildings lower than 35.0 m should generally define the streets and public spaces;
- (b) Buildings above 35.0 m in height, should orient to the established city street grid;
- (c) The landmark tower should terminate the axial view along Pacific Boulevard and orient to the downtown grid and Quayside bay.

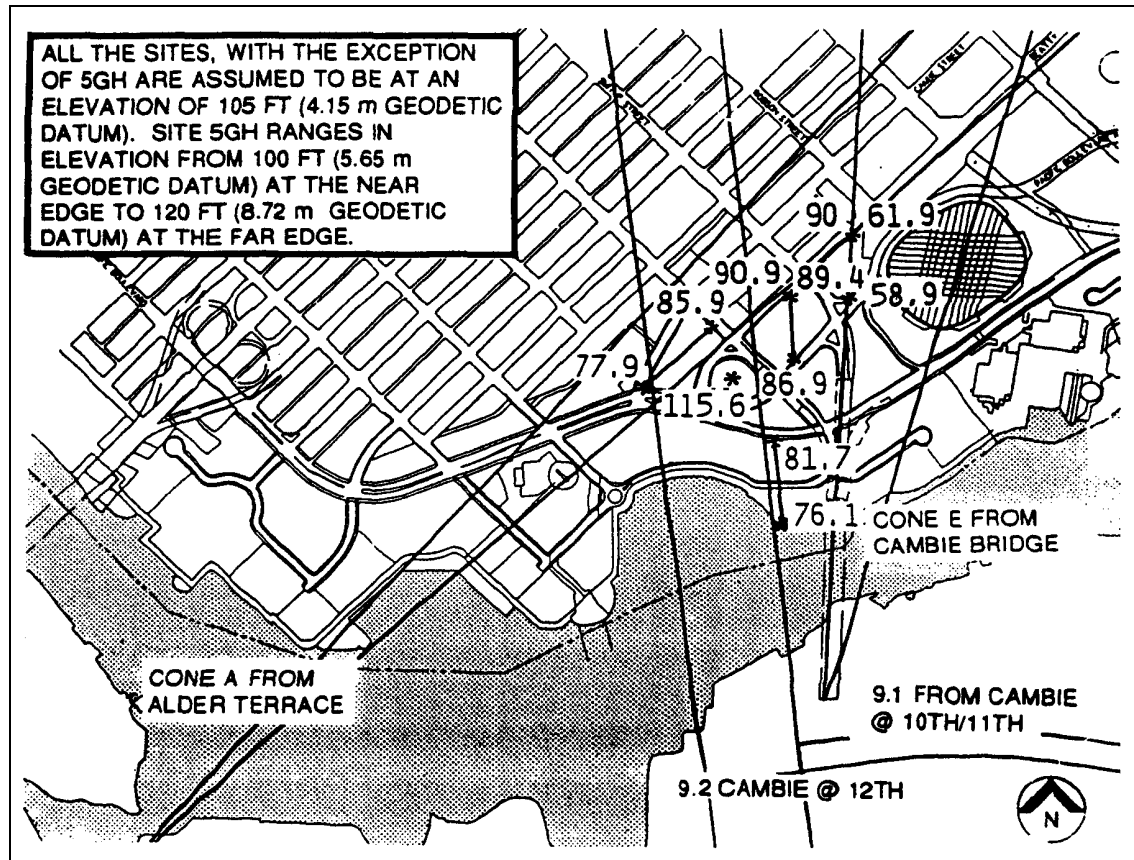
Figure 3. Building Orientation to be amended as follows to show revised building outline on Site 5GH



3.3 Views

Figure 4 illustrates the principal public views across the site. Higher buildings should be located and massed to preserve these view corridors, as defined in the Council-adopted "View Protection Guidelines" and incorporated in the ODP. Maximum building height will be determined by the view corridors, if applicable.

Figure 4. Public View Preservation



3.4 Massing Controls

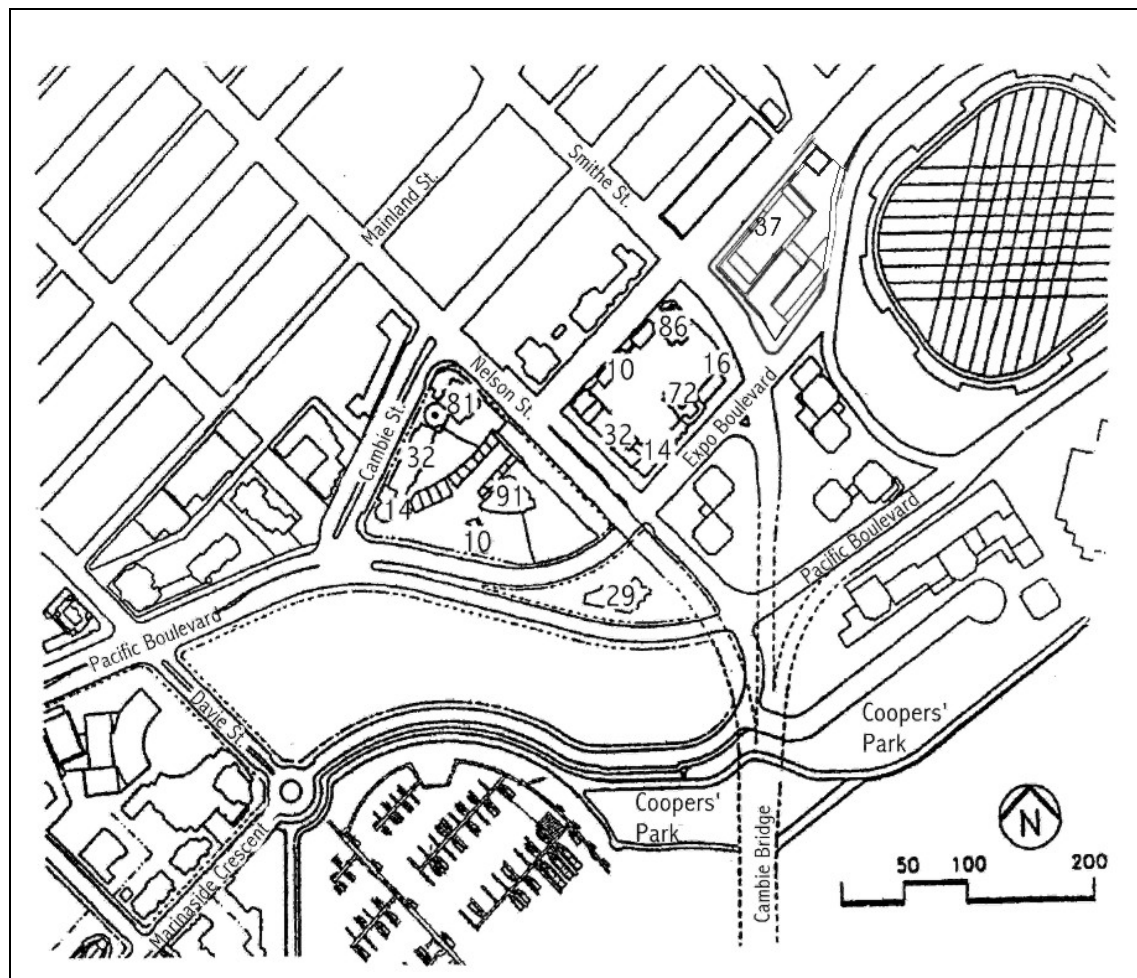
3.4.1 Height

Building heights have been established in response to: the impact of height and massing on adjacent public and private views, including street-end views; the provision of sunlight to ground level; and the overall neighbourhood skyline as seen against the downtown background.

Tower locations have been refined from the ODP Illustrative Plan to reduce shadowing, widen spacing between buildings, create a sense of openness and optimize views for residents. A minimum spacing of 25.0 m is required between those portions of buildings above 21.0 m in height.

Maximum tower heights as measured above the base surface, excluding sloping, nonhabitable roofs, mechanical services and architectural appurtenances, should not exceed the maximum heights outlined in Figure 5. No projections are permitted into designated view corridors.

Figure 5. Building Height (in metres) to be amended as follows to show revised building outline on Site 5GH and revised maximum building height (from 86 m to 37 m)



3.4.2 Street Enclosure Buildings

Low-rise buildings, ranging from a minimum of two to a maximum of eight storeys, should generally define the streets and the public plaza. The scale of large blocks should be broken down into individual buildings or differentiated segments of buildings by developing a separate identity and articulating building detail to reinforce a human scale.

The street enclosure buildings will form part of the streetscape, and are important to the public realm and pedestrian character of the streets. Detailing of materials and patterns of fenestration should be used to achieve a comfortable pedestrian scale, and enhance the “close-up” view for the pedestrian.

Grade-level residential units should have individual entrances from the street or Beatty Mews, either directly into the unit or through an entry courtyard, and should be raised approximately 1.0 m above grade for privacy and security of both the unit and private outdoor space. Bay windows, raised entry courts and landscaping elements are encouraged to enhance pedestrian interest.

Individual units should be clearly identifiable and enhanced through the use of elements such as low walls, steps, paving, and special planting features.

Grade-level commercial uses should generally be located on Nelson Street, Beatty Street, Smithe Street, and Cambie Street.

Maximum continuous frontage for individual tenancies should generally not exceed 12.0 m, except on corners, where frontage could increase to permit the necessary commercial depth. Frontages on Nelson, Beatty, and Smithe can be wider to accommodate larger commercial uses, similar to those found in Yaletown. Frontages on Beatty Street can be up to 55.0 m to accommodate larger commercial uses. All commercial uses should be located on a floor having an elevation within 1.0 m of street grade and have direct pedestrian access from the street. Display windows, signage and individualized tenancy design should be used to enhance pedestrian interest. Windows at the street property line should be clear-glazed and unobstructed so that the interior of the premises are visible from the sidewalk. Residential and commercial entries should be separate and clearly identified.

3.4.3 Towers

The massing of towers should generally emphasize a crisp vertical expression above the low-rise shoulder, and should be cut back in two distinct steps, generally as indicated in Figure 6. These reductions in mass are intended to reduce the visual impact of the tower’s upper levels on the skyline.

Changes in massing, fenestration size and/or shape and materials may all be used to emphasize the top of each tower. Tower tops should complement rather than dominate the architecture and be integrated with the architecture rather than appear as applied caps.

Elevator penthouses should be screened or integrated into a roof structure which is designed to complement the massing and roofscape.

Towers should generally express their narrowest frontage in an east/west direction.

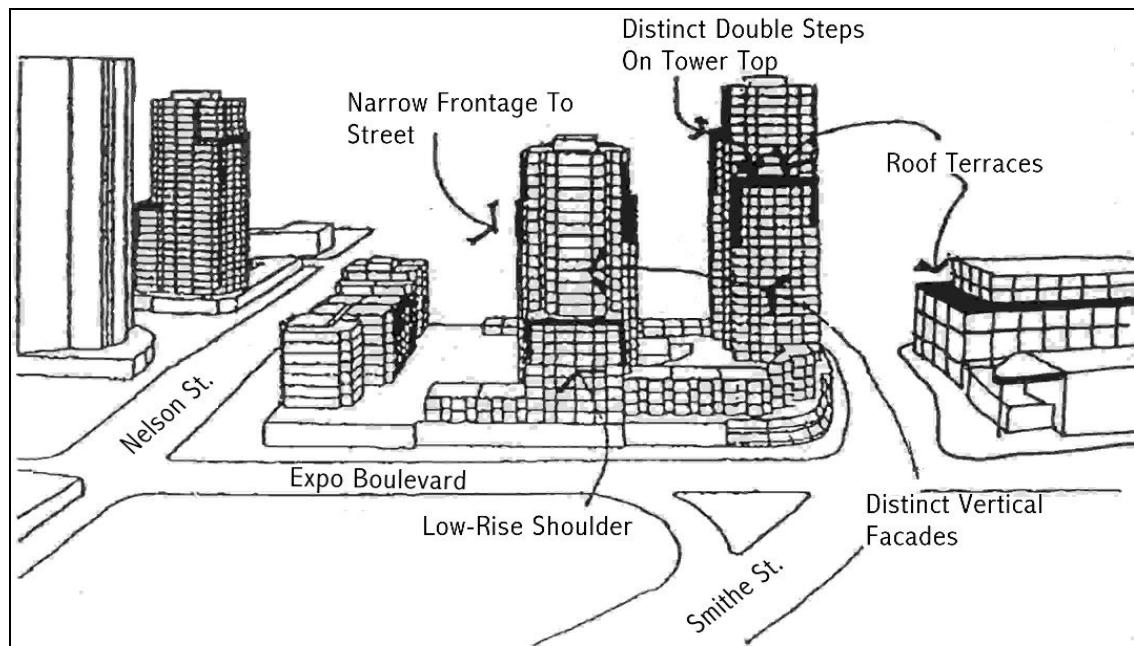
To ensure slenderness, building faces above 10 storeys should be articulated with distinct vertical planes.

Tower floorplates should not exceed 651 m², including all interior floor space, but excluding balconies up to 8% of the total residential floor area in the tower, and should be located in accordance with the site plan illustrated in Figure 2.

The massing of the landmark tower on the 5A site should be streamlined with strong, clean vertical elements culminating in a unique tower top that accentuates the landmark character of the building. The maximum tower floorplate should not exceed 680 m², including all interior floor space, but excluding balconies up to 8% of the total residential floor area in the building.

The tower envelope dimensions shown in the precinct guidelines are maximum dimensions. The actual building dimensions will need to be established through the development application process, on the basis of a detailed analysis by the applicant pertaining to the impact of massing on siting, views, shadowing, etc.

Figure 6. Tower Shaping to be amended as follows to show proposed mid-rise development on site north of Smithe Street



3.5 Architectural Expression. Materials and Colour

The primary objectives are to:

- (a) Create a safe, human-scaled public realm;
- (b) Highlight Quayside's role in linking downtown and the waterfront;
- (c) Create memorable public places at a civic scale; and
- (d) Provide privacy and amenity for residents.

Particular emphasis should be paid to enlivening the streetscape in residential areas by providing private open space in landscaped terraces and enclosures along the streets and Beatty Mews which emphasize views up and down the street. Fences should be designed to integrate with the open space and provide both views and privacy.

The streetscape should be designed to encourage pedestrian activity and safety by developing individual entrances, windows and porches facing the street. Streets and mews should be designed to enhance casual social interaction between residents and passersby without compromising the privacy and security of either. This includes entry courts, gardens and solariums above the first storey. Blank facades should be avoided.

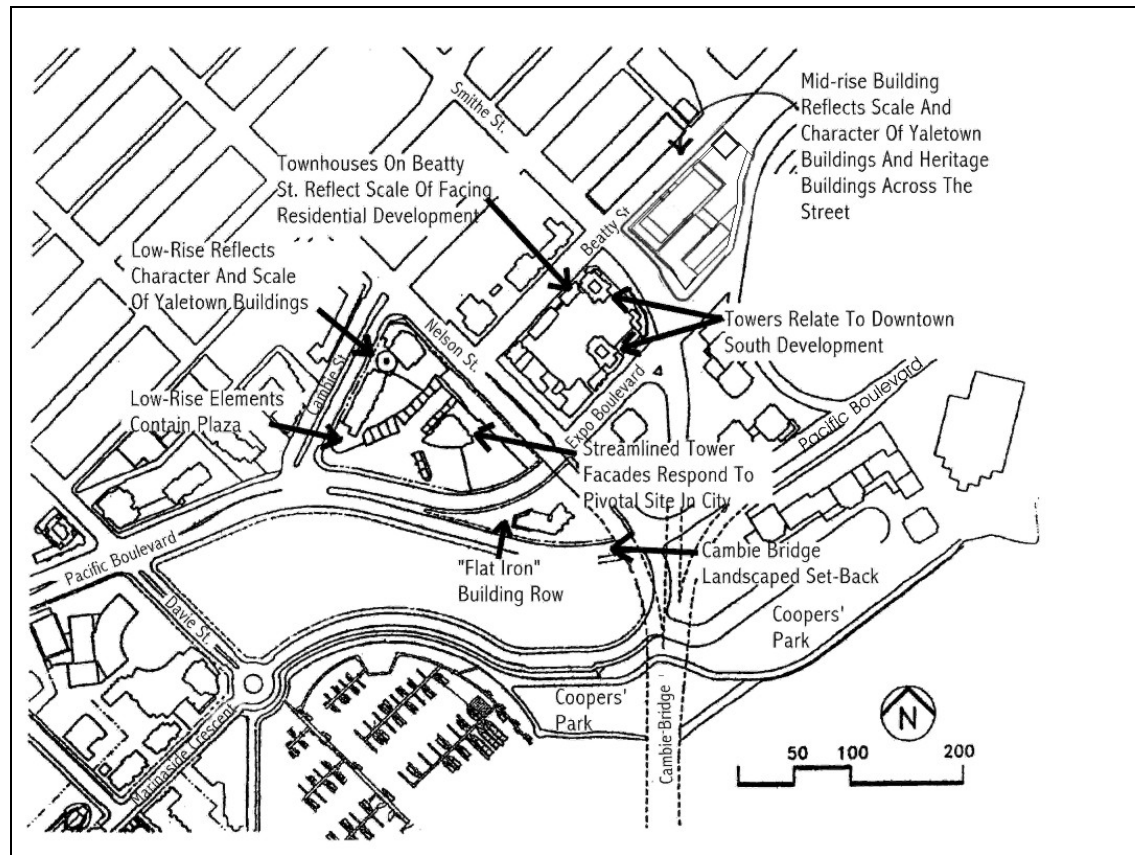
Grade level commercial uses should present a pedestrian scale and image in treatment and detailing. Retail uses should incorporate display windows, lighting, and outdoor displays.

A floor area exclusion for recessed windows is permitted in Quayside. This is intended to encourage recessed windows in the design of the low-rises, to respond to adjacent heritage character primarily on Beatty and Cambie streets and on Pacific Boulevard.

Each building should have a distinct identity, but should be designed to complement the form and treatment of the neighbouring buildings without repetitious detailing. Each development should respond to the site influences noted in Figure 7. In particular, the heritage importance of the 800 Block Beatty should be reinforced with the development of a strong frame and the use of masonry and similar detailing in the lower buildings and tower bases.

Dominant materials should be durable, such as concrete, glass and panel systems, combined with masonry or metal cladding and framework. Generally, stucco should not be a principal building material.

Figure 7. Architectural Expression to be amended as follows to show revised building footprint and annotation



3.5.1 Roofs

Low-rise and terraced building roofs should be landscaped to be attractive when seen from above. Where this is not practical, careful attention should be paid to the choice of roofing material and colour to ensure compatibility with adjacent finishes.

Vents, mechanical rooms, equipment and elevator penthouses should be integrated with the architectural treatment of the roof or screened in a manner compatible with the building.

3.5.2 Interior Sidewalls

While blank sidewalls should be avoided, there will be cases where sidewalls will be exposed to neighbouring properties, either on a temporary or permanent basis.

Interior sidewalls should incorporate materials, colours, textures, articulation, and/or landscaping to enhance their visual appeal to neighbouring developments and passersby.

3.5.3 Balconies

Balconies should be designed as an integral part of the architecture of the building.

Balconies may be enclosed in conformance with the Council-adopted “Balcony Enclosure Guidelines.”

Balconies should generally appear “transparent.” While low parapet walls are permitted, completely solid enclosures which exceed 600 mm in height are discouraged, so as to minimize the apparent bulk of the building.

3.5.4 Awnings and Canopies

Weather protection should be provided for all grade level commercial frontages, in conformance with the Council-adopted “Weather Protection Guidelines.” It should be expressed as a connected series of separate awnings or canopies with a minimum depth of 1.5 m to permit outdoor displays, as well as protect the walking space. Weather protection should also be provided at entries to residential and commercial uses. In addition, weather protection features are encouraged in non-landscaped areas where the public might congregate.

Weather protection features should be used to reinforce entrance identity and a sense of address for buildings, dwelling units and stores.

3.5.5 Lighting

Particular attention should be paid to outdoor lighting design. Safety and security are primary considerations. Fixture types will be approved by the City in consultation with the developer according to functional needs.

Particular care should be taken to integrate lighting in the development sites with public realm lighting. Lighting near residential units should minimize glare.

3.6 Residential Livability

3.6.1 Dwelling units designed for families with small children must comply with the Council adopted “High Density Housing for Families with Children Guidelines” and should be located within six storeys of grade, or higher where the units have access to an appropriate above-grade outdoor play area.

Supervision of children’s play areas should be available from grade-level lounge spaces in family buildings. In addition, overview of the play areas should be provided on each floor for family units not facing the play areas. These should be provided by corridor niches which provide direct access to the play area via a stair.

School age children will likely use play areas near the school and in the parks. The size of pre-school aged children’s play spaces is based on a calculation of 1.0 m² of play space per bedroom per unit (excluding the master bedroom). For the purposes of this calculation, a market family project contains an average of 1.0 bedrooms per unit, and a non-market project has an average of 1.5 bedrooms per unit. Play areas should receive direct sunlight during most days of the year.

3.6.2 Residential livability of each development and dwelling unit should be designed with consideration of:

- (a) Privacy:
 - (i) Each unit should have direct access to a private outdoor space or an enclosed balcony having a minimum depth of 2.0 m and a minimum area of 4.0 m².
- (b) Identity:
 - (i) Ground or podium level floors of all buildings should be designed to express individual units;
 - (ii) Where landscaping of units occurs as part of the private space, it should permit reasonable customization by residents, for example planting beds and soft landscaping variations at grade, opportunities to place planters on balconies, etc.
- (c) Choice and Convenience:
 - (i) Each residential development should provide on-site amenities suitable for the anticipated population.
- (d) Safety and Security:
 - (i) Each residential development and unit should be designed to be safe and secure, yet not fortress-like;
 - (ii) Buildings should be designed to provide residents with “eyes on the street” and doors on the street;
 - (iii) Public, semi-public and semi-private spaces should have some degree of overlook from residents’ homes and, where practical, good visibility from the street; and

- (iv) Landscaping and lighting should enhance security.
- (e) Interaction with other people:
 - (i) Each residential building should have its main entrance fronting a street or mews.
- (f) Interaction with the physical environment:
 - (i) Habitable rooms must have access to daylight and, where possible, direct sunlight;
 - (ii) Units should have one unobstructed view of a minimum length of 25.0 m and should be oriented to longer views where these exist; and
 - (iii) Semi-private outdoor spaces and children's play areas should be located so as to receive direct sunlight during most days of the year.
- (g) Relationship to street:
 - (i) Two-storey units are encouraged along Beatty Street, Beatty Mews, Cambie Street and Pacific Boulevard where residential units are at grade. This will provide vertical expression, activity and security on the street and privacy for bedrooms and balconies on the second floor.

3.7 Public Realm

3.7.1 Landscape

Landscape should be a major factor in the creation of a livable, healthy and environmentally responsive community, through:

- (a) Extensive use of soft landscape materials, particularly trees;
- (b) Using permeable materials and natural drainage processes, including channelling, ponding and percolation;
- (c) Incorporating seasonal and coniferous planting;
- (d) Avoiding monoculture planting except in special circumstances; and
- (e) Using successional planting

Landscape should be used to separate public, semi-public and private space. In the private realm, the scale, type and spacing of materials may be used to distinguish residential areas from public spaces.

In the public realm, landscape should be used to integrate the neighbourhood with adjacent areas and with the image of Vancouver as a “green” city. This is further articulated in the False Creek North Public Realm design, which established a special treatment for Pacific Boulevard and Marinaside Crescent. Landscape should be used as a unifying element, linking areas of the neighbourhood with adjacent streetscapes.

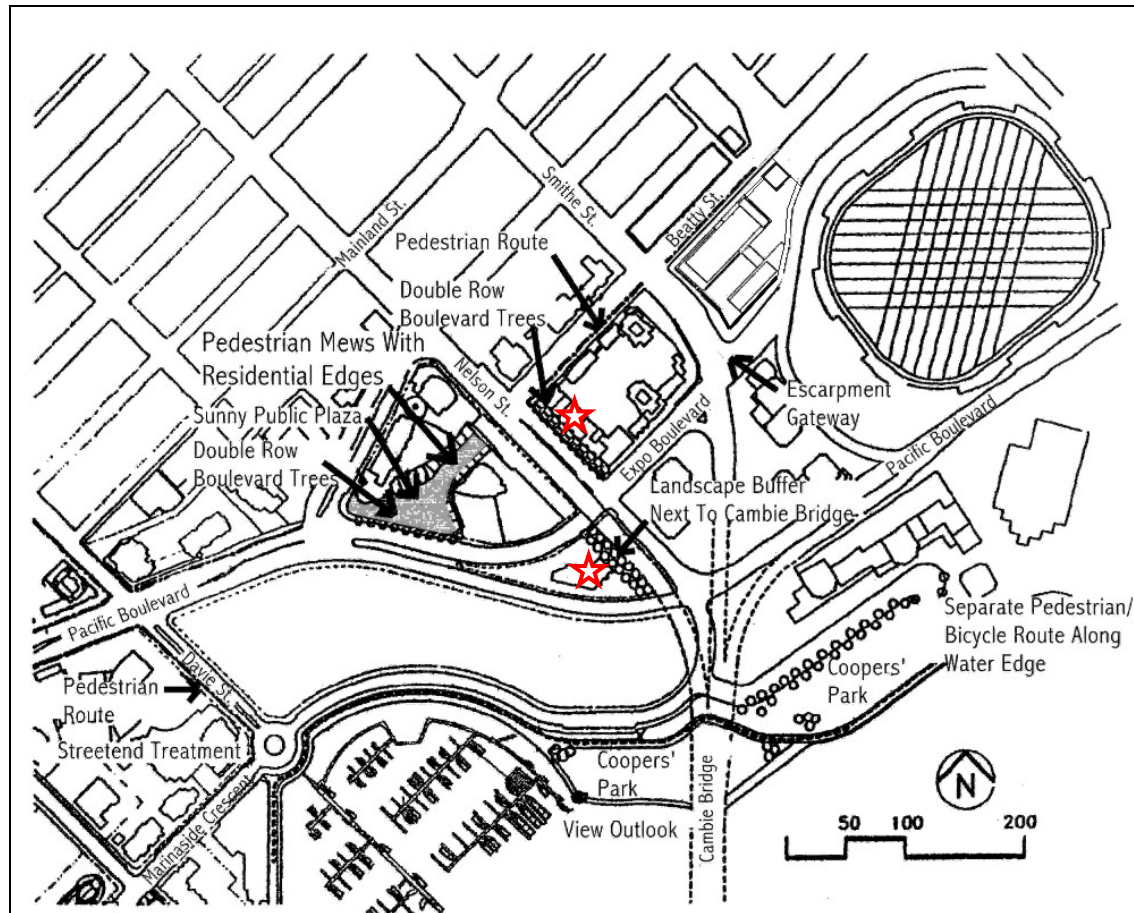
3.7.2 Parks and Open Spaces

The design of public spaces, including linkages through development sites, should reflect their neighbourhood context. The following ideas should be considered in the context of creating an integrated and linked open space system, as shown in Figure 8.

- (a) Parks and other public spaces should be designed to provide for the active and passive recreational needs of residents and visitors;
- (b) Parks should be given strong definition by their access points, edges and grade changes, in order to facilitate use and security, and to clearly distinguish between public and other open spaces;
- (c) Parks, other public spaces and linkages through private development sites should be designed to promote safety and security, through the provision of visual observation from surrounding areas and the use of appropriate materials and equipment;
- (d) Parks and public open space should be designed to provide a range of opportunities for interaction with neighbours and the general public. The opportunities should allow for choice in the degree of interaction, so as to protect the residents' sense of privacy;
- (e) Diverse opportunities for walking and cycling through the area should be developed in accordance with the approved pedestrian/bicycle system concepts.
- (f) Parks and public open space design should foster the growth of local community culture, with opportunities for public art, gathering and community events;

- (g) Pedestrian circulation within parks should be natural extensions of the circulation patterns in nearby developments and the street system, and be barrier free;
- (h) Parks should be durable, having particular regard to the size of plant materials, types of landscape and building materials, and construction details;
- (i) Play area and landscaping should be varied and diverse;
- (j) Parks, pathways, benches and the like should be designed for use in all seasons and weather conditions; and
- (k) Opportunities for public viewing of the water and marina activities should be maximized.

Figure 8. Public Open Space to be amended as follows to show revised building footprint



Note: The sites marked with a ☆ may vary from this diagram if developed as social housing buildings. Refer to Section 5.

3.7.3 Streets, Mews, Sidewalks and Walkways

Open spaces to which the public has general access should be detailed in a manner consistent with the adjacent development. Standard city street treatments should be provided throughout Quayside, with specific local treatments as noted below and further detailed in the Council report on Pedestrian Improvements in the Quayside Area:

- (a) Waterfront Block: Streetscape treatment along Pacific Boulevard to the public plaza, along Davie Street and for all of Marinaside Crescent will be designed in accordance with the Council-approved plans.
- (b) Nelson Precinct: These blocks should respond to Yaletown, Cambie Bridge, and Pacific Boulevard, and are further detailed in the site guidelines. The treatment of the Beatty Mews should integrate with the treatment of the public plaza.
- (c) Beatty Precinct: Streetscape treatment should be similar to that approved for the Downtown South.

3.8 Water Access

A floating walkway for public use and a public ferry dock should be provided in conjunction with the construction of the private marina. The floating walkway should be connected to the shoreline pedestrian/bicycle system at both ends, be a minimum of 3.0 m wide, and permit small boat launch.

3.9 Disabled Access

The pedestrian system, public open spaces and principal entrances of all buildings should be accessible to the disabled.

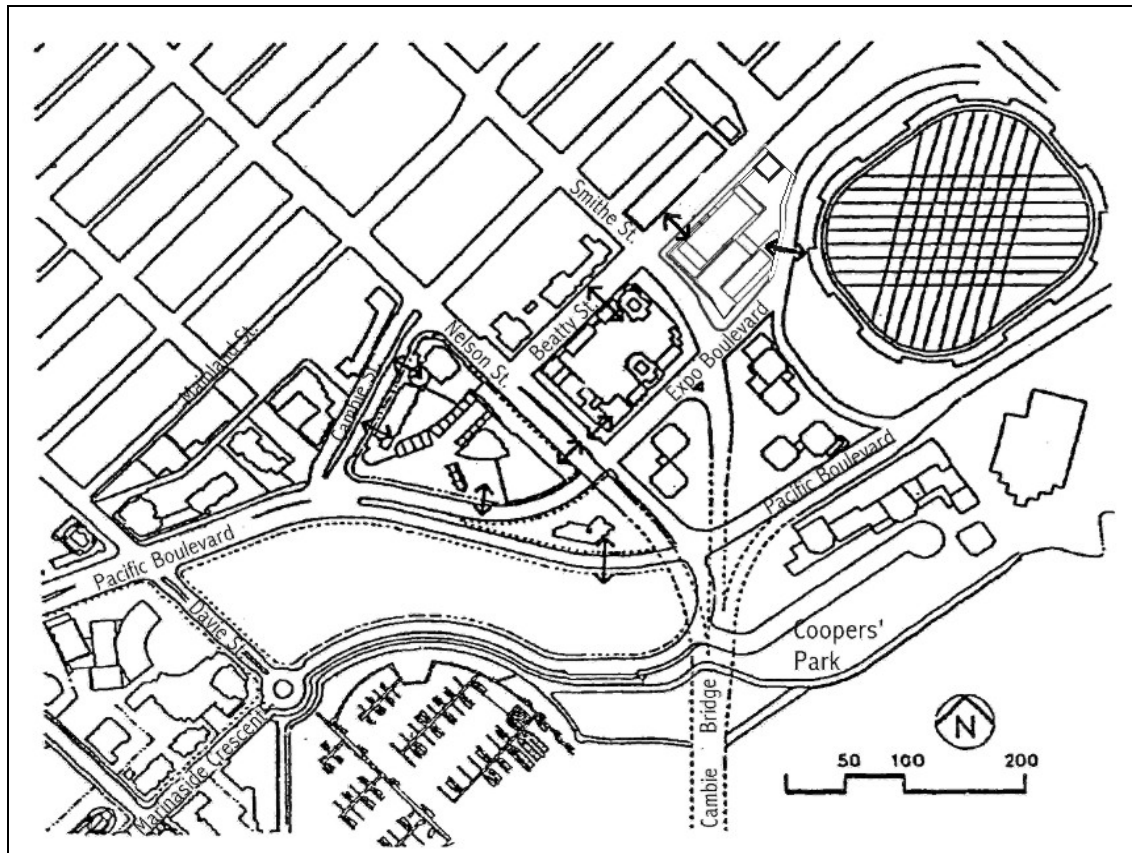
3.10 Parking Access

Parking entrances should be integrated into the buildings or landscape. Exposed walls and soffits should be carefully detailed. Good visibility should be provided for vehicles at access points, located as shown in Figure 9. Servicing should occur off-street.

Commercial parking should be separated from residential parking. All parking areas are to be designed in accordance with the City's "Parking Garage Security Guidelines."

Above-grade parking is to be concealed behind grade-level commercial and residential frontages or a landscaped representation of the city escarpment in limited frontages at the corner of Expo Boulevard and Smithe Street and on site 4J and the 5A tower site, as shown in Figures 11 and 12.

Figure 9. Parking Access to be amended as follows to show revised building footprint

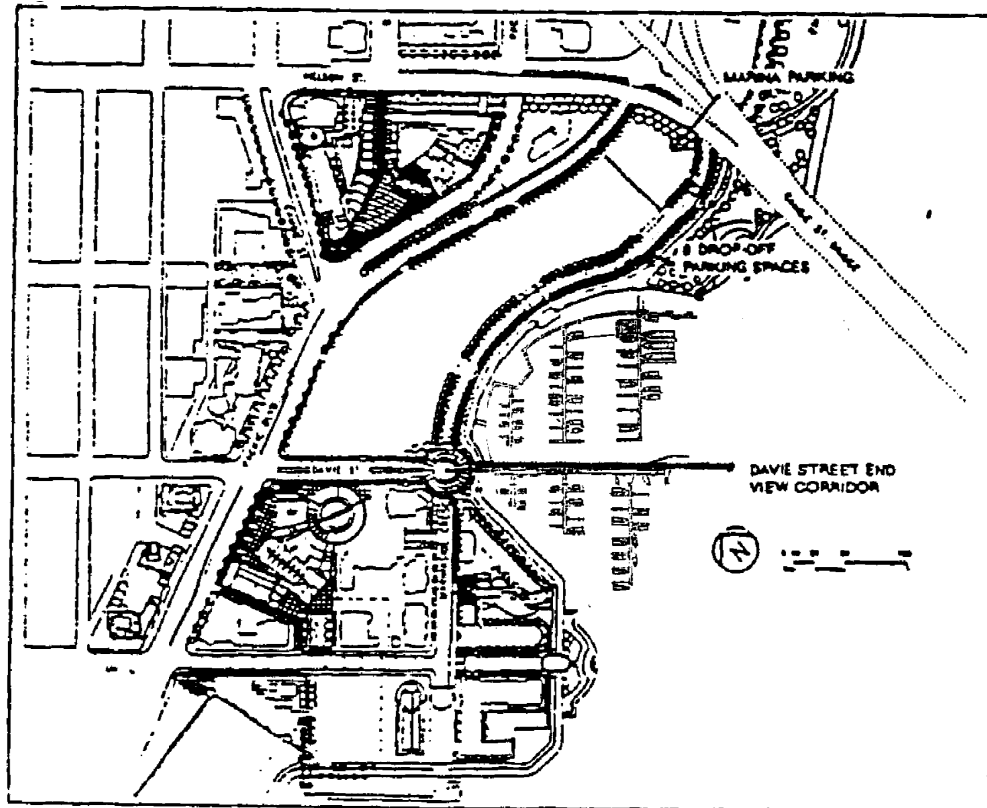


4 Precinct Guidelines

4.1 Marina Precinct

- (a) The Quayside bay should contain a marina with a maximum of 260 berths and permit liveaboards, a marine service facility, and boat sales and rentals. Boat sheds and floating homes should not be permitted. A floating public walkway should connect Davie Street, where a ferry stop may be located, and the waterfront park. Canoe and kayak storage racks should be permitted on the floating walkway, with provision for hand launch from the float. The marina should generally be located as shown in Figure 10.

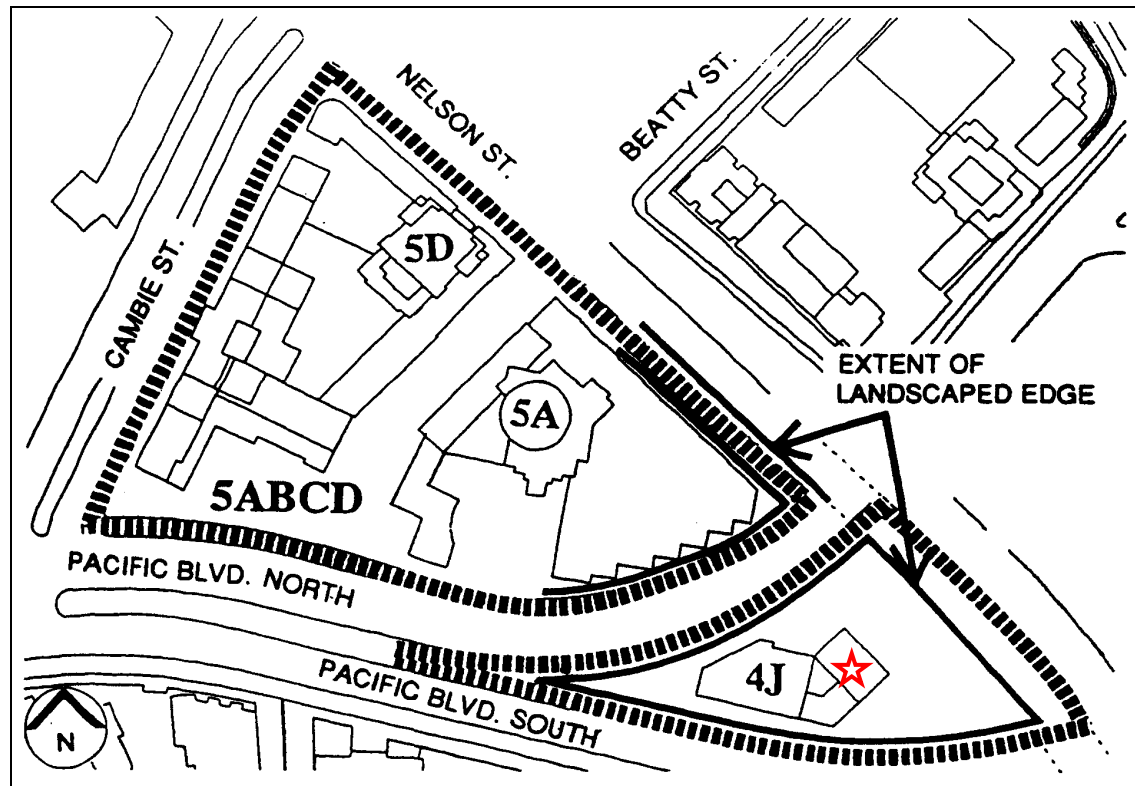
Figure 10. Marina Location



- (b) The design should be finalized with reference to the City's Health By-law Marina Regulations.
- (c) The final marina design should incorporate the following:
- (i) A minimum of five berths for visitor moorage;
 - (ii) Preservation of the Davie street-end view corridor;
 - (iii) A floating public walkway with a minimum width of 3.0 m, and a public ferry dock, to be built in conjunction with the marina;
 - (iv) Security gates at the junction of the berth piers and the floating public walkway;
 - (v) Eight short-term drop-off parking spaces on Marinaside Crescent;
 - (vi) Temporary parking on site 4J in the Waterfront Block designed and landscaped in accordance with the Parking By-law's requirements for the Downtown District; and
 - (vii) Permanent underground parking on the above site, concurrent with its development, in accordance with the Parking By-law.
- (d) In addition, the final marina design should consider inclusion of the following:
- (i) Up to 10% liveaboards;
 - (ii) Two floating buildings comprising up to 150 m² for boat services, rentals, etc., and marina office, lounge and facilities for liveaboards, located close to shore near the eastern street access; and
 - (iii) Small boat launching from the floating public walkway.

4.2 Nelson Precinct

Figure 11. Nelson Precinct Plan



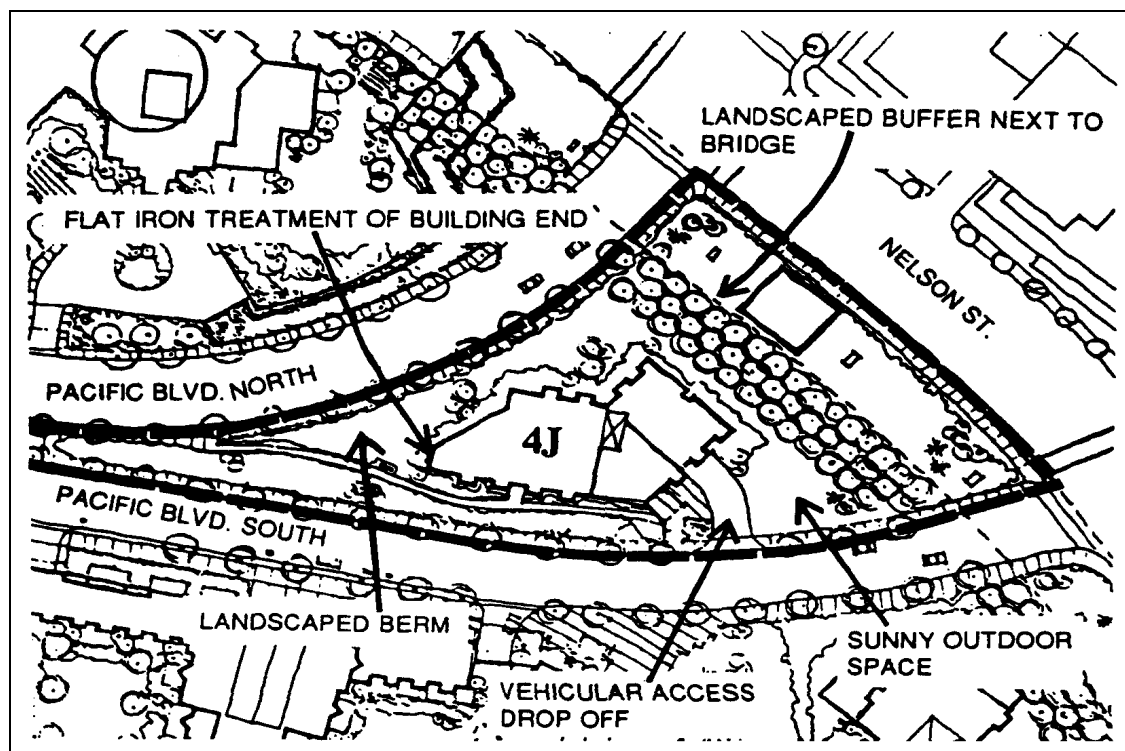
Note: Site 4J, marked with a ☆, may vary from this diagram if developed as a social housing. Refer to Section 5.

4.2.1 General Principles

- (a) Buildings south of Beatty Street should be set back a minimum of 15.2m from Cambie Bridge. This setback should be heavily planted with trees.
- (b) A nine-storey cornice line should be established along Nelson Street to provide a consistent building edge adjacent to the bridge.
- (b) The surface treatment of the Beatty Mews should integrate with that proposed for the public plaza.
- (c) The streetscape should be designed to create safe urban places that provide pedestrian interest. Residential entries, active amenity spaces, commercial uses, except for areas of landscaping as shown on Figure 11, should be located at grade on all streets.
- (d) Up to two levels of above-grade parking may be located behind commercial frontages having a minimum depth of 10.0 m, residential frontages having a minimum depth of 5.0 m, and landscaped edges, as shown in Figure 11, to provide elevated open space buffered from activity on the streets.
- (e) Separate and secure parking should be provided for residential uses with direct access to each main building entrance. Service areas should be internalized.

4.2.2 Site 4J

Figure 12. Site 4J-Illustrative Massing – Market Development



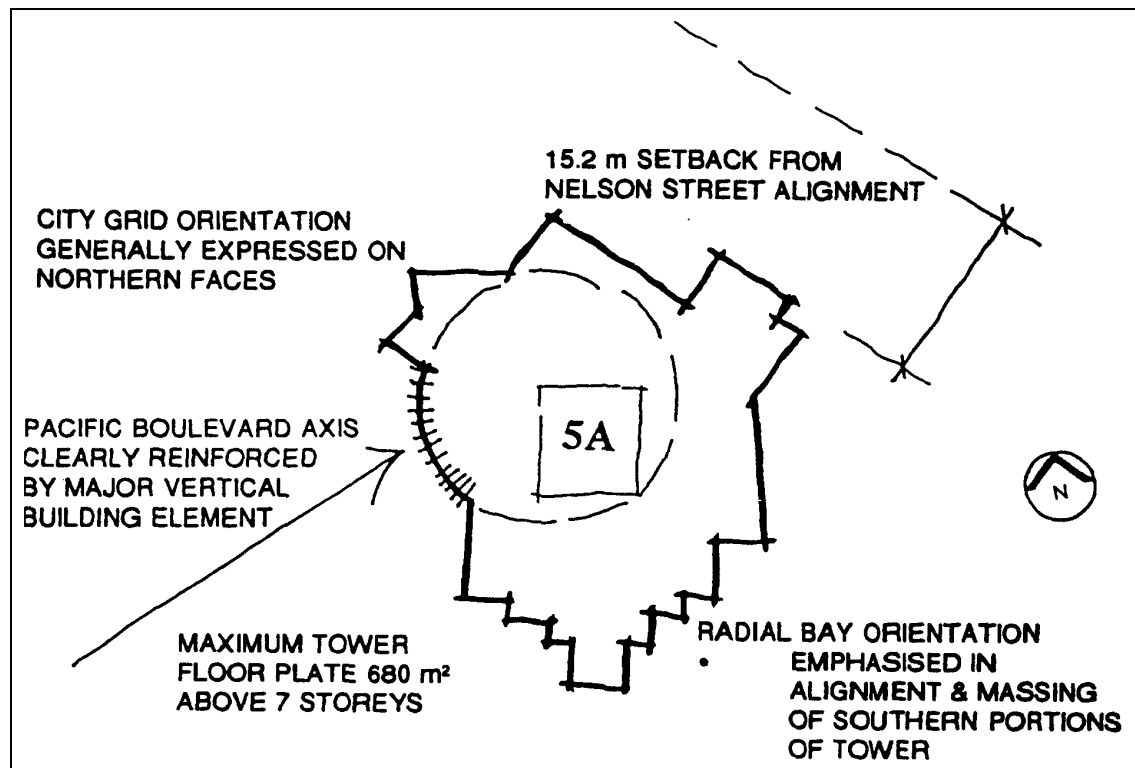
- (a) Traffic impacts should be mitigated by setting the building on a landscaped berm to improve livability for residential units.
- (b) The building should taper to a narrow edge on the south facade and should generally orient to Pacific Boulevard, with the north facade aligned with the Cambie Bridge ramp.
- (c) Outdoor open space should be located on the south side of the site to maximize sunlight exposure.
- (d) Drop-off and visitor parking should be integrated within the building.
- (e) The 15.2 m in setback from Cambie Bridge should be heavily planted with trees, to the extent that loading on underground services is acceptable as determined by an independent engineering study.
- (f) Section 5 of these Guidelines includes supplemental or additional design criteria for development of social housing at Site 4J.

4.2.3 Site 5ABCD

4.2.3.1 5A Tower Site

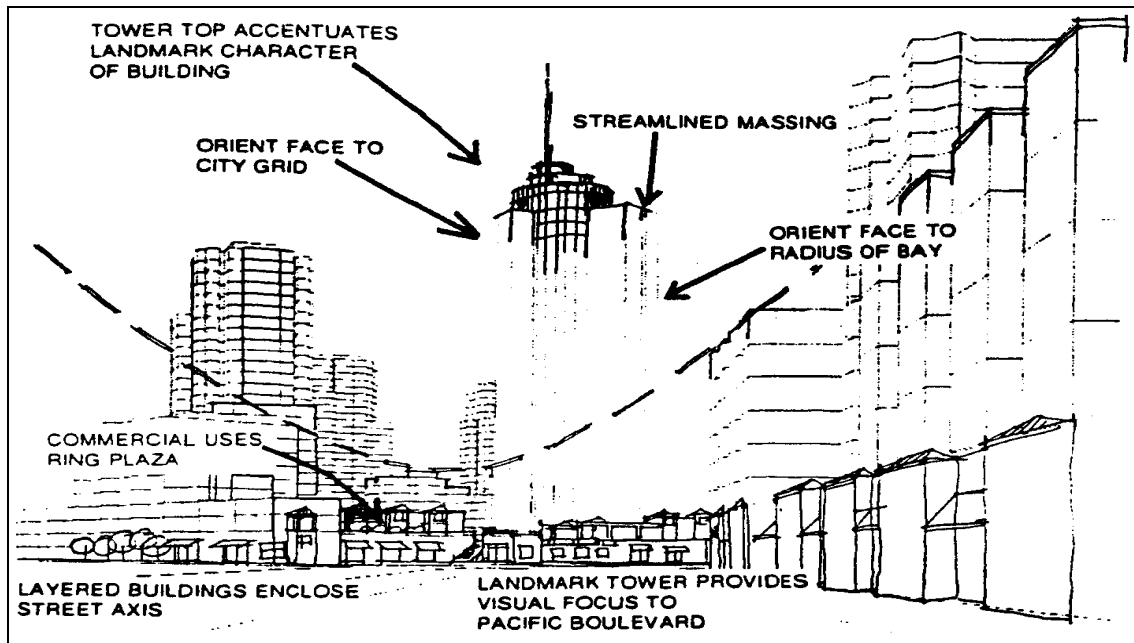
- (a) The tower should be configured to respond to the principles shown in Figure 13. The maximum tower floorplate should not exceed 680 m², including all interior floor space, but excluding balconies up to 8% of the building's total residential floor area.

Figure 13. Tower Envelope and Floorplate



- (b) The tower should terminate the axial view along Pacific Boulevard, orient to the downtown grid and respond to the waterfront.
- (c) This landmark building should have a distinct architectural character, and be finished with high quality, durable materials.
- (d) The massing should be streamlined with strong, clean vertical elements culminating in a unique tower top that accentuates the landmark character of the building.
- (e) Low-rise buildings at the tower base should contribute to the enclosure and the organization of the public plaza. Grade level residential units should complement those on the west portion of the plaza, to provide interest and security.
- (f) The Beatty Mews should have a public right-of-way with a minimum width of 7.6 m and be lined with low-rise buildings to define the public space and link Nelson Street to the public plaza. At grade, two-storey units should be provided approximately 0.5 m above grade and should be set back 3.7 m from the right-of-way. The setback is intended to permit semi-private outdoor space for grade level units and provide for transitional landscaping. A row of trees should be provided on each side of the mews. Doors and windows should face the mews to provide activity and security.
- (g) Along Pacific Boulevard, a landscaped character should be developed with amenity space and the tower entrance oriented to on-site open space.
- (h) The 15.2 m tower setback from Cambie Bridge and the bridge ramp should be heavily landscaped with trees planted at grade near Pacific Boulevard North, subject to the final configuration of vehicular access.
- (i) The vehicular drop-off should be specially treated and integrated with the open space.
- (j) Where possible the Cambie Bridge ramp should be screened by a landscaped berm which abuts and covers its edge.

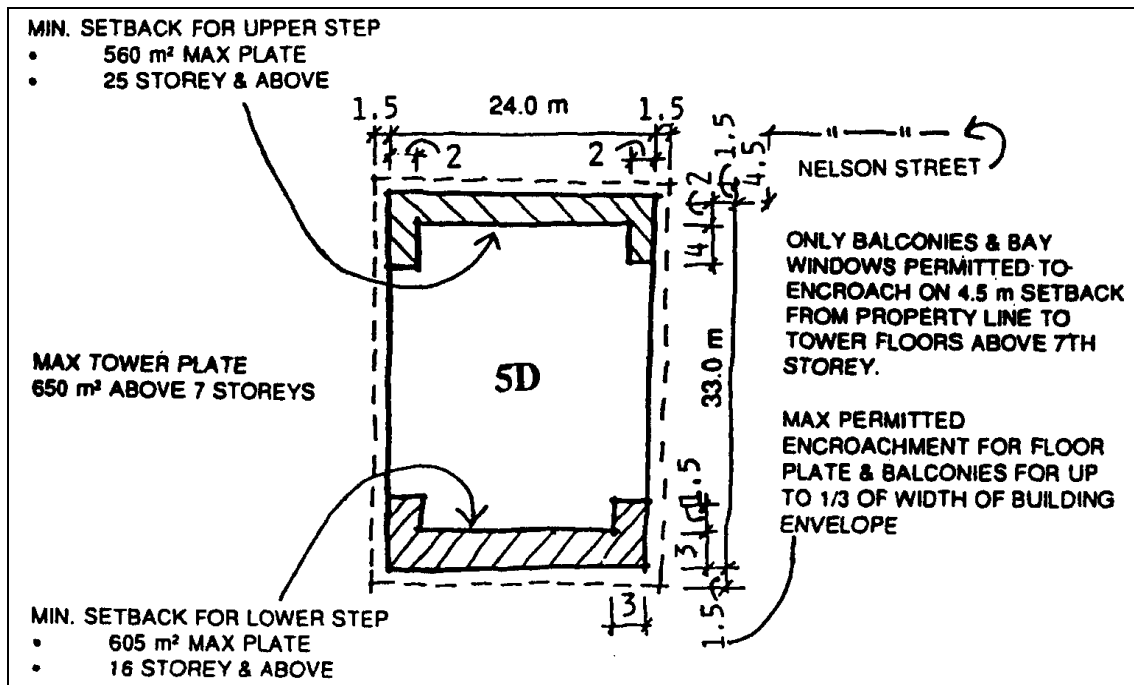
Figure 14. Tower 5A Site-Illustrative Massing and Orientation



4.2.3.2 5BCD Tower Site

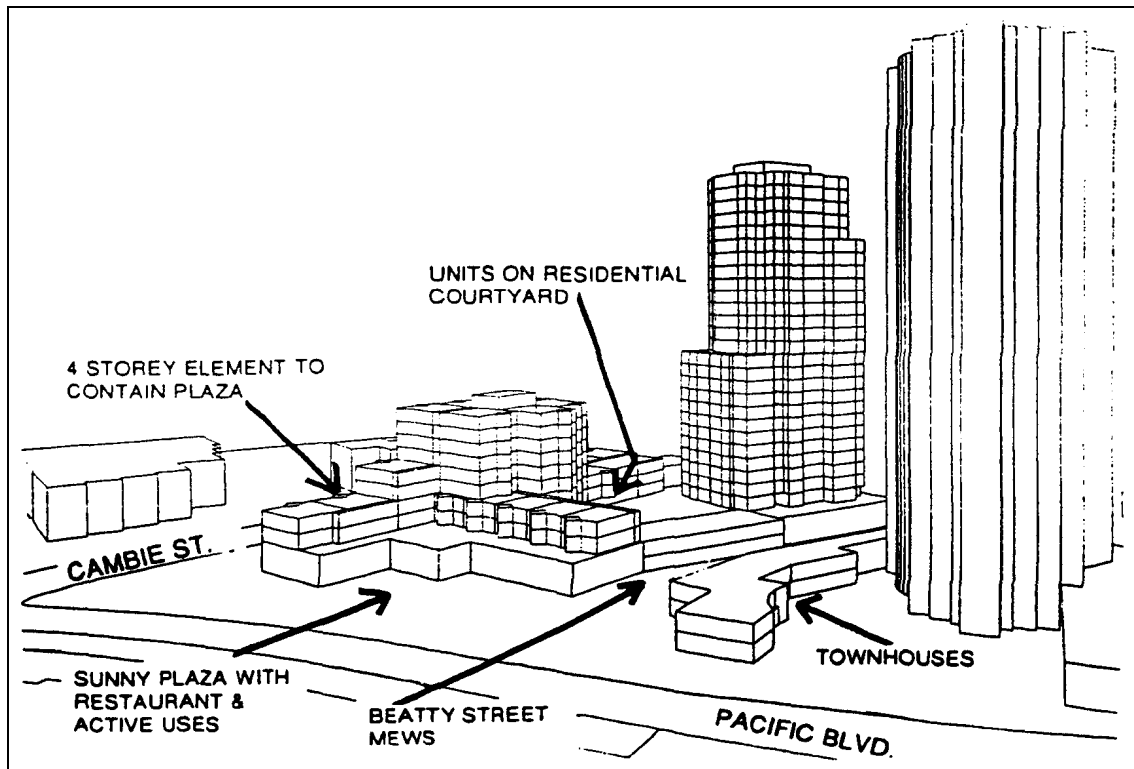
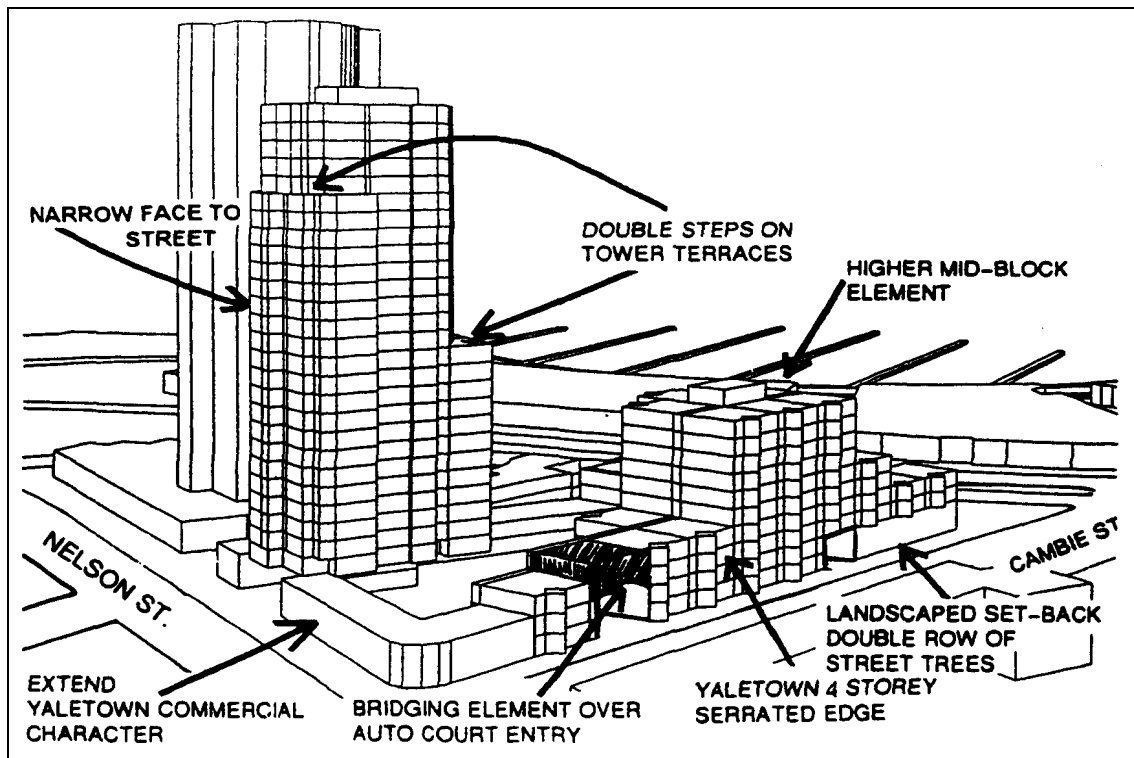
- (a) The tower should be configured and massed as shown in Figure 15. The maximum tower floorplate should not exceed 651 m², including all interior floor space, but excluding balconies up to 8% of the building's total residential floor area.

Figure 15. Tower Envelope and Floorplate



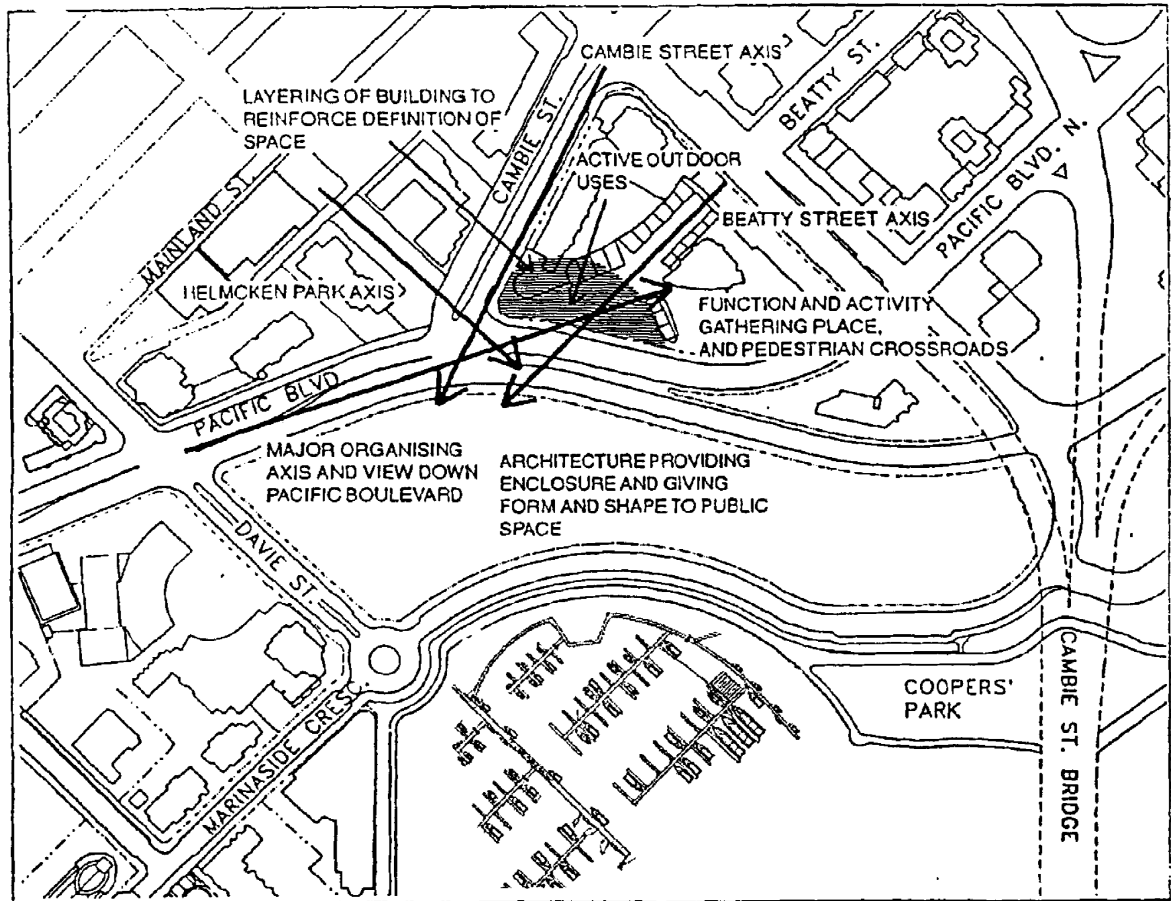
- (b) The 5BCD tower site should provide a transition from Yaletown to the more contemporary architectural character of the landmark site 5A and should also help define and contain the public plaza.
- (c) Three- to six-storey low-rise residential buildings should be located on Cambie Street and should respond to the character of Yaletown in terms of mass, frame, fenestration and materials.
- (d) On Cambie Street, two-storey residential units approximately 1.0 m above grade are encouraged. Residential uses should be set back 3.7 m from the property line. The setback is intended to permit semi-private outdoor space for street oriented units and provide for transitional landscaping from the property line to the dwelling unit. Doors and windows should face the street to provide activity and security.
- (e) Beatty Mews should have a public right-of-way with a minimum width of 7.6 m and be lined with low-rise buildings to define the public space and link Nelson Street to the public space. At grade, two-storey units should be provided approximately 0.5 m. above grade and should be set back 3.7 m from the right-of-way. The setback is intended to permit semi-private outdoor space for grade level units and provide for transitional landscaping. A row of trees should be provided on each side of the mews. Doors and windows should face the mews to provide activity and security.
- (f) The parking access points from Cambie Street should be treated to minimize impacts on the street.
- (g) The seven-storey building on Cambie Street should integrate with the low-rise, reflecting the Yaletown character in terms of fenestration and materials. Building massing should step down on either side of this building.
- (h) Along Nelson Street, commercial use should be provided from Cambie Street to the 5BCD tower lobby to define the street at the property line and extend the Yaletown commercial character. Amenity space could be considered for location above the commercial base in order to achieve a minimum two-storey cornice height.
- (i) The tower should present its narrowest dimension in a east/west direction with a variety of articulated planes and strong vertical elements.

Figure 16. 5BCD Tower-Site Illustrative Massing and Orientation



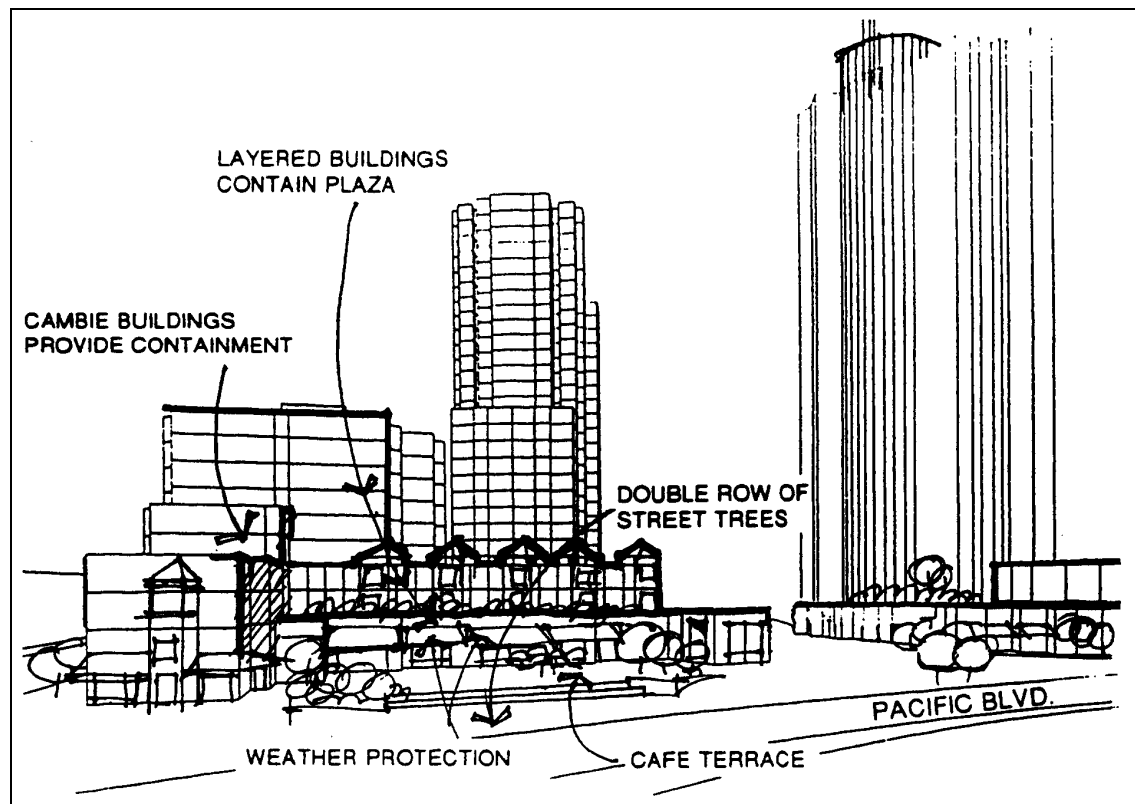
4.2.4 Public Plaza

Figure 17. Public Plaza Plan



- (a) The public plaza is intended to function as a pedestrian cross-roads and open space for gatherings. It is the terminus of the Pacific Boulevard commercial and special treatment areas and is central to the Quayside neighbourhood, linked to the upland sites and the waterfront by pedestrian mews.
- (b) The plaza is to be defined and contained by the surrounding low-rise buildings. On site 5BCD, the low-rise buildings should be varied in height and step up to the towers behind.
- (c) The west portion of the plaza should be lined with townhouses to provide interest and security. Rather than a uniform edge, the low-rise buildings should consist of a series of stepped planes when viewed in plan.

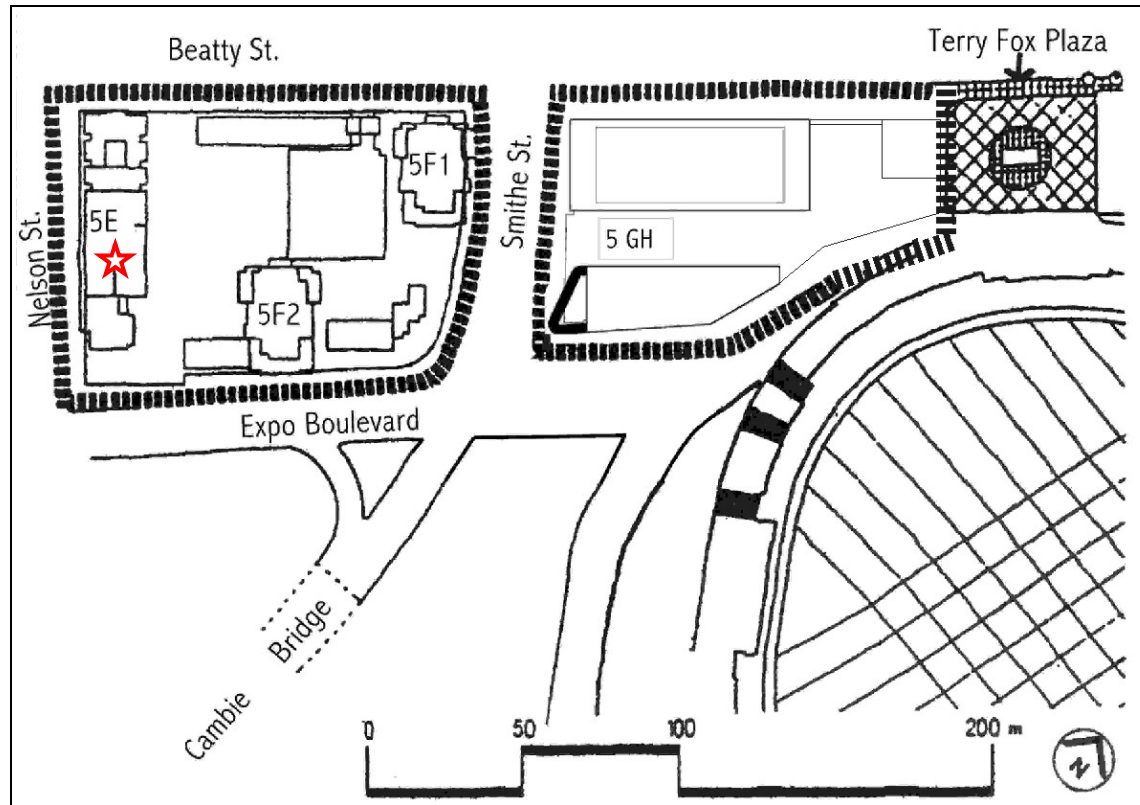
Figure 18. Public Plaza Containment



- (d) Consideration should be given to both the use and design of the space at the entrance to Beatty Mews to ensure a sensitive transition to the residential character of the mews.
- (e) On Cambie Street, the seven-storey building should extend towards Pacific Boulevard to contain the Cambie Street edge of the plaza. This building should terminate with a strong architectural element. Commercial use should wrap around the Cambie corner.
- (g) The treatment of the plaza should be of a common family of materials, consistent with the approved special treatment for Pacific Boulevard. A planted edge which preserves views into the plaza should be provided along Pacific Boulevard.
- (h) The Beatty Mews should clearly connect with the public plaza and be integrated with an appropriate surface treatment.
- (i) The design for the plaza should be finalized with reference to the Council-adopted "Plaza Design Guidelines."

4.3 Beatty Precinct

Figure 19. Beatty Precinct Plan



Note: Building 5E, marked with a ☆, may vary from this diagram if developed as social housing. Refer to Section 5.

4.3.1 General Guidelines

- The design of the Beatty Precinct should enhance the experience of entering and leaving the downtown.
- The building on Site 5GH should provide an appropriate terminus to the Cambie Bridge axis and acknowledge, through the building design and landscape, the site's location at the edge of the downtown escarpment.
- The towers should present their narrowest dimensions in an east/west direction. To avoid flat uniform edges, the buildings should be articulated with a variety of vertical planes.
- For residential areas along Beatty Street, the lower buildings and treatment of the ground plane should reflect Downtown South with respect to building setbacks. Commercial frontages should have a minimum setback of 2.1 m from the property line.
- To provide elevated open space buffered from activity on the streets in residential areas, up to two levels of above-grade parking may be located behind commercial frontages having a minimum depth of 10.0 m, residential frontages having a minimum depth of 5.0 m and landscaping as shown in Figure 19, to provide elevated open space buffered from activity on the streets.
- Separate and secure parking should be provided for residential uses with direct access to each main building entrance. Service areas should be screened from the street and from residential overview.

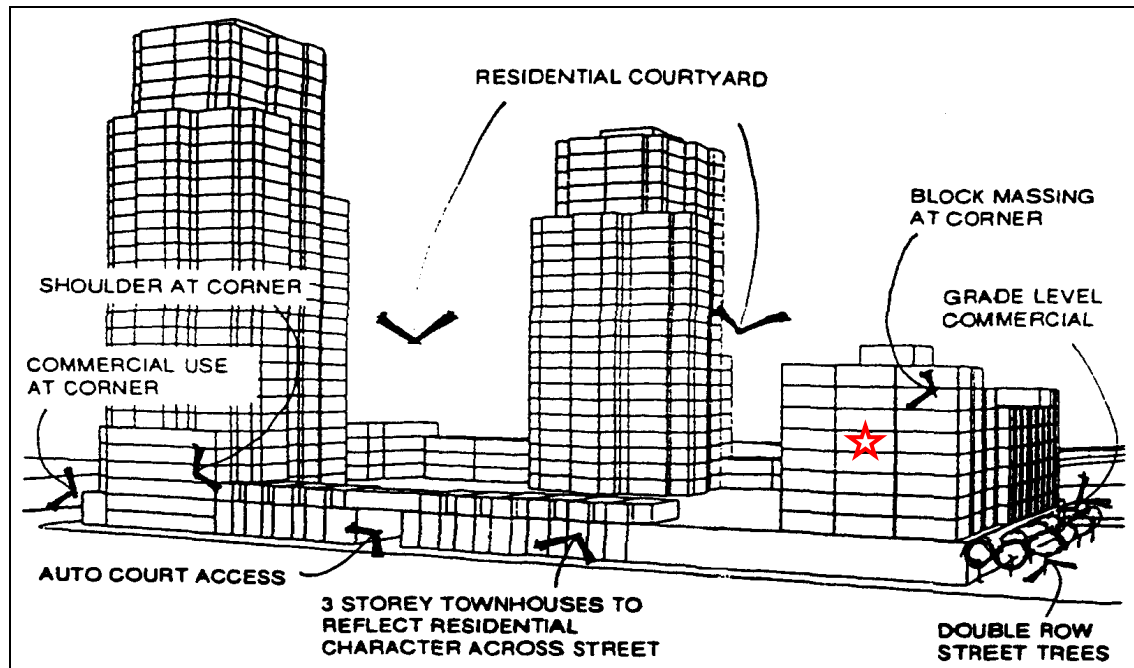
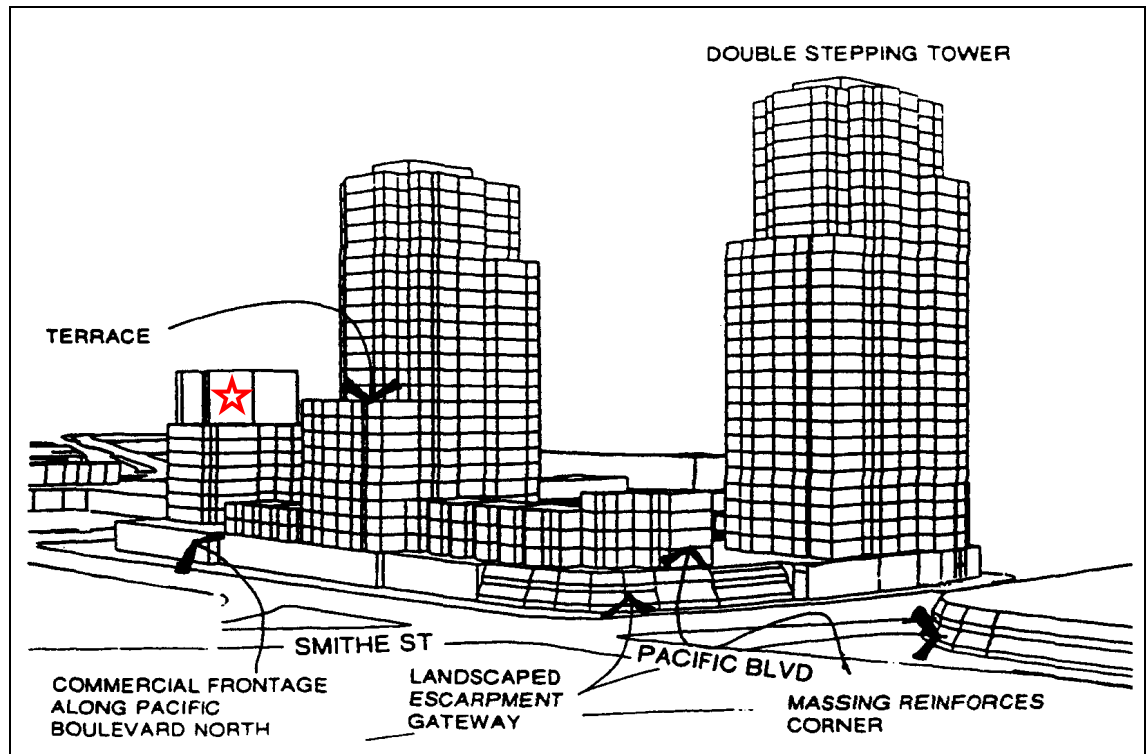
4.3.2 Site 5EF

- The towers should be configured and massed as shown in Figure 20. The maximum tower floorplate should not exceed 651 m² including all interior floor space, but excluding balconies up to 8% of each building's total residential floor area.
- Three-storey units, approximately 1.0 m above grade, should be provided on Beatty Street and should reflect the approved development across the street. Residential uses should be set back 3.7 m from the property line. The setback is intended to allow for

semi-private outdoor space for street oriented units and provide for transitional landscaping from the property line to the dwelling unit. Doors and windows should face the street for interest and security. At the corners of the block, higher buildings should have entrances on Beatty Street.

- (c) The parking access should be treated as a narrow entrance to the vehicle court, to minimize impacts on the street. A building element should bridge the entrance.
- (d) Buildings on Nelson should strongly define the street. A double row of street trees should be provided to highlight the experience of exiting the city. Grade-level commercial should be provided on Nelson to extend the Yaletown character to Pacific Boulevard North. The massing, height, colours; and materials of the low-rise should be varied to read as three separate buildings.
- (e) Commercial use should extend from Nelson along Pacific Boulevard North, terminating at the residential tower lobby. The heavily landscaped escarpment edge should extend to Smithe Street wrapping around the corner to mid-block on Smithe. A building with a minimum height of three storeys should be located above the escarpment to strengthen the corner.
- (f) Commercial use should line Smithe Street from mid-block to the Beatty corner.

Figure 21. Site 5EF Illustrative Massing – Market Development

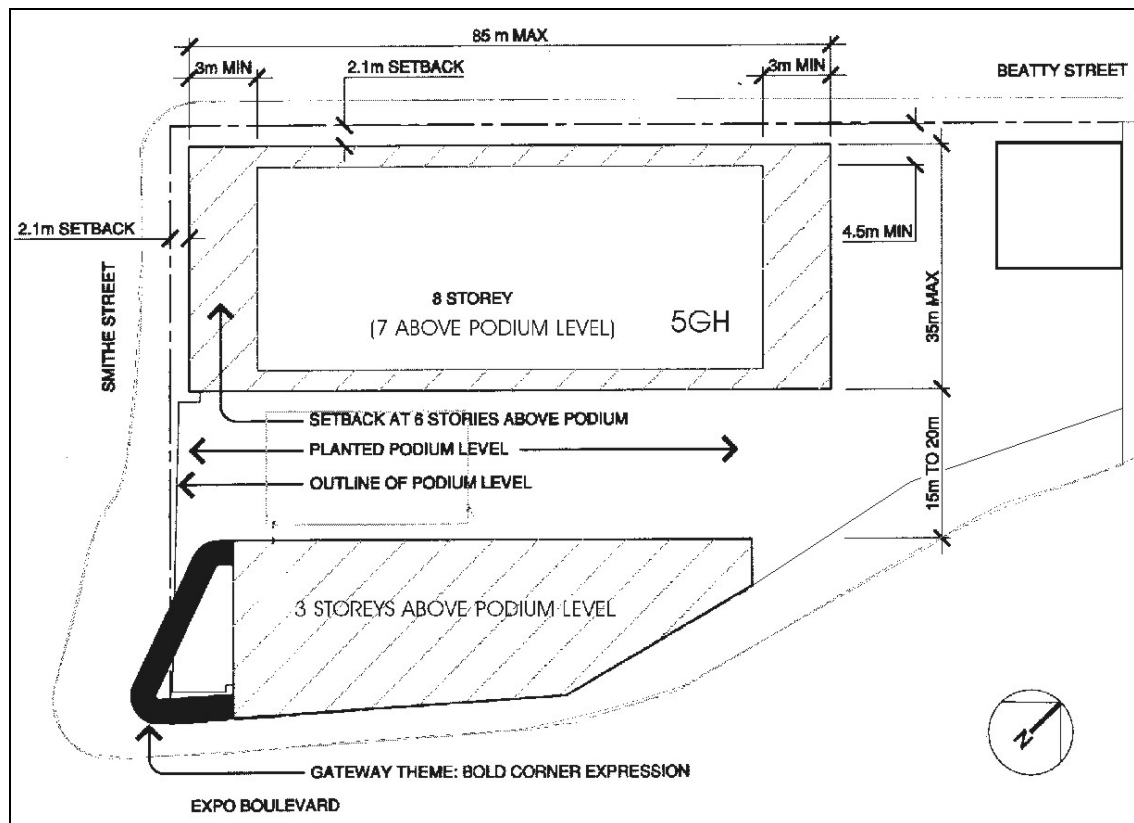


Note: The buildings marked with a ☆ may vary from these diagrams if developed as social housing. Refer to Section 5.

4.3.3 Site 5GH

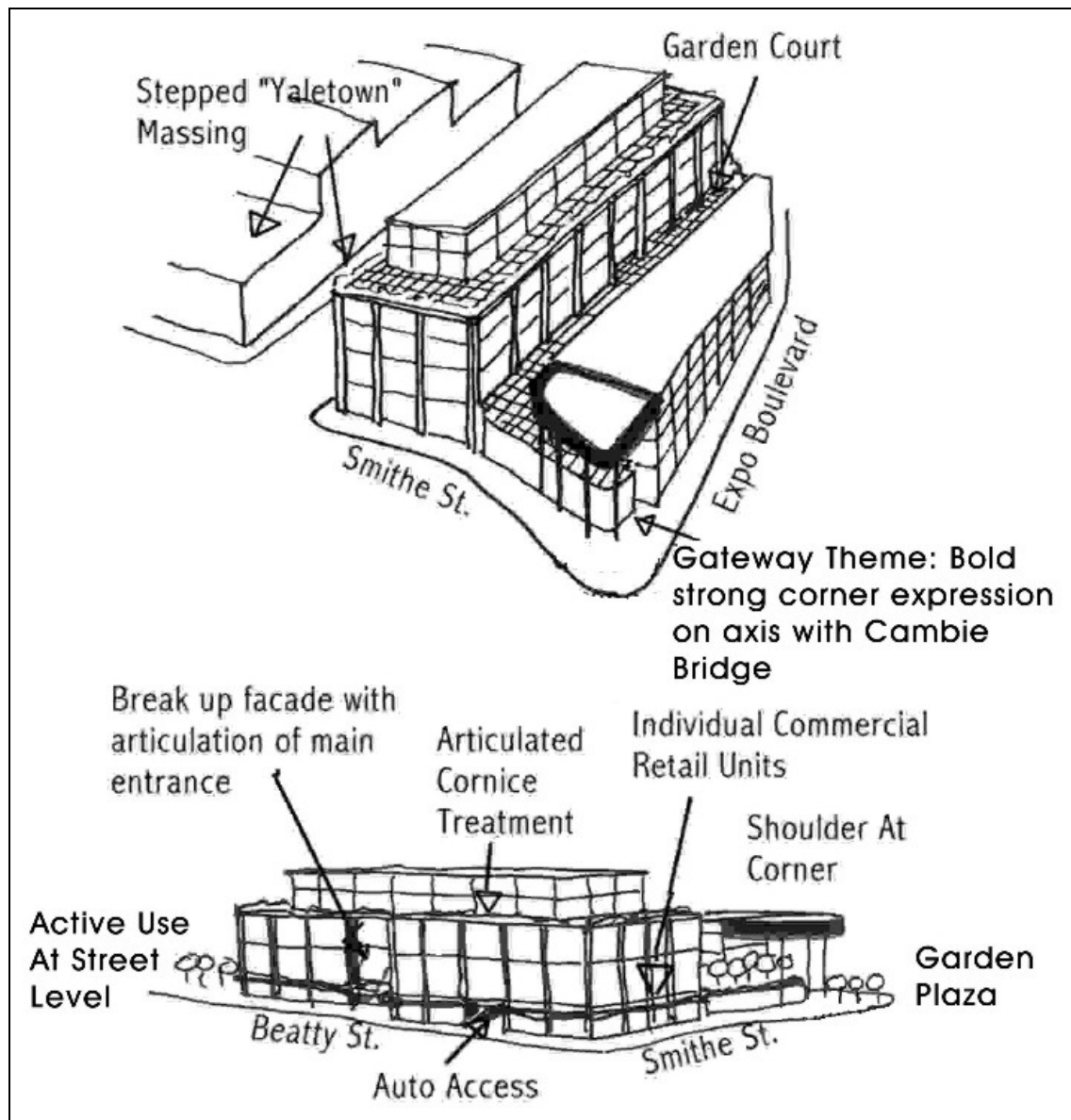
(a) The development should be configured and massed as shown in Figure 22.

Figure 22. Building Floorplate and Setbacks



- (b) The building elevation facing the Beatty heritage block should have a complementary scale and design with particular regard to a strong expression of the frame, recessed windows and masonry cladding or similar materials.
- (c) Retail and service commercial uses should line Smithe and Beatty Streets and also Expo Boulevard, back to the building's proposed parkade entrance near BC Place Stadium. Due to the topography of the site, the floor for commercial uses can be up to 1.0 m above or below finished grade at the property line, so long as direct pedestrian access is maintained. Office uses and an entrance to underground parking may be considered on Beatty Street.
- (d) If relocated to this site, the 150 stadium parking spaces should be accessed from Expo Boulevard
- (e) The building and landscape design at the corner of Expo Boulevard and Smithe Street should appropriately terminate on axis with the Cambie Bridge.
- (f) Points of access to underground parking, and any exposed parking structure on the north elevation, should be designed to minimize visual and functional impacts on Terry Fox Plaza.
- (g) A small pavilion building at the north corner of the site, next to the Terry Fox Plaza at the foot of Robson Street, and which will accommodate retail and service uses, should provide "openness" and pedestrian interest on all four sides and should have elevations which are predominantly glazed.

Figure 23. Site 5GH Illustrative Massing to be amended as follows to show revised form of development



5 Guidelines for Social Housing Developments at Site 4J (1050 Expo Boulevard) and Site 5E (990 Beatty Street)

The Director of Planning or the Development Permit Board may relax urban design and form of development criteria outlined in Sections 3 and 4 at the 4J site (1050 Expo Boulevard) and the 5E site (990 Beatty Street) when these sites are developed as social housing in accordance with the following supplemental guidelines.

5.1 Siting

Building setbacks should be provided as follows:

A minimum 2.5 m setback from the property line should be provided for all residential uses, with the following exceptions:

- (a) A minimum of 2.9 m along Pacific Boulevard;
- (c) A minimum of 12.0 m from the drip line of the Cambie Bridge; and,
- (d) Bay windows, porches and similar design elements, as well as open or enclosed balconies above the first storey, may encroach up to 1.0 m into the required setback. Stairs and patios may extend further if adequate landscaping is provided.

5.2 Building Orientation

Building orientation should reflect the downtown grid, the curves of Pacific Boulevard, Quayside Bay and the axial view along Pacific Boulevard, as follows:

- (a) Buildings lower than 35.0 m should generally define the streets and public spaces;
- (b) Buildings above 35.0 m in height, should orient to the established city street grid; and,
- (c) The tower on the 4J site should orient to and terminate the axial view along Pacific Boulevard.

5.3 Architectural Components

5.3.1 Towers

Tower floorplates should not exceed 860 m² at the 4J site and 780 m² at the 5E site, including all interior floor space (elevator cores, storage, stairs, enclosed balconies etc.), but excluding private and semi-private balconies up to 12% of the total residential floor area in the tower.

5.3.2 Indoor and outdoor amenity and private open spaces

The indoor and outdoor amenity spaces and private open spaces should be provided in the social housing developments in accordance with the *Housing Design and Technical Guidelines* and *High-density Housing for Families with Children Guidelines*.

5.4 Grade-level Commercial and Service Uses

Grade-level commercial and services uses that activate the pedestrian realm are encouraged at the Nelson Street and the Expo Boulevard frontages of sites 4J and 5E.



City of Vancouver *Land Use and Development Policies and Guidelines*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

BEACH NEIGHBOURHOOD CD-1 GUIDELINES (500 AND 600 PACIFIC STREET)

*Adopted by City Council October 21, 1999
Amended by City Council May 28, 2002*

Contents

	Page
1	Application and Intent 1
1.1	Application 1
1.2	Intent 1
2	Urban Design Principles 2
3	Overall Guidelines 3
3.1	Siting 3
3.2	High-rise Towers 3
3.3	Low and Mid-rise Buildings 4
3.4	Views 4
3.5	Architectural Components 5
3.6	Residential Livability and Security 7
3.7	Urban Landscape 7
3.8	Disabled Access 8
3.9	Parking Access, Vehicular Arrival/Drop-off and Loading 8
3.10	Garbage and Recycling 8
3.11	Phasing 8
4	Precinct Guidelines 8
5	Addition Guidelines for a social housing Development at 450 Pacific Street 17
	Appendix A: Illustrative Site Plan 18
	Crime Prevention Through Environmental Design (CPTED) 19
	Submission Requirements 20

1 Application and Intent

1.1 Application

These guidelines should be used in conjunction with the Beach Neighbourhood CD-1 By-laws for 500 Pacific Street (Area 1B) and 600 Pacific Street (Area 1A) to guide development of these False Creek North sub-areas. As well as assisting the development permit application, the guidelines will be used by City staff in evaluating proposed developments. Applicants should also refer to the following City documents, available from the Planning Department:

- (a) False Creek North shoreline treatment and pedestrian/bicycle system concepts;
- (b) False Creek North public realm design;
- (c) High-Density Housing for Families with Children Guidelines;
- (d) Balcony Enclosure Guidelines;
- (e) Public Art Policies and Guidelines; and
- (f) Bridgehead Study.

The guidelines will assist the design of individual developments to ensure compatibility with the overall urban design concept and principles for the Beach Neighbourhood and development on adjacent lands. **Section 5 provides specific additional or supplemental urban design direction for a social housing development at 450 Pacific Street.**

An illustrative plan (see Appendix A) is included for general guidance and indicates an acceptable form of development. However, it is possible that detailed design analysis at the Development Application stage will lead to site specific solutions. Therefore, variations may be considered where they fully maintain the intent of these guidelines and the illustrative plan, and the overall urban design. Changes to maximum tower heights and floor plates are not anticipated **except in the case for a social housing development at 450 Pacific Street.** Criteria for judging changes will be based on the following:

- (a) relationships to adjacent development with respect to shadowing and public and private views;
- (b) livability with respect to private open space, privacy and access;
- (c) meeting CPTED (Crime Prevention Through Environmental Design) principles;
- (d) public and common open space provision, quality and programming;
- (e) public realm treatment, amenity and safety;
- (f) vehicle and pedestrian movement relationships and safety, and vehicular access;
- (g) overall built form, architectural design and quality of materials and finishes; and
- (h) the submission of any advisory group, property owner or tenant;

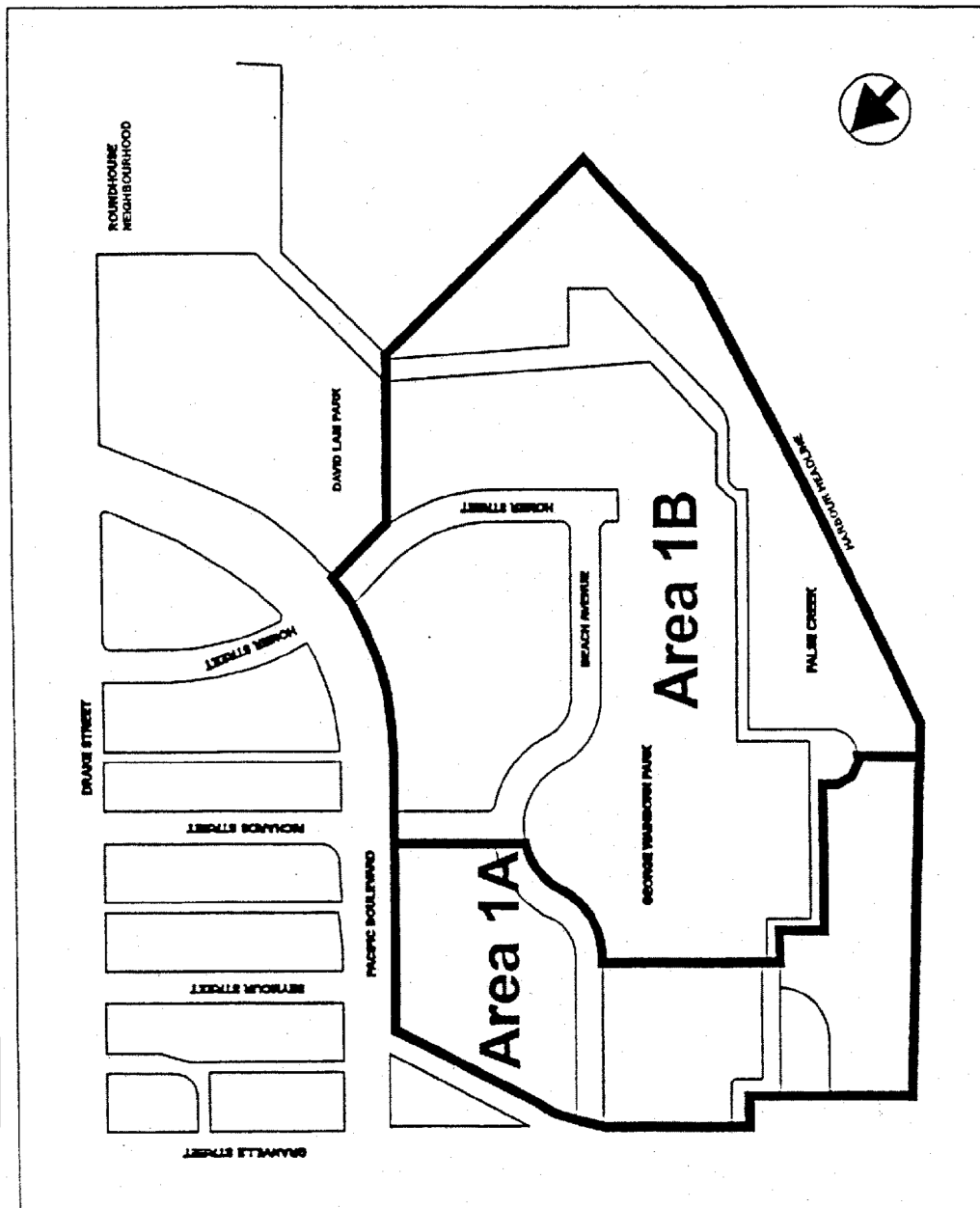
The site consists of 15.4 ha of land and water. It is bounded on the south by False Creek and to the north by Pacific Street. To the west is the Granville Bridge and the Seymour off-ramp. To the east is David Lam Park and the Roundhouse Neighbourhood.

1.2 Intent

The intent of development in the Beach Neighbourhood is to recognize the site as a prime residential neighbourhood providing housing consistent with livability, environmental, and household and income mix objectives, particularly for families with children.

It is also to achieve development with a high quality of urban design and architecture.

Figure 1. Beach Neighbourhood Boundary



2 Urban Design Principles

The Beach Neighbourhood site is organized around the centrally located George Wainborn Park, the extensions of Richards and Homer Streets, Beach Avenue, and two pedestrian mews linking through from Pacific Street.

Key urban design principles guiding the pattern of development are:

- (a) extending the city street grid from the west and north with new streets or mews;
- (b) responding to the unique characteristics of the waterfront site such as Granville Bridge, False Creek, Pacific Street, and sloping site topography;
- (c) extending the established pedestrian and bicycle routes through the site, particularly along the waterfront;
- (d) providing a sequence of public open spaces and parks that links the new and existing neighbourhood;
- (e) stepping tower heights down from Pacific Street to the water;
- (f) orienting towers to the downtown grid;

- (g) providing a landmark tower on the Pacific Boulevard axis as part of a pair of towers that define each end of the neighbourhood shopping district along Pacific Boulevard;
- (h) preserving adopted public and street-end views;
- (i) locating towers and associated lower buildings to create a formal urban built form on the Richards Street axis and around George Wainborn Park;
- (j) creating well defined, animated, landscaped streets with lower rise buildings which maximize “eyes on the street” and individual unit entryways from the street; and
- (k) ensuring that public access to the waterfront and full accessibility to the area is provided for all, including the disabled; and
- (l) pursuant to (i) and (j) above, ensuring that streets, park walkways, mews and the waterfront walkway are lined predominantly with 2 –3 storey townhouses having their individual primary entries facing the Public Realm, noting that it may be impractical or uneconomic to achieve townhouses on all the non-market housing sites in Beach Neighbourhood.

3 Overall Guidelines

3.1 Siting

The location of streets, open spaces, development parcels and buildings should generally be as described in the illustrative site plan included in Appendix A.

Building setbacks should respond to the unique characteristics of the site and include:

- (a) Richards Street – 6.0 m setback to the building face from the property line and 1.8 m setback for landscape from the property line for expansion of the public realm as per Downtown South Guidelines;
- (b) adjacent to waterfront walkway – 7.5 m;
- (c) mews – 1.5 m setback for up to two storeys and a minimum spacing of 15 m between building faces above two storeys;
- (d) Pacific Street – building faces on the non-market housing site and the landmark tower site east of the mews should be setback and aligned with the easterly extension of the south property line of the Pacific Street, except for a minor entry feature encroachment for the low-rise building east of the mews;
- (e) all other streets – 3.65 m setback from the property line; and
- (f) bay windows, porches and similar design elements, as well as open or enclosed balconies above the first storey, may encroach up to 1.0 m into the required setback. Stairs and patios may extend further if adequate landscaping is provided.

3.2 High-rise Towers

High-rise towers range in height between 10 to 38 storeys. Tower building heights have been established in response to:

- (a) the impact of height and massing on adjacent public and private views;
- (b) the provision of sunlight to ground level;
- (c) the scale of adjacent open space, water areas and existing structures; and
- (d) established public views.

High-rise towers should:

- (a) provide floor plates no larger than 600 m² except for the 38-storey landmark tower where 625 m² is permitted up to 34 storeys and 500 m² above, and except for 10-storey towers where 650 m² is permitted. Floor plate areas include all interior circulation space, storage space and mechanical space, and exclude balconies;
- (b) have distinct roof forms; and
- (c) have compact floor plates to minimize shadow and view impacts.

The overall design and character of the high-rise towers:

- (a) should present their narrowest frontage toward the water to maximize the view for dwelling units and view corridors through downtown from the south;
- (b) the 38-storey landmark tower should relate to the axis of Pacific Boulevard;

- (c) may have different architectural styles suitable for their context and location except the towers framing George Wainborn Park which should be of the same design family.

3.3 Low and Mid-rise Buildings

Low and mid-rise buildings range in height from 2 to 8 storeys. These buildings should:

- (a) provide periodic openings between buildings to provide public views into secured semi-private open spaces and articulation of the building to break down the scale, and to define the street;
- (b) respond to their location through appropriate variations in height, form, setback and architectural expressions;
- (c) create pedestrian scale and character through individual unit expression (e.g. 2 - 3-storey townhouses differentiated from apartments above), changes in materials, fenestration and cornice lines;
- (d) create strong residential character on the street, park edges, mews, and waterfront walkway through provision of such features as townhouse front doors approximately 1.0 m above grade, bay windows, special paving and landscaping;
- (e) incorporate roof gardens and decks where appropriate to provide open space;
- (f) provide roof materials which enhance visual interest from higher buildings.



Townhouse/Live-Work: Pacific Boulevard



Three-Storey Townhouses: Marinaside Crescent



Townhouse/Live-Work: Cooper Mews



Two-Storey Townhouses: W 5th Ave near Hemlock



Three-Storey Townhouses: Hornby Street



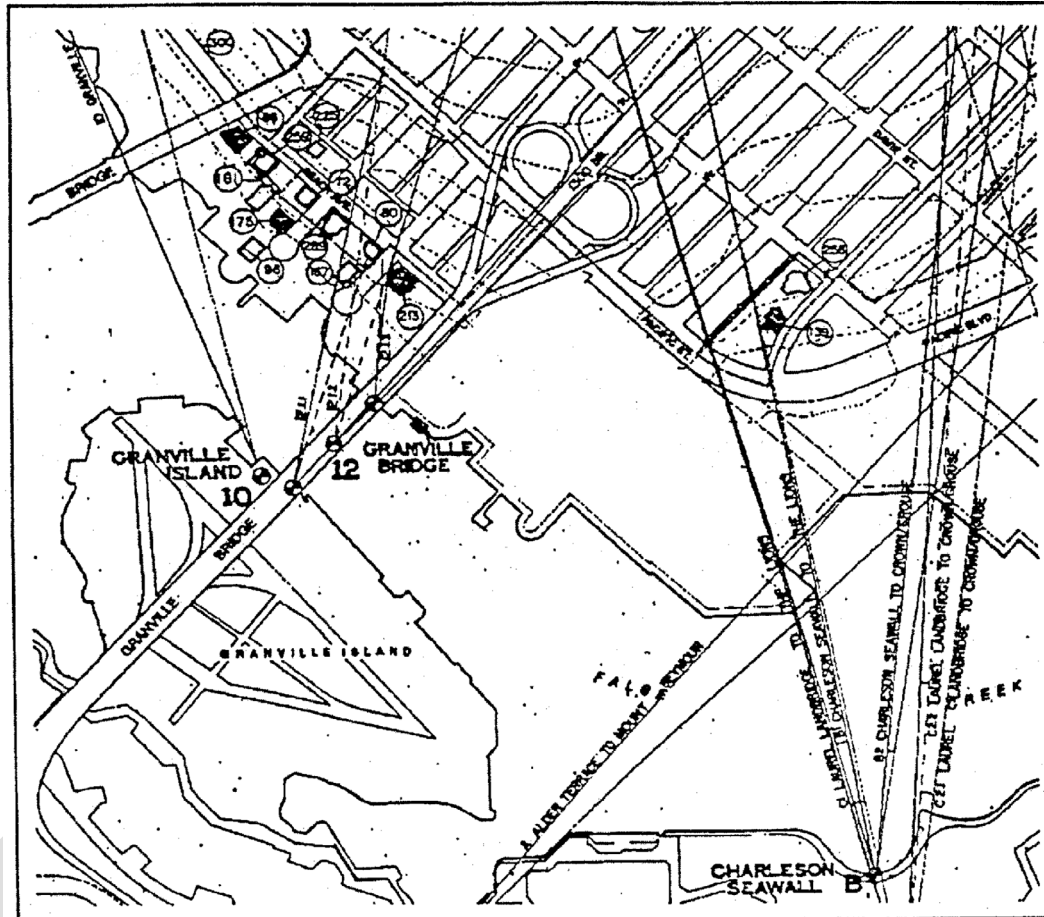
Two-Storey Townhouses Forming Base of Mid-rise Building: Marinaside Crescent

3.3 Views

Built form has been generally located to respect various public, semi-public and private views. Principal public views to be preserved include:

- (a) view cones as determined in the False Creek North Official Development Plan (see Figure 2 below); and
- (b) street end views for Richards Street, Homer Street terminus and Beach Avenue.

Figure 2. Public Views



3.5 Architectural Components

3.5.1 Materials

Dominant materials should be architectural concrete, glass, brick, pre-cast concrete, stone cladding or metal cladding. Stucco should not be a principal building material.

3.5.2 Balconies

Balconies recessed into the building face are encouraged. Balconies may be enclosed subject to the Council-adopted *Balcony Enclosure Guidelines*.

3.5.3 Awnings, Canopies and Entries

Entries to residential, commercial uses and community facilities should be weather protected. This protection should be utilized to create building identity and address.

Commercial uses and community facilities located adjacent to a street should incorporate weather protection in the form of awnings and canopies.

3.5.4 Lighting

Particular attention should be given to the lighting of public and private areas, with a hierarchy of fixture types designed according to functional and security needs.

3.5.5 Townhouse/Public Realm Interface

Townhouses, either in continuous rows or incorporated within higher building forms, should be individually articulated in their massing and raised up approximately 1 m from the public realm to balance unit privacy with the objective of creating “eyes on the street” (CPTED). The transition between the public walk and the unit should be carefully delineated with low, articulated planter walls and hedges, steps, possibly with a gate, to the covered, recessed front door, and where desired, raised front patios looking over the walk.



Townhouses Lining Waterfront Walkway



Townhouses Lining Drake Mews



Townhouse Front Doors



Townhouse Front Doors



Townhouses: Alberni Street



Townhouse Front Doors



Townhouse Front Doors

3.6 Residential Livability and Security

3.6.1 Family Housing

Dwelling units designed for families with children should comply with the City's *High-Density Housing for Families with Children Guidelines*.

3.6.2 Residential livability of each development and each dwelling unit should be maintained following these considerations:

- (a) Adequate balcony space:
Each unit should have direct access to an appropriately sized private outdoor space or enclosed balcony. (Refer to Balcony Enclosure By-laws, Policies and Guidelines.)
- (b) Adequate building amenities:
Each residential development should provide on-site amenities such as community meeting rooms, fitness facilities, outdoor recreational space, etc., suitable for the anticipated population.

3.6.3 Access and "Address"

The main entrance of all residential buildings should front the street, and the number of primary entrances to individual dwelling units from street and grade level should be maximized, specifically through the provision of townhouses with their front doors facing the streets, mews, park edges and waterfront walkway. Primary access through sliding glass doors is not appropriate.

3.6.4 Daylight

Habitable rooms should have access to daylight and where possible, direct sunlight.

3.6.5 Safety and Security

Design of residential developments and units should take into consideration the principles of CPTED (Crime Prevention Through Environmental Design). (See Appendix B.)

3.7 Urban Landscape

3.7.1 Public Realm

The public realm should be designed in accordance with Engineering Services standards and requirements.

3.7.2 Mews

The outer building faces and the public right-of-way should align with the building faces of the southerly precincts. The mews should provide a distinct character in contrast to the standard streets. They should:

- (a) incorporate quality surface materials such as pavers (blacktop is not acceptable);
- (b) incorporate soft landscape materials;
- (c) incorporate appropriate distinctions between areas for vehicle and pedestrian movement;
- (d) provide for safe and distinct access points to dwelling units; and
- (e) ensure appropriate lighting to provide a safe pedestrian and residential environment.

3.7.3 Parks and Open Spaces

The parks and open spaces should:

- (a) provide for the active and passive recreation needs of residents and visitors, including ample opportunities for children's play;
- (b) ensure safety and security through the provision of natural surveillance and guardianship from surrounding residents and the use of appropriate materials and equipment;
- (c) incorporate diversity through the use of distinctive landscape materials and design;
- (d) incorporate the parks and open spaces into the surrounding walkway and cycling systems; and
- (e) distinguish between public and private open spaces through the use of defined access points and edges, circulation systems, grade changes and plant materials.
- (f) consider a variety of grade changes allowing overviews to the water and general interest within the park;
- (g) consider materials, i.e., plants, furnishing and lighting, that are long-lasting and durable;
- (h) maximize opportunities for users to enjoy these amenities in inclement weather, i.e., dry pathways, fast draining and drying benches;

- (i) provide a range of opportunities, both within formal and informal areas of the park, for human interaction for the general public and neighbours, while ensuring privacy of residents; and
- (j) provide a strong formality to the Richards street-end with park design elements including, for example:
 - (i) major access/egress to the park;
 - (ii) programming for diverse public use at this arrival space;
 - (iii) street trees, plant material, and botanical layout;
 - (iv) public art; and
 - (v) weather protection in appropriate locations.

3.8 Disabled Access

Generally, the primary pedestrian systems, public open spaces, primary private walkways and principal entrances of all buildings should be accessible to the physically challenged.

3.9 Parking Access, Vehicular Arrival/Drop-off and Loading

Parking and loading entrances should be integrated into the buildings or landscape, and exposed walls and soffits should be architecturally treated. Good visibility should be provided for vehicles at access points. Parking garages should be designed in accordance with the City's *Parking Garage Security Guidelines*.

Drop-off areas should be provided on site, and may be located within the confines of a building, as long as it does not reduce usable, landscaped, outdoor open space.

3.10 Garbage and Recycling

Underground recycling and garbage containers should be provided for each development.

3.11 Phasing

The development will occur in phases. Measures to ensure each phase is complete and livable should be undertaken including the use of, among other things, security fencing, screens and landscaping. Natural pathways should be acknowledged and provided for. [*Seaside Route bypasses, care about hoarding*]

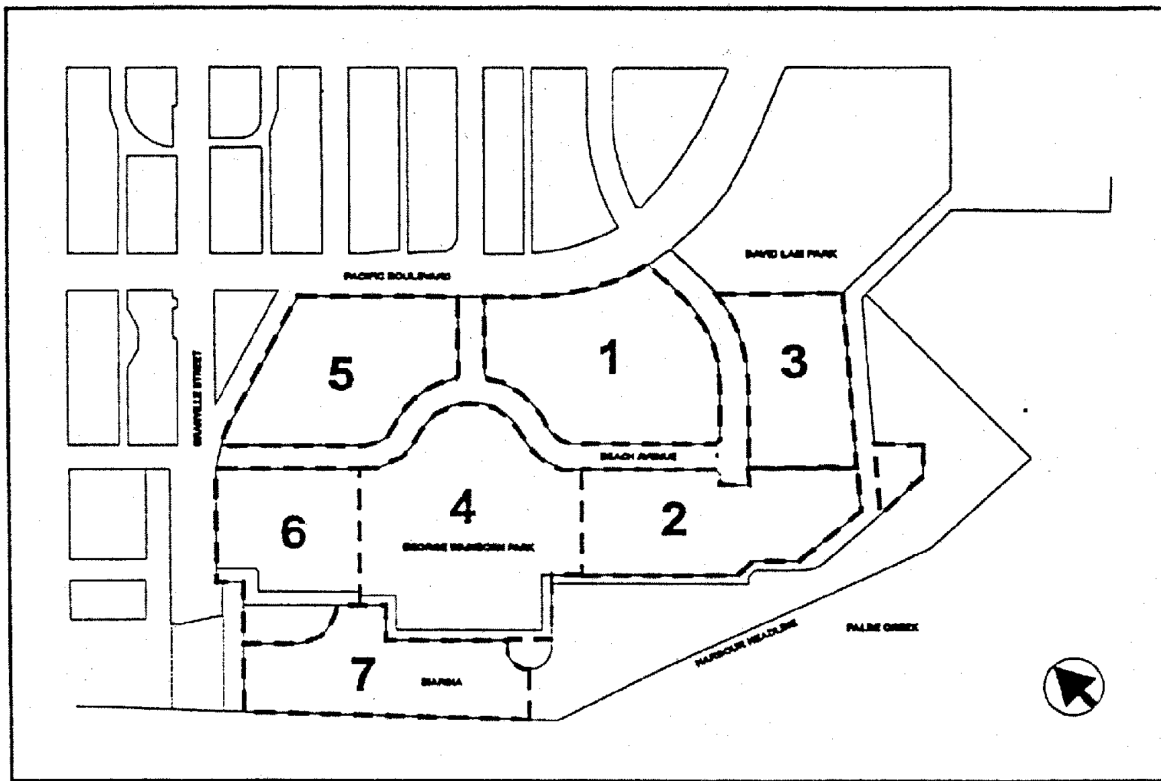
4 Precinct Guidelines

Beach Neighbourhood is divided into seven development precincts as illustrated on Figure 3. The principal design concepts and development considerations are illustrated on the following annotated plans.

At the time of development application for the first building within a precinct the applicant should include concept drawings for the precincts, as defined in the CD-1 by-law. The objective is to confirm, among other things, the following:

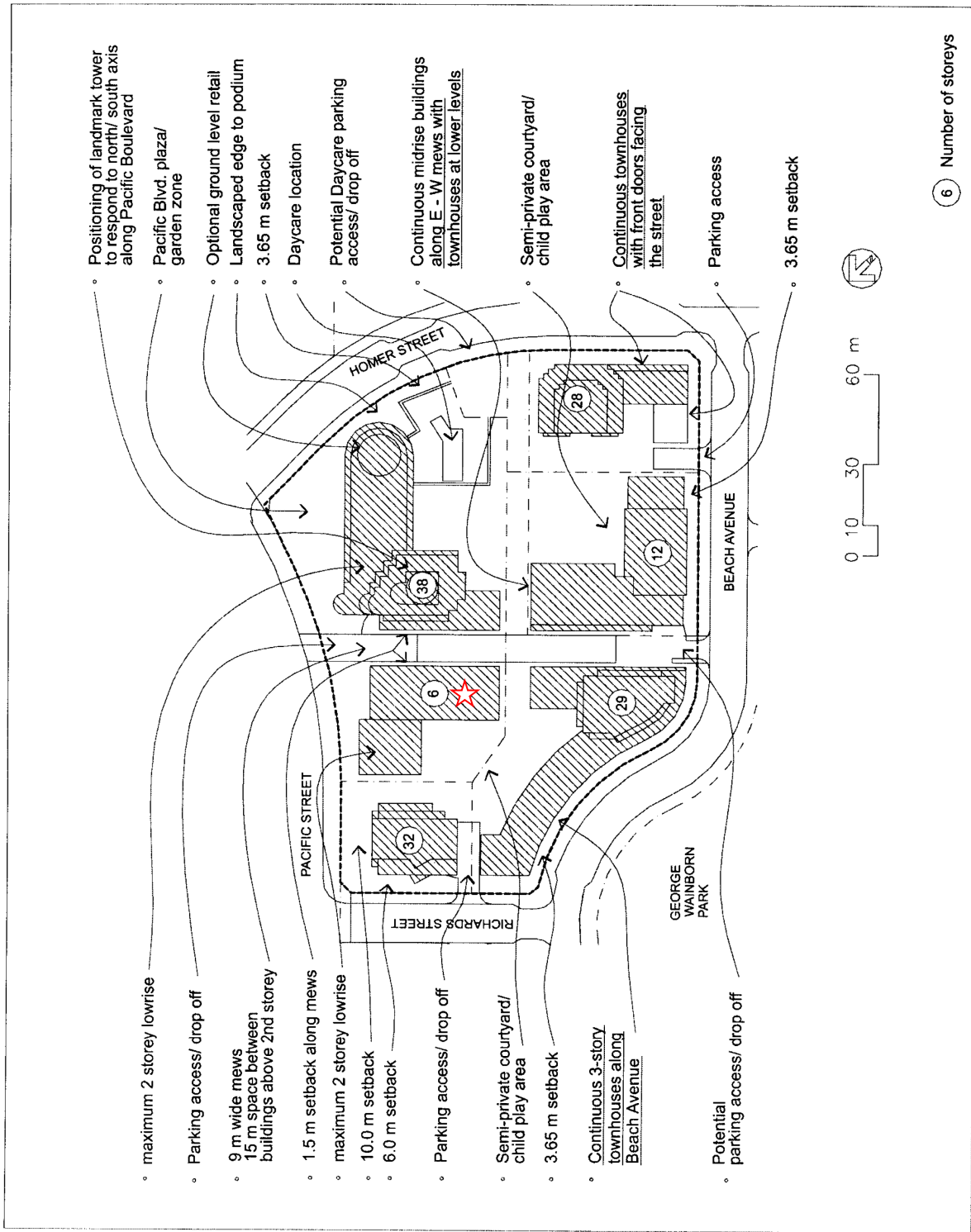
- (a) that the approved density can be fully achieved within the scope and intent of the guidelines; and
- (b) that the access systems for pedestrians and private, service and emergency vehicles function appropriately.

Figure 3. Development Precincts



Note: the Precinct area numbers are different from the CD-1 By-law Sub Areas.

Precinct 1



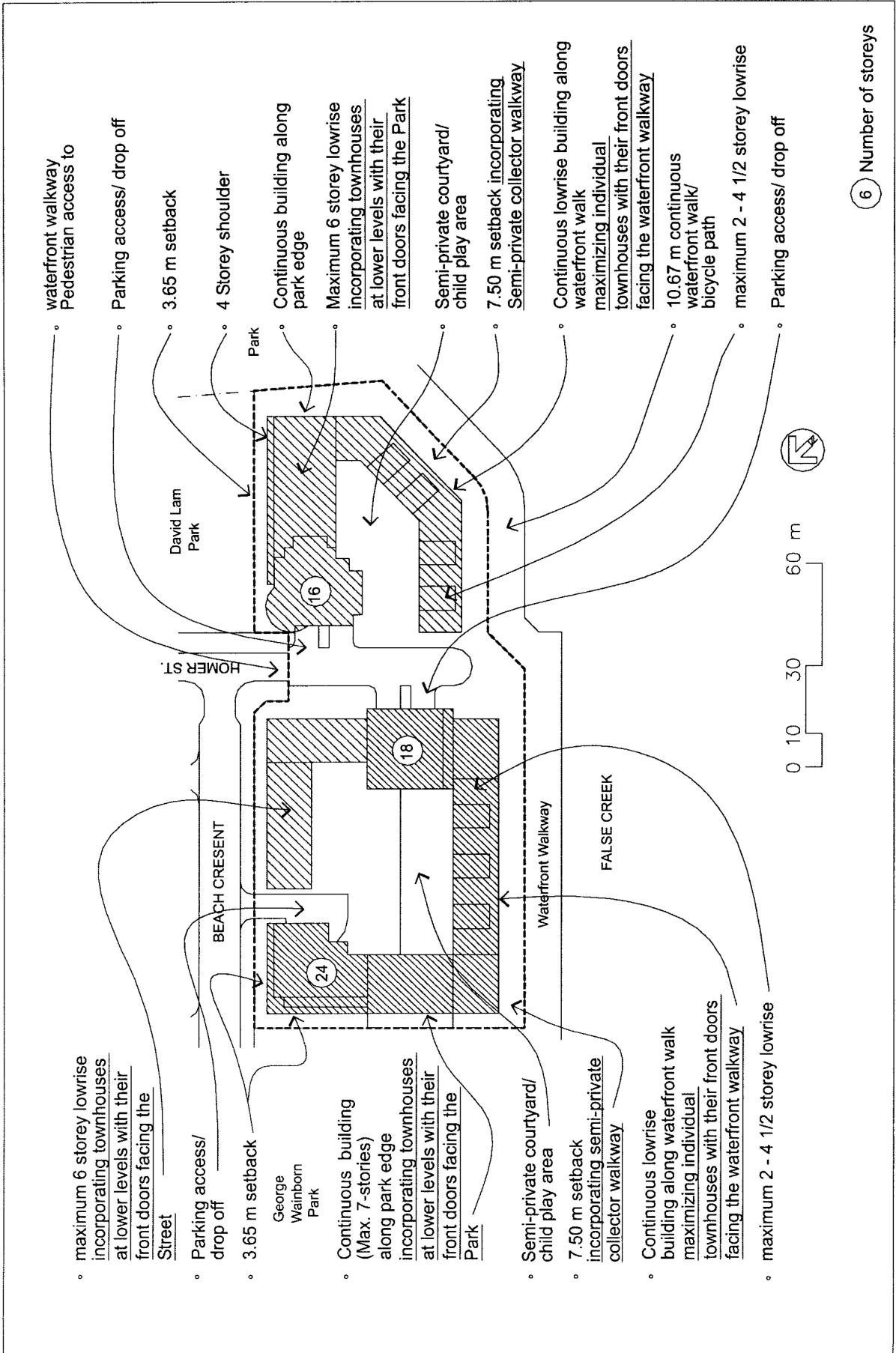
- Positioning of landmark tower to respond to north/ south axis along Pacific Boulevard
- Pacific Blvd. plaza/ garden zone
- Optional ground level retail
- Landscaped edge to podium
- 3.65 m setback
- Daycare location
- Potential Daycare parking access/ drop off
- Continuous midrise buildings along E - W mews with townhouses at lower levels
- Semi-private courtyard/ child play area
- Continuous townhouses with front doors facing the street
- Parking access
- 3.65 m setback

- maximum 2 storey lowrise
- Parking access/ drop off
- 9 m wide mews
15 m space between buildings above 2nd storey
- 1.5 m setback along mews
- maximum 2 storey lowrise
- 10.0 m setback
- 6.0 m setback
- Parking access/ drop off
- Semi-private courtyard/ child play area
- 3.65 m setback
- Continuous 3-storey townhouses along Beach Avenue
- Potential parking access/ drop off

6 Number of storeys

Note: The site marked with a ☆ may vary from this diagram if developed as a social housing building. Refer to Section 5.

Precinct 2



waterfront walkway
Pedestrian access to

Parking access/ drop off

3.65 m setback

4 Storey shoulder

Continuous building along
park edge

Maximum 6 storey lowrise
incorporating townhouses
at lower levels with their
front doors facing the Park

Semi-private courtyard/
child play area

7.50 m setback incorporating
Semi-private collector walkway

Continuous lowrise building along
waterfront walk
maximizing individual
townhouses with their front doors
facing the waterfront walkway

10.67 m continuous
waterfront walk/
bicycle path

maximum 2 - 4 1/2 storey lowrise

Parking access/ drop off

• maximum 6 storey lowrise
incorporating townhouses
at lower levels with their
front doors facing the
Street

• Parking access/
drop off

• 3.65 m setback

George
Wainborn
Park

• Continuous building
(Max. 7-stories)
along park edge
incorporating townhouses
at lower levels with their
front doors facing the
Park

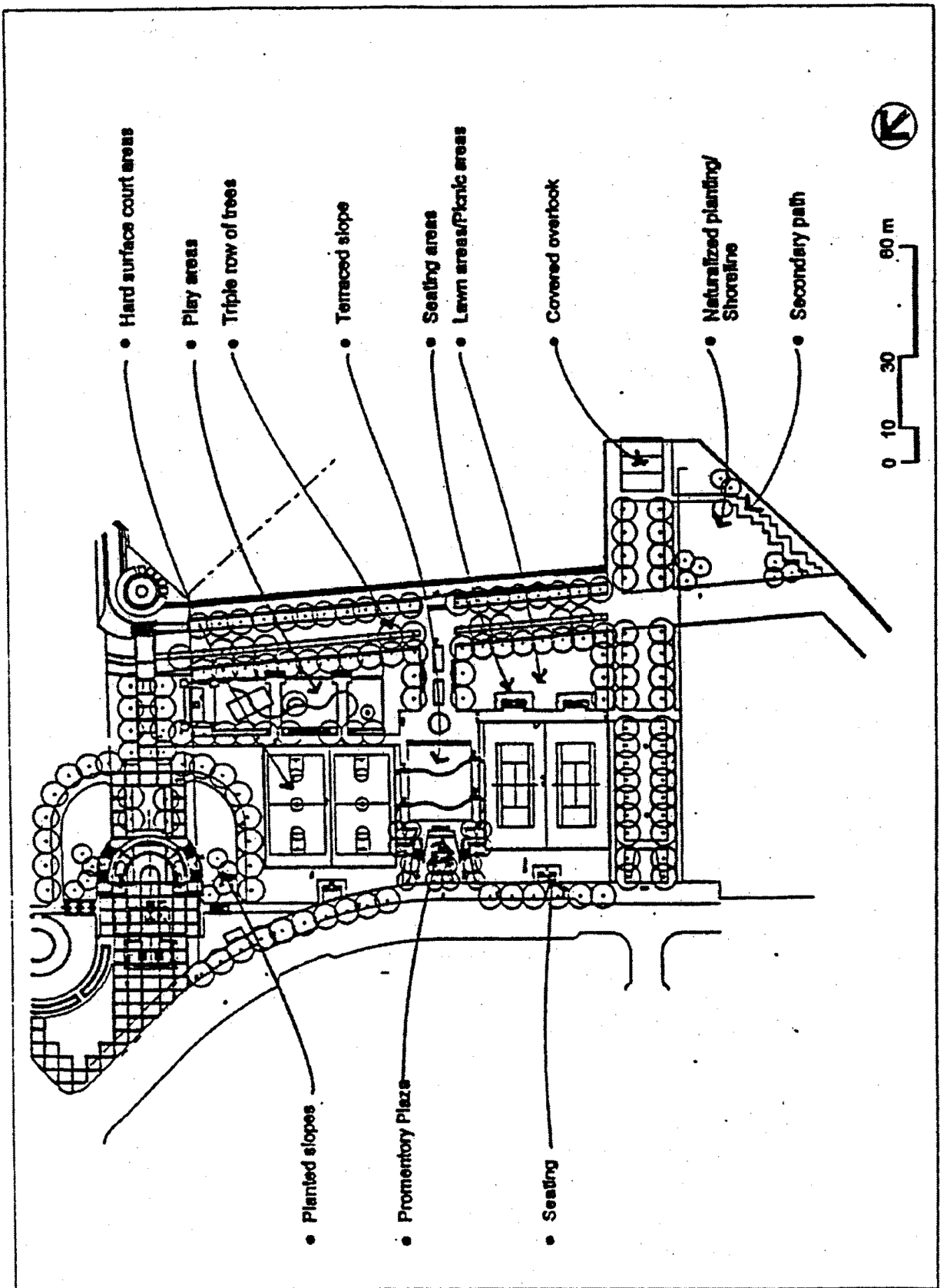
• Semi-private courtyard/
child play area

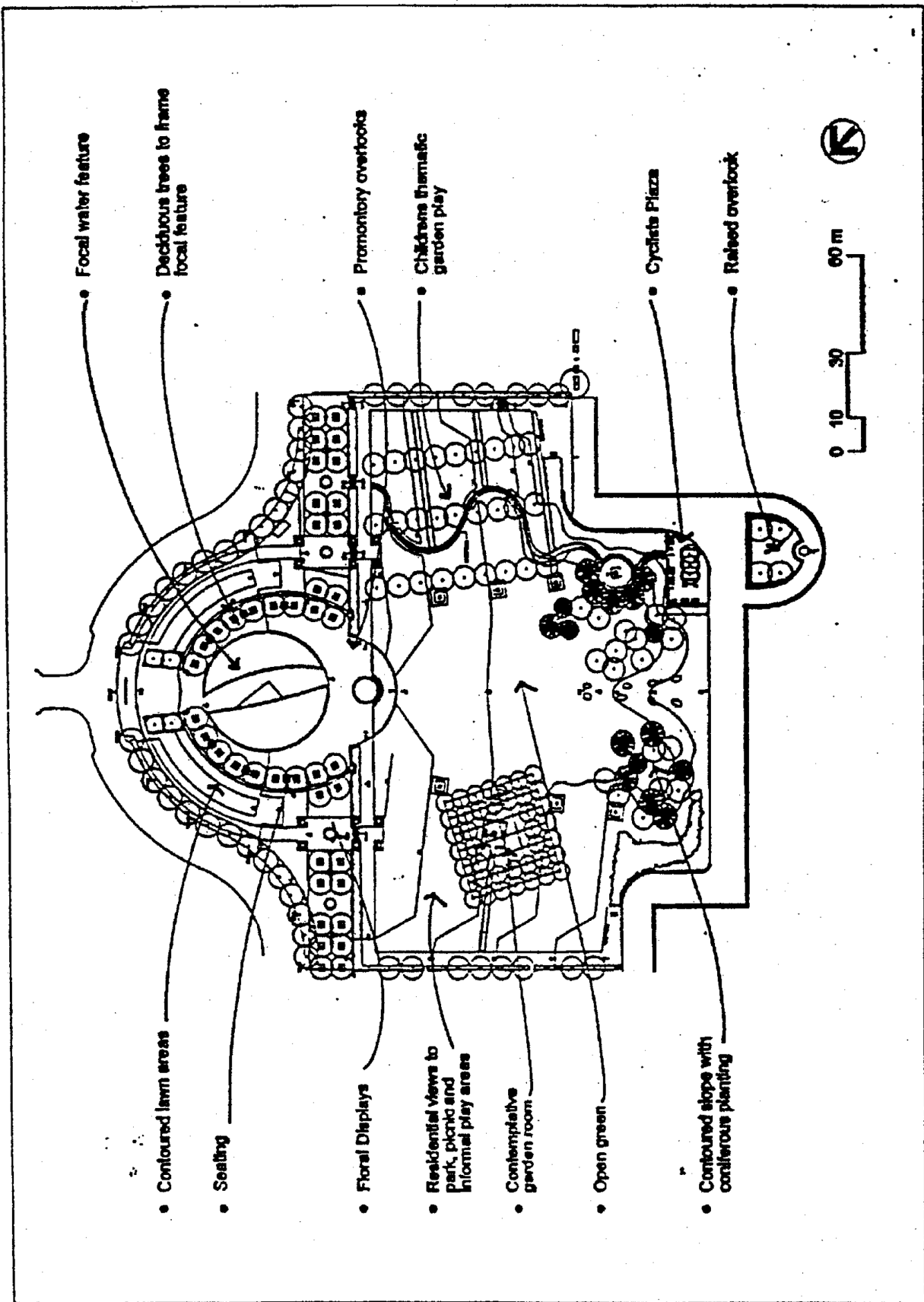
• 7.50 m setback
incorporating semi-private
collector walkway

• Continuous lowrise
building along waterfront walk
maximizing individual
townhouses with their front doors
facing the waterfront walkway

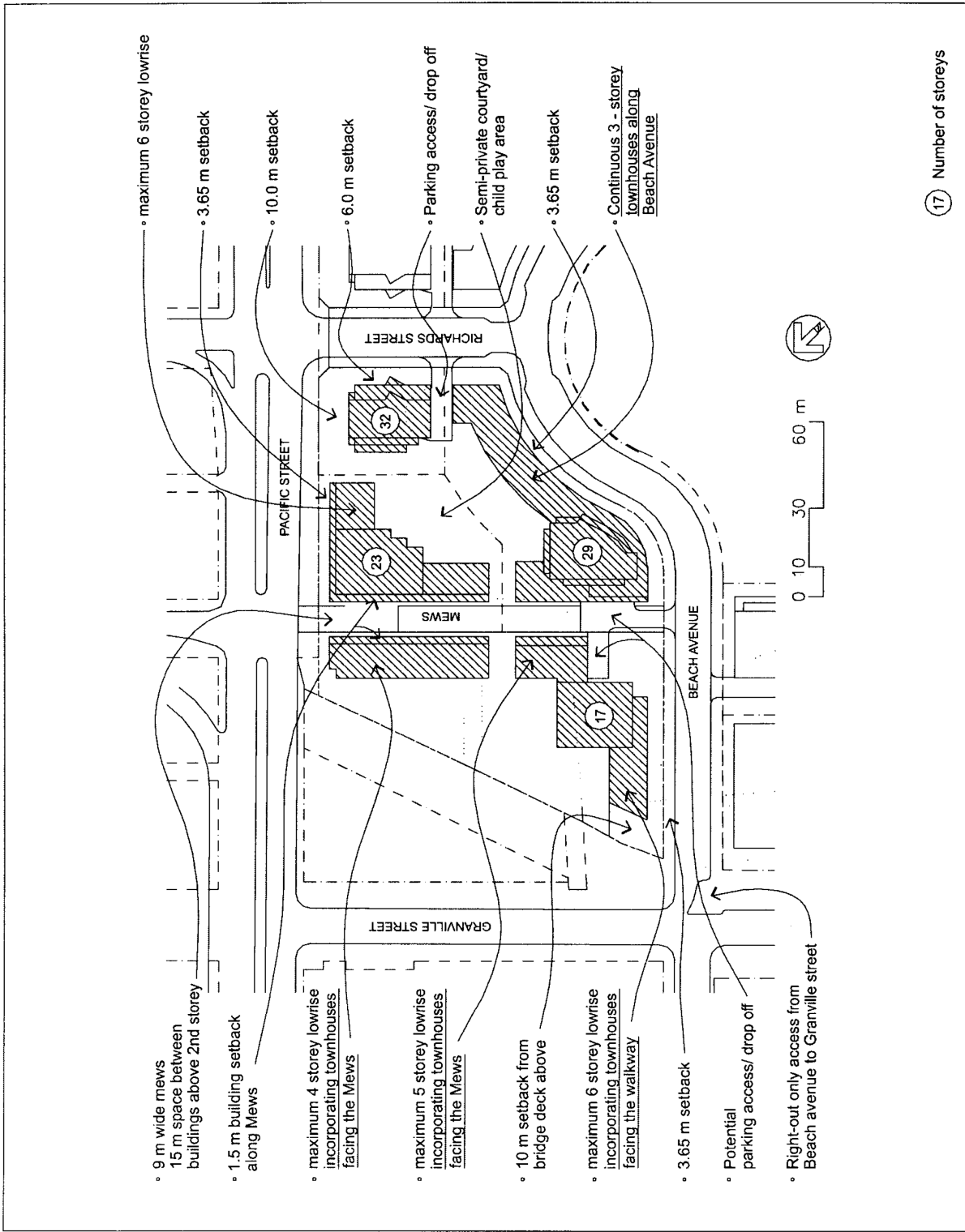
• maximum 2 - 4 1/2 storey lowrise

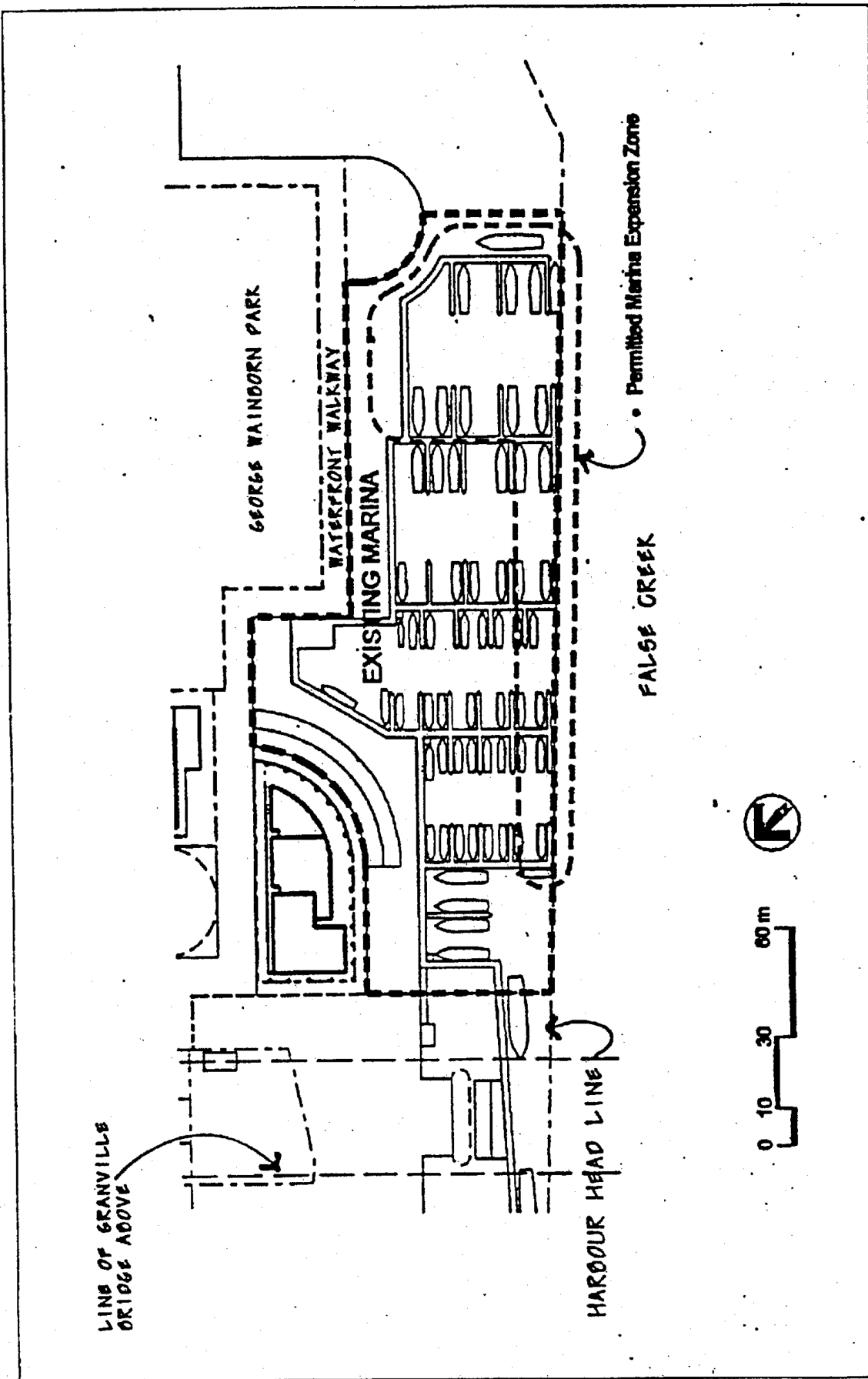
6 Number of storeys





Precinct 5





5 Additional Guidelines for a Social Housing Development at 450 Pacific Street

The Director of Planning or the Development Permit Board may relax urban design and form of development criteria outlined in Sections 3 and 4 at 450 Pacific Street when this site is developed as a social housing in accordance with the following supplemental guidelines.

5.1 Siting

Building setbacks should be provided as follows:

- (a) At the mews a minimum of 1.5 m setback for up to two storeys and a minimum spacing of 15 m between building faces above three storeys;
- (b) At Pacific Street, buildings should generally be setback and aligned with the easterly extension of the south property line of the Pacific Street, except for a minor entry feature encroachment for the low-rise building east of the mews; and
- (c) all other streets a minimum of 2.5 m setback from the property line;

5.2 Building Massing and Expression

The building should:

- (a) respond to its location through appropriate articulation of the building massing, roofline or architectural and site elements to break down the building scale and to define the street;
- (b) create pedestrian scale and character through legible building entries, quality materials, windows and architectural expression; and
- (c) incorporate roof gardens and decks where possible to provide open space for residents and enhance the visual interest from higher buildings.

5.3 Architectural Components

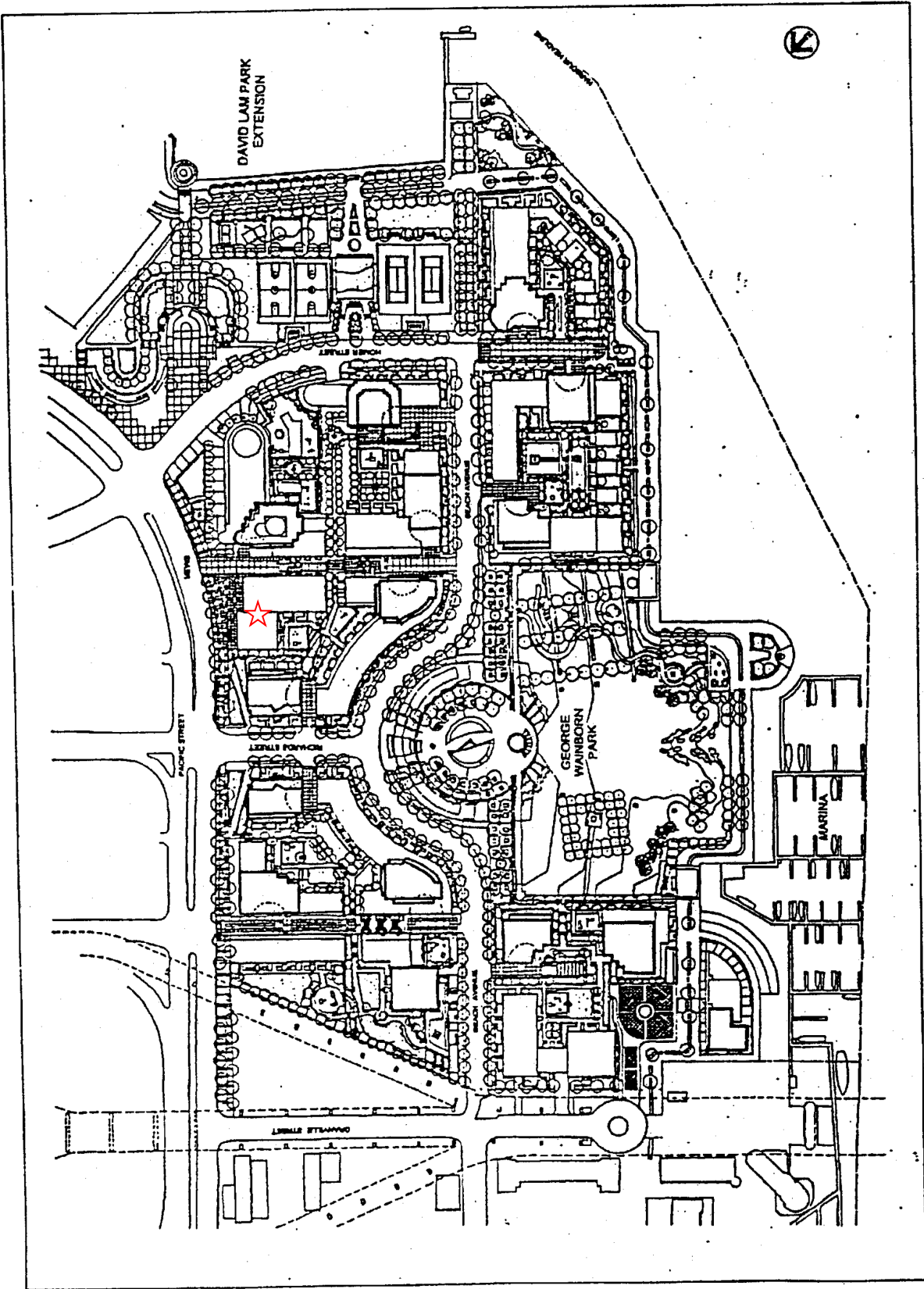
5.3.1 Materials

The material palette may vary from the other properties in the area to support ease of construction and ongoing maintenance, but should be of high quality and intended contribute to the overall character of the neighbourhood.

5.3.2 Indoor and outdoor amenity and private open spaces

The indoor and outdoor amenity spaces and private open spaces should be provided in the social housing developments in accordance with the *Housing Design and Technical Guidelines* and *High-density Housing for Families with Children Guidelines*.

Appendix A: Illustrative Site Plan



Note: The site marked with a ☆ may vary from this diagram if developed as a social housing building. Refer to Section 5.

Crime Prevention Through Environmental Design (CPTED)

The design of the Beach Neighbourhood should take into consideration the principles of CPTED.

Designs should be safe and secure yet not fortress-like. Specific crimes to consider are: auto and bicycle theft in the underground; break and enter; and mischief such as graffiti and loitering in alcoves. Fear should also be considered particularly for vulnerable populations such as seniors and in places with minimal natural surveillance or guardianship such as parking garages.

(a) Underground Parking

Visitor parking should be separate from residents parking and secured with an overhead gate and electronic communication to residential units. If elevator access is provided at the visitor parking level, it should be electronically secured.

Public and commercial parking should be fully separate from residents parking and consideration should be given to securing these areas during non-operating hours.

Doors from elevator lobbies should be locked with key or card access in the direction from the lobby to residents parking areas (opposite to the direction of fire exit).

Open exit stairs from underground parking are a known source of mischief and often provide easy access for theft particularly when located on the lane. This can be mitigated by locating exit stairs within the building envelope, with only an exit door exposed. An open exit stair can also be located in the semi-private open space where it can be watched by residents. Consideration should be given to provision of a full length, steel astragal on the exterior of the door without a door knob.

Walls and ceilings of underground parking areas should be painted white to improve visibility and reduce fear.

(b) Break and Enter

Ground level and podium level residential units have been susceptible to break and enter. This can be mitigated by reducing areas of concealment outside of the units, ensuring good surveillance by other units in the development, using small paned windows, and using fully secured swing doors rather than sliding doors. Consideration should also be given to providing electronic security to these units. Where residential units face semi-private open space, this space should be secured at the mews or street through landscape and gating.

Exit stairs from the underground parking into lobbies have provided break and enter opportunities. Where these doors cannot be locked due to fire exiting, it is preferred that they exit to the outdoors rather than into the lobby.

(c) Mischief

Graffiti is prevalent in the Downtown and its removal is an expense to many building owners and strata councils. Graffiti generally occurs on blank, exposed surfaces such as walls on lanes. Opportunities for graffiti can be mitigated by reducing areas of blank wall, by covering these walls with vines, lattice or steel mesh or by using a coating material.

Doors from exits to the street and the lane should be designed so that an alcove is not created.

(d) Parks and Open Spaces

- (i) reduce opportunities for skateboarding. This can be achieved with non-smooth paving material and planter walls with reveals;
- (ii) reduce opportunities for graffiti by reducing exposed blank wall areas; and
- (iii) maximize natural surveillance from residential units facing the parks or open spaces.

Submission Requirements

In addition to all the typical submission requirements of major development applications, large scale (1/4" Imperial or 1:50 metric) partial plans, elevations and sections are required illustrating the detailed treatment of the project's Public Realm interface at the street, mews, park and waterfront walkway, including planter walls, stairs, gates, landscaping, soil depth (indicating any underground structures), patios, privacy screens, etc.

DRAFT

False Creek North Social Housing Delivery
SUMMARY OF THE KEY TERMS OF THE
MEMORANDUM OF UNDERSTANDING (“MOU”)

Summary of Key Terms of the Memorandum of Understanding dated October 25, 2018 (the “MOU”) between the City of Vancouver (the “City”), One West Holdings Ltd. (“OWH”), Concord NMH Limited Partnership (“NMH LP”) (collectively, OWH and NMH LP, are called “Concord”) and British Columbia Housing Commission (“BC Housing”):

- This is a non-legally binding MOU;
- The purpose of the MOU is to confirm the intentions of the parties to work in a collaborative manner to create the opportunity to deliver much needed non-market housing on three sites that are proposed to be transferred by Concord to the City (the “City Sites”);
- The City Sites, which are identified for non-market housing pursuant to the False Creek North Official Development Plan (“FCN ODP”), are to be transferred from Concord to the City and are to be used for the delivery of non-market housing;
- A payment would be made by Concord to the City (amount to be negotiated) in return for Concord retaining ownership of the other three remaining non-market housing sites (the “Concord Sites”) without any further rights of the City to purchase these three sites for non-market housing;
- Subject to Council’s unfettered regulatory authority, the Concord Sites would be enabled to be used for market residential uses, as opposed to non-market residential uses, at the existing density;
- Subject to Council’s unfettered regulatory authority, the City Sites would be permitted to be used for the delivery of the non-market housing units that are required under the FCN ODP for all six sites;
- Subject to Council amending the FCN ODP and any related zoning by-laws and subject to the Province’s approval of funding and all other necessary Provincial approvals, BC Housing may provide capital and operating, funding and financing to deliver the non-market housing units on the City Sites;
- BC Housing would serve as the development manager of the non-market housing projects on the City Sites and would be granted a nominal ground lease by the City for the City Sites, subject to City Council approval;
- The MOU does not fetter the discretion of BC Housing or the Province of British Columbia in any future decisions regarding the timing or funding with respect to the delivery of non-market housing on the City Sites; and
- The MOU does not fetter City Council in the exercise of any of its regulatory authority with respect to the six non-market housing sites.

* * * * *

**False Creek North Social Housing Delivery
SUMMARY OF KEY BUSINESS TERMS OF THE
MASTER TRANSACTION AGREEMENT (“MTA”)**

The City entered into the MTA solely in its landowner and business capacity and Council's regulatory authority and discretion are in no way fettered by the MTA.

Subject to Council's unfettered regulatory approval of any amendments to the FCN ODP and any related zoning by-laws following a public hearing, the MTA provides that:

- Concord will transfer ownership to the City of the City Sites to be used for the delivery of social housing and uses that are complementary, supportive or ancillary to the City's Social Housing objectives;
- Concord will retain ownership of the remaining three sites located at 1502 Granville Street, 431 Beach Crescent and 900 Pacific Boulevard (collectively, the “Concord Sites”) without the City having any right to acquire these sites for non-market housing purposes;
- Concord will pay to the City \$110,000,000 in three phased payments (with the final two payments being interest bearing) and waives any consideration payable by the City to Concord for the transfer to the City of the three non-market housing City Sites;
- The Concord Sites will be enabled to be developed as market housing, as opposed to non-market housing, with no change to the existing density pursuant to this application; and
- At a minimum, all the non-market housing units that are presently required to be delivered under the FCN ODP on the six non-market housing sites would be delivered on the City Sites.

City Council, in its regulatory capacity, has no obligation to amend or enact any changes to the *FCN ODP* or any zoning by-laws. If Council does not approve any such changes all of the landowner transactions under the MTA will be unwound without penalty or claims by either party.

* * * * *

**False Creek North Social Housing Delivery
PROPOSED 3D BUILDING MASSING FOR SOCIAL HOUSING DEVELOPMENT**

450 Pacific Street

Permitted under existing FCN ODP, CD-1 (366), and CD-1 Design Guidelines



Aerial view looking southwest of massing proposed in *FCN ODP*, zoning, and Guidelines

Uses:

Non-market housing

Storeys:

Up to 8 storeys (mid-rise building)

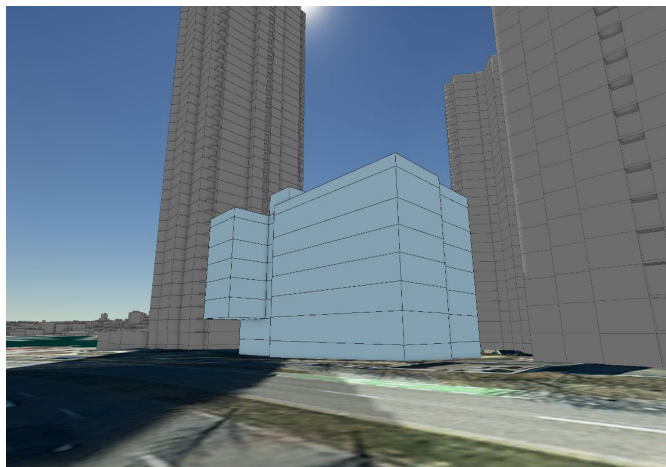
Height:

Maximum height of 110 m (360 ft.)

Floor Area:

Approximately 5,168.5 sq. m. (55,633 sq. ft.)

Proposed Building Massing



Proposed building massing: view looking south from Pacific and Richards Streets

Statistics

Uses / Floor Area:

Non-Market Housing:
7,504 sq. m (75,921 sq. ft.)

Storeys:

7 storeys (mid-rise building)

Height:

22.45 m (74 ft.)

FSR:

3.5

Total Units:

90

Unit Breakdown:

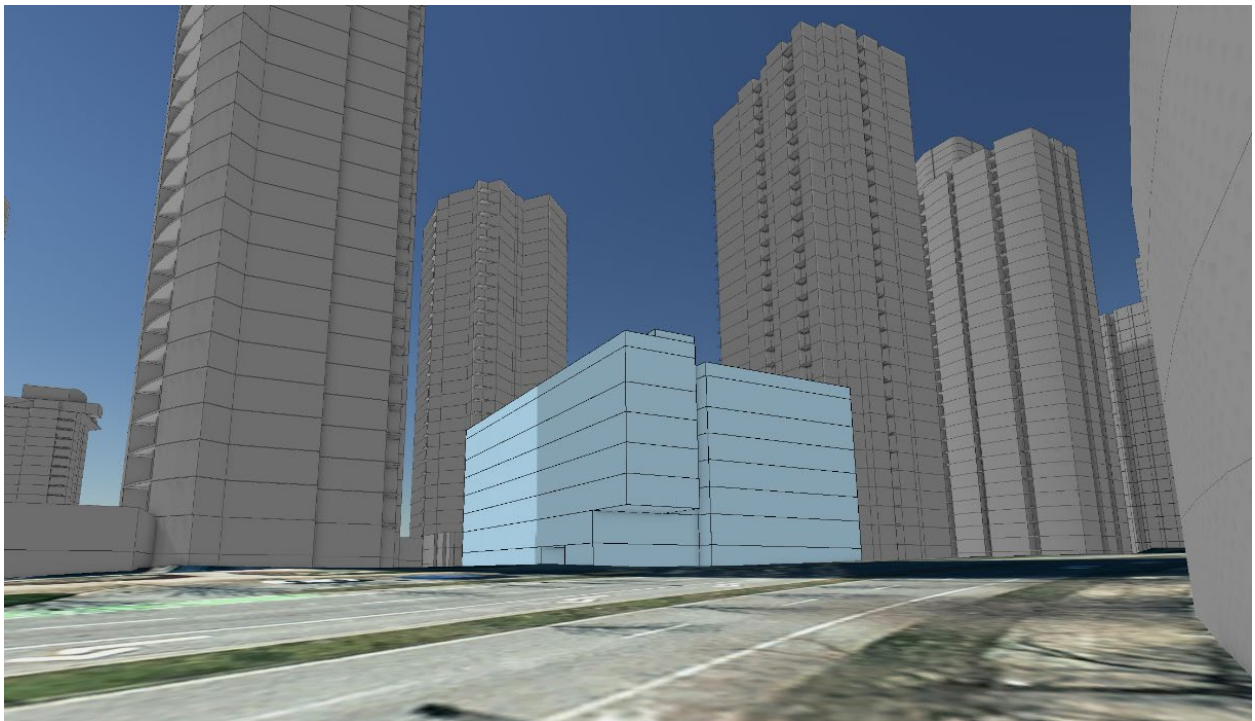
Studio: 30
1-Bedroom: 26
2-Bedroom: 23
3-Bedroom: 11

Percentage of Family Units:

38%

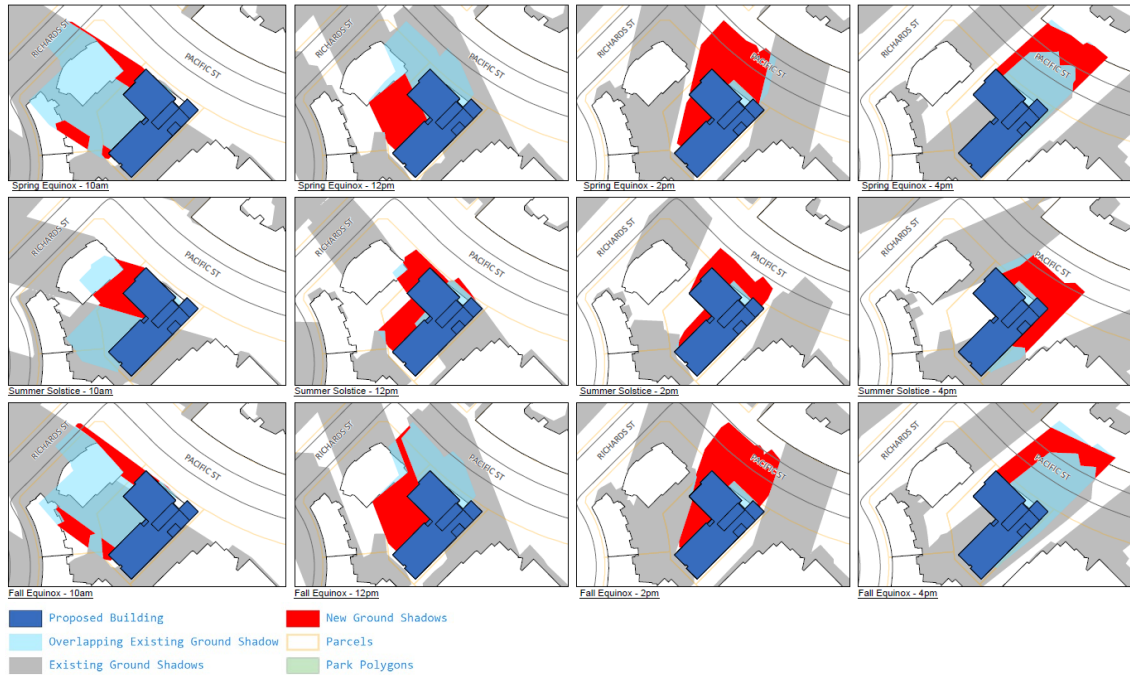


Proposed building massing: aerial view looking southwest from above Pacific



Proposed building massing: view looking west from Cambie and Homer Streets

Shadow Studies



1050 Expo Boulevard

Permitted under existing FCN ODP, CD-1 (324), and CD-1 Design Guidelines



Uses:

Non-market housing

Storeys:

Up to 8 storeys (mid-rise building)

Height:

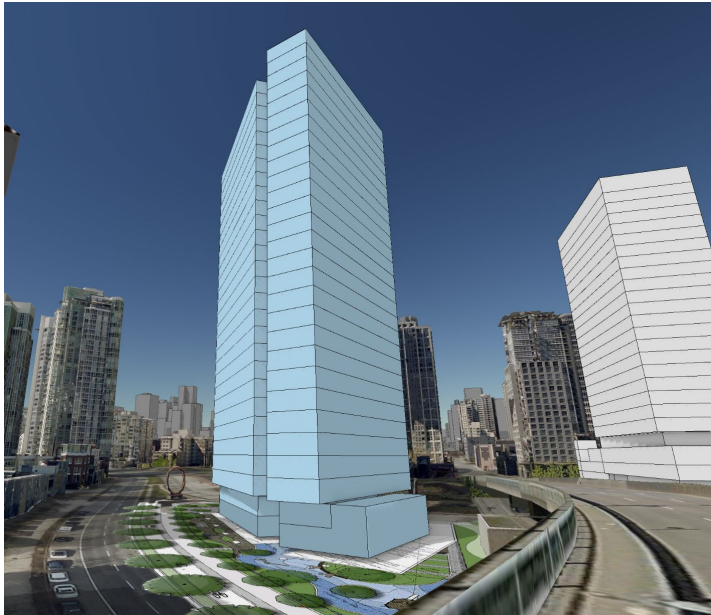
Maximum height of 91 m (298 ft.)

Floor Area:

Approximately 8,427 sq. m (90,708 sq. ft.)

Aerial view looking northwest of massing proposed in FCN ODP, zoning, and Guidelines

Proposed Building Massing



Statistics

Uses / Floor Area:

Non-Market Housing:
23,661 sq. m
(254,680 sq. ft.)

Storeys:
29 storeys

Height:
88.1 m (289 ft.)

FSR:
6.1

Total Units:

296

Unit Breakdown:

Studio: 108

1-Bedroom: 69

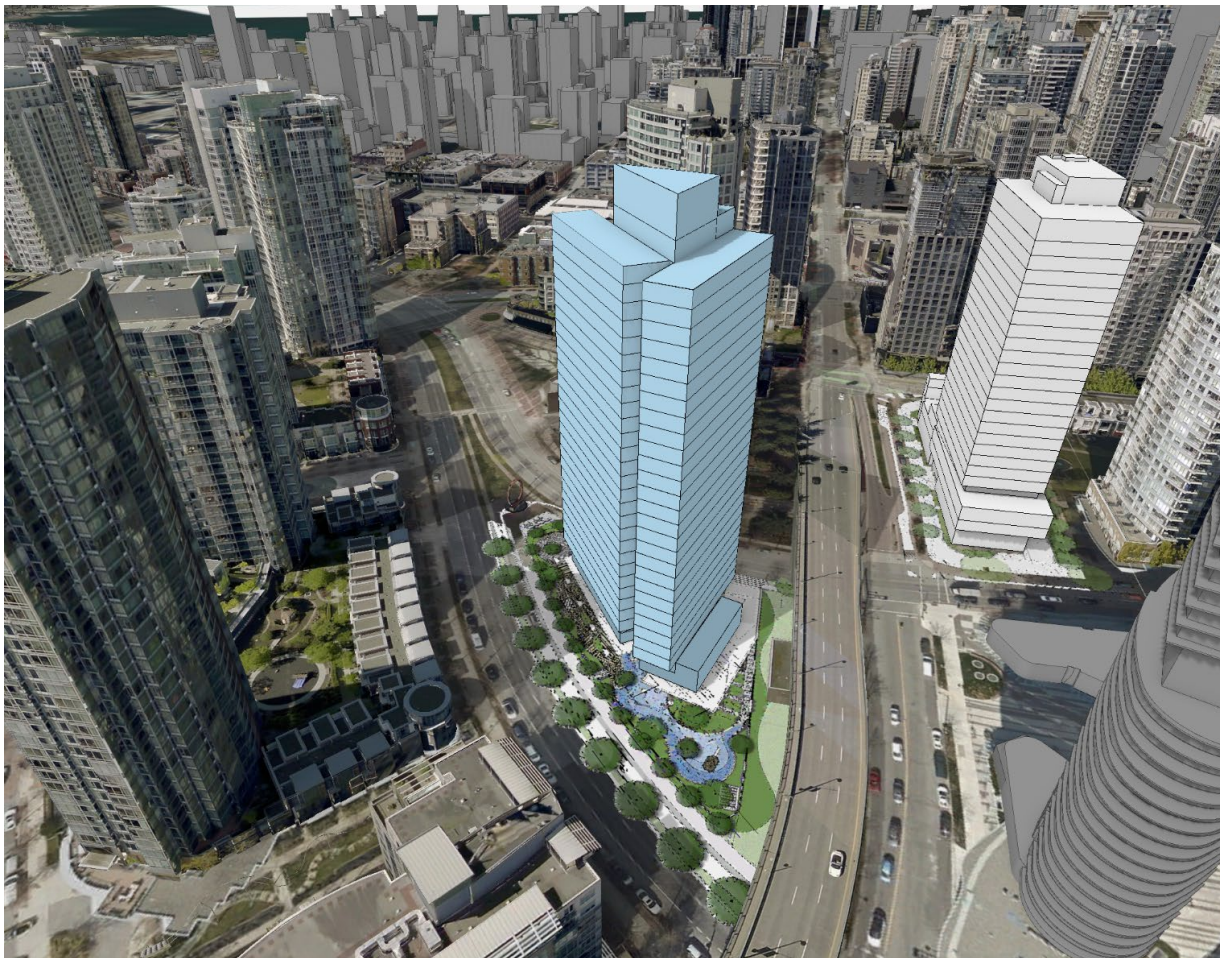
2-Bedroom: 91

3-Bedroom: 28

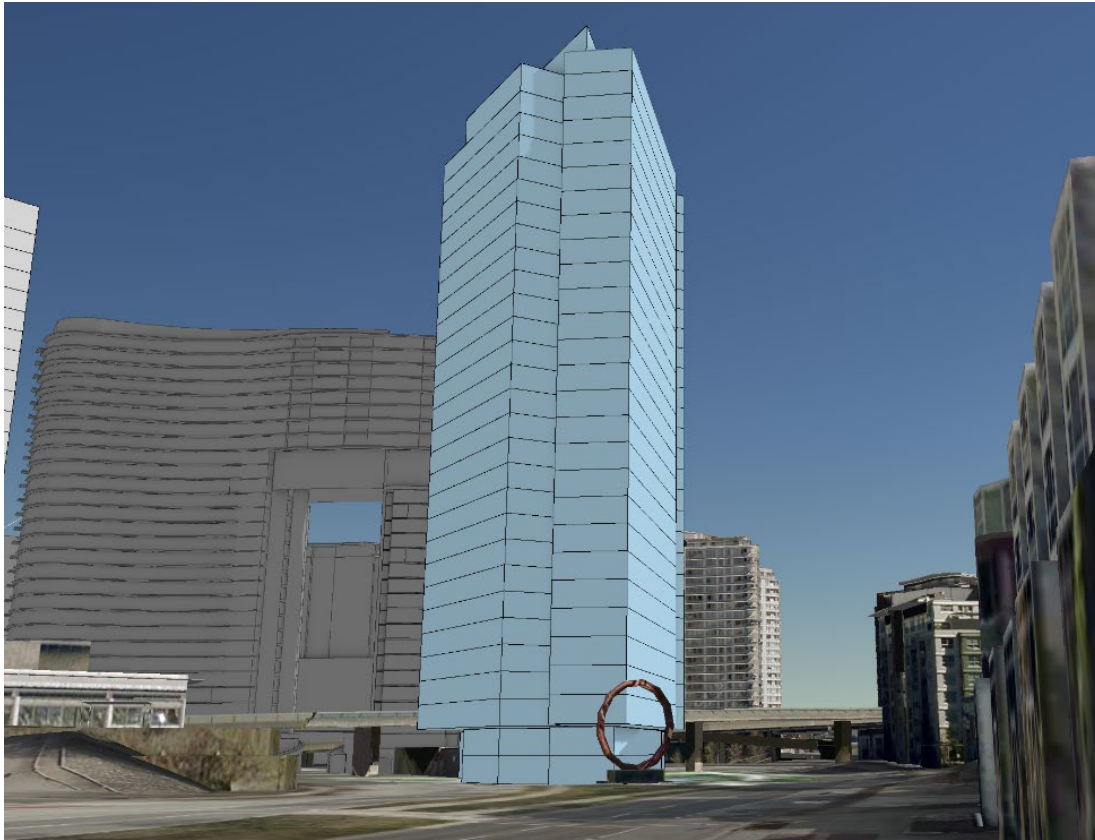
Percentage of Family Units:

40%

Proposed building massing: view looking northwest from west side Cambie Bridge

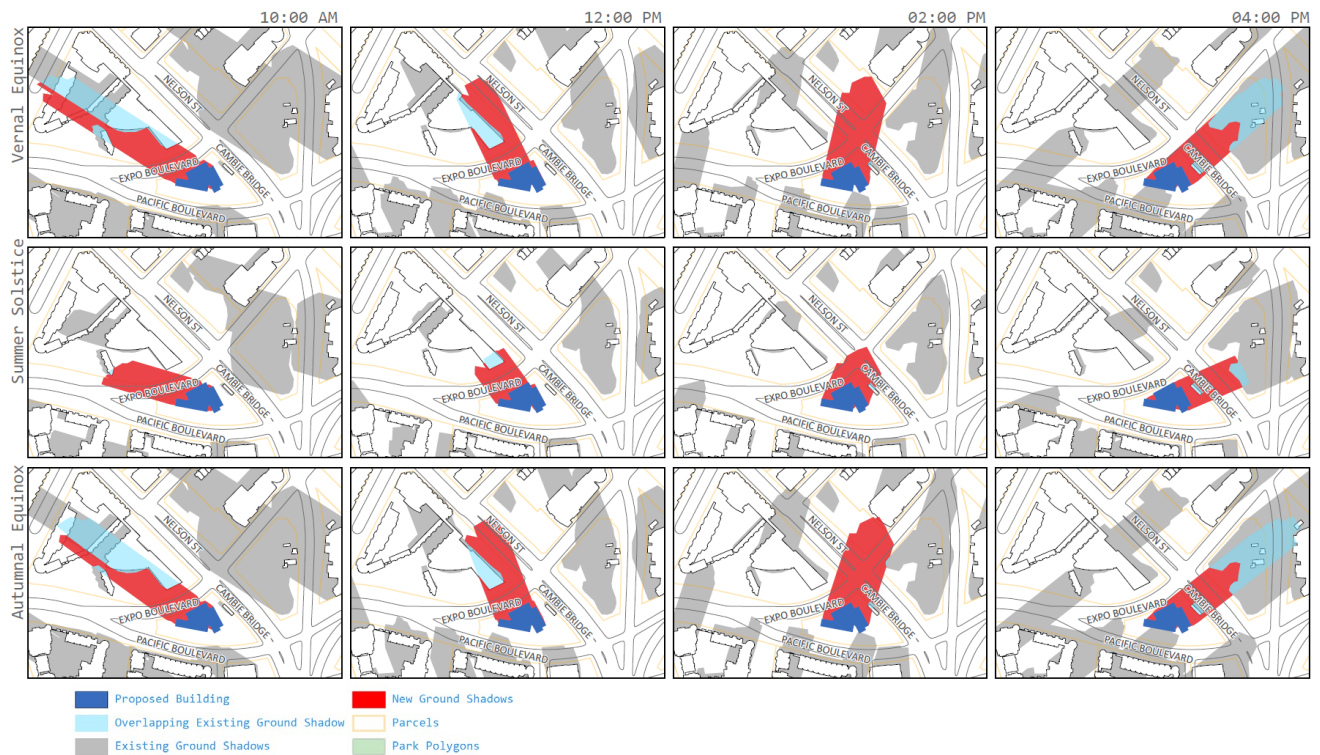


Proposed building massing: aerial view looking northwest from above Cambie Bridge



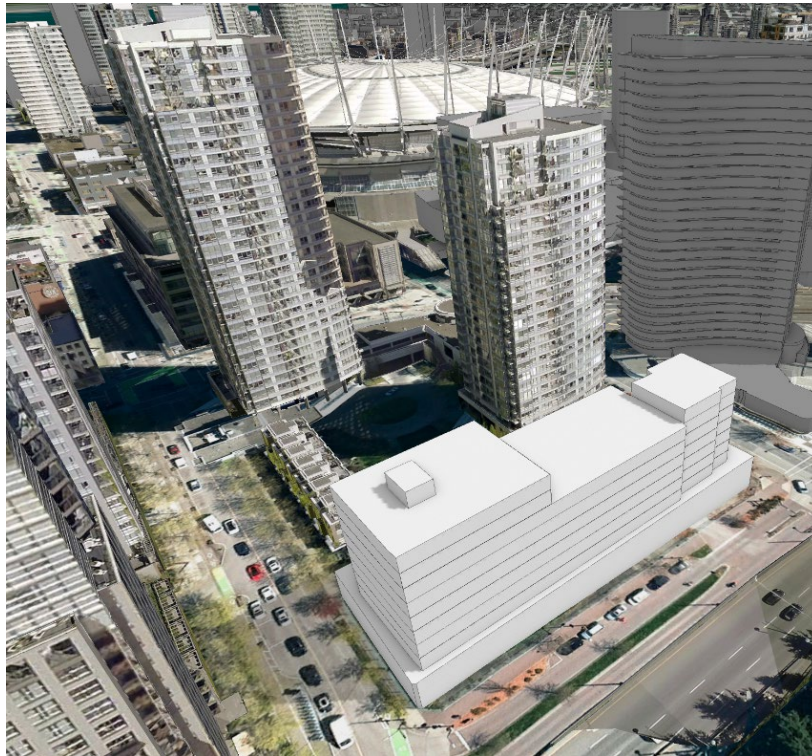
Proposed building massing: view looking east along Pacific Boulevard towards Cambie Bridge

Shadow Studies



990 Beatty Street

Permitted under existing FCN ODP, CD-1 (324), and CD-1 Design Guidelines



Uses:

Non-market housing

Storeys:

15 storeys

Height:

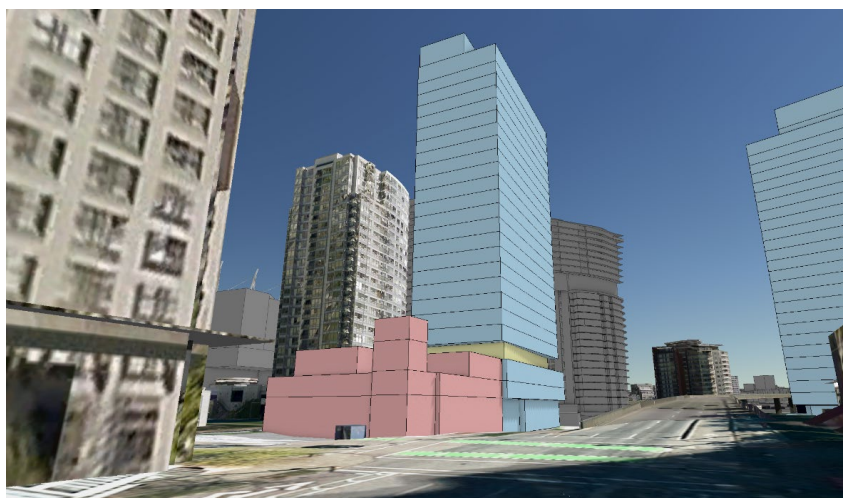
Maximum height of 91 m (298 ft.)

Floor Area:

Approximately 16,246 sq. m (174,872 sq. ft.)

Aerial view looking east of massing proposed in FCN ODP, zoning, and Guidelines

Proposed Building Massing



Statistics

Uses / Floor Area:

Non-Market Housing:
19,253 sq. m (207,237 sq. ft.)

44-Space Child Day Care Facility:
582 sq. m (6,265 sq. ft.)

Fire Hall: 1,665 sq. m (17,922 sq. ft.)
Total: 21,500 sq. m (231,424 sq. ft.)

Storeys: 28 storeys

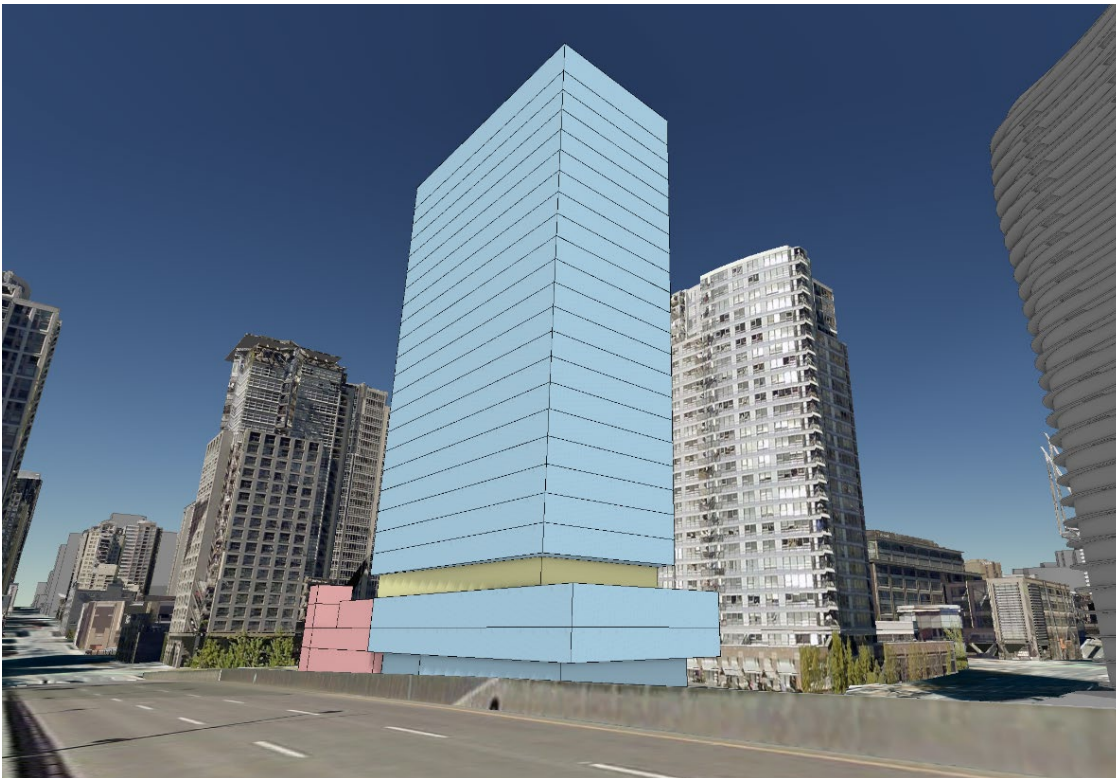
Height: 85.3 m (280 ft.)

FSR: 7.5

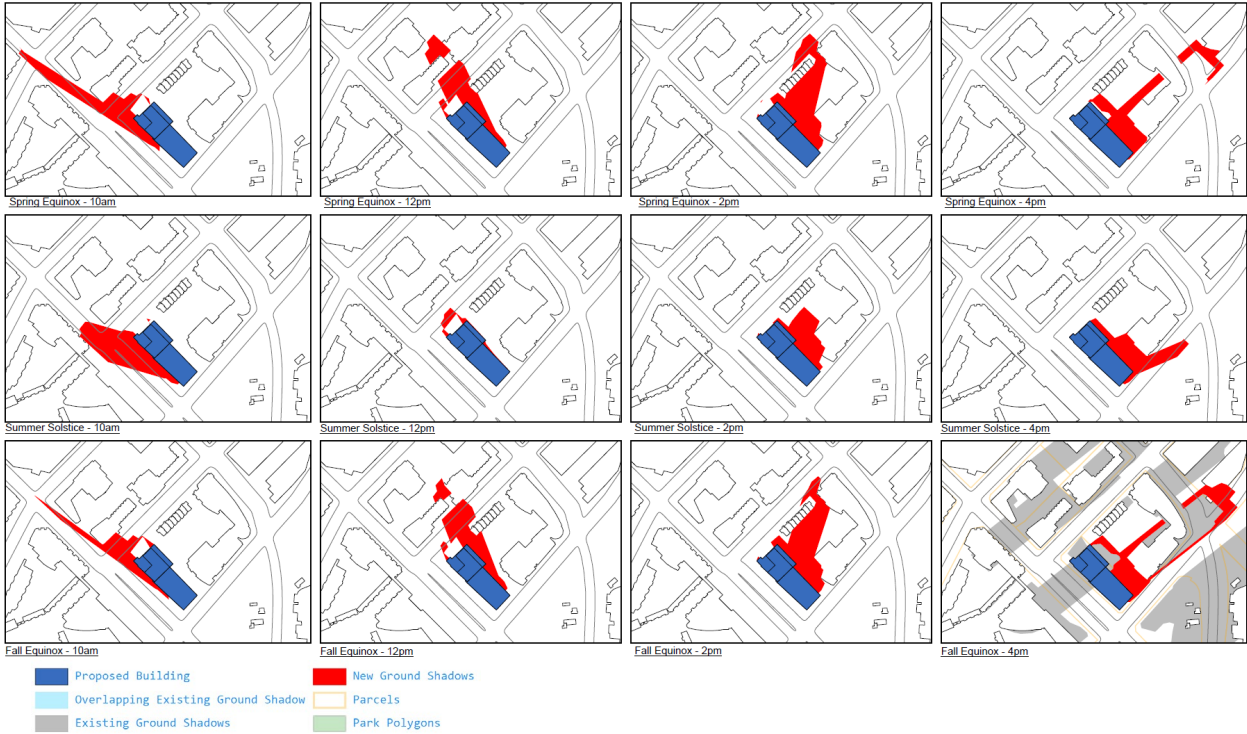
Proposed building massing: view looking east Cambie and Beatty Streets



Proposed building massing: aerial view looking east from above Cambie Street



Shadow Studies



* * * * *

**False Creek North Social Housing Delivery
URBAN DESIGN PANEL MEETING MINUTES**

Urban Design Panel Minutes – March 1, 2023

Description: Amendments to the False Creek North Official Development Plan related to Social Housing delivery at:

- 990 Beatty Street
- 1050 Expo Boulevard
- 450 Pacific Street

Rezoning Application No. RZ-2022-00083

The Director of Planning has applied to amend the False Creek North Official Development Plan (FCN ODP) with amendments to various CD-1 by-laws and updates to the Design Guidelines. Planning will present on how the proposed changes to the FCN ODP will enable the delivery of 661 units of non-market housing, a firehall, and child care facility. Development Planning will provide an overview of how the non-market housing sites may be developed, and outline changes to the associated CD-1 By-laws and Design Guidelines.

1050 Expo Boulevard, CD-1 (324)

As part of the Director of Planning's application to amend the False Creek North Official Development Plan (FCN ODP), consequential amendments to CD-1 (324) will be required to allow for the development of a 29-storey social housing building at this location including 296 units of social housing with 3 levels of underground parking. Building height of 88.10 m (289.06 ft.), residential floor area of 23,661 sq. m (254,680 sq. ft.), and total FSR of 6.04 is proposed.

990 Beatty Street, CD-1 (324)

As part of the Director of Planning's application to amend the False Creek North Official Development Plan (FCN ODP), consequential amendments to CD-1 (324) will be required to allow for the development of a 28-storey social housing building at this location including 288 units of social housing with 2 levels of underground parking. Building height of 85.30 m (279.87 ft.), residential floor area of 19,253 sq. m (207,237 sq. ft.), and total FSR of 7.05 is proposed. The development includes a public authority use (firehall) with the floor area of 1,663.3 sq. m (17,904 sq. ft.). And a child care facility with the floor area of 581.5 sq. m (6,259 sq. ft.).

450 Pacific Street, CD-1 (366)

This site is being considered as part of the Director of Planning's application to amend the False Creek North Official Development Plan (FCN ODP). No amendments to CD-1 (366) are required to consider the proposal. Proposal includes 90 units of social housing with 1 level of underground parking. Building height of 22.45 m (73.7 ft.), residential floor area of 7,504 sq. m (75,921 sq. ft.), and total FSR of 3.5.

Application Status: Rezoning

Application Review: First

Staff: Desiree Drewitt, Hiroko Kobayashi, & Kevin Spaans

EVALUATION: Non-voting session

Summary of Panel Commentary - 1050 Expo Blvd:

There was unanimous support from the Panel on this project including the proposed height and massing.

The Panel encouraged the quality and quantity of the amenity space to be significantly increased, including reinforcing the larger areas and balconies. Another notable item was further design development and improvement to the urban design and public realm interface under the Cambie Street Bridge. The greater continuity of commercial space at street level should be sought as a public realm improvement strategy. The Panel also commented on further design development to achieve a higher design and material standard and consider the City's green building policy at the time of the DP application.

Summary of Panel Commentary - 990 Beatty St:

There was unanimous support from the Panel on this project including the proposed height and massing.

The Panel encouraged improvement to the quality and quantity of the amenity space and unit distribution and amount of family units. Another recommendation was the massing and architectural expression of the firehall should be improved as a standalone design with further design development to reinforce the façade articulation.

There was a comment regarding the public realm, seeking further transparency and activation at the ground plane. The Panel also noted greater adherence to standard city policies be considered including a higher level of architectural expression and amenities for non-market and market housing, i.e. the provision of balconies and exterior amenities.

Summary of Panel Commentary - 450 Pacific Boulevard:

There was unanimous support from the Panel on this project including the proposed height and massing.

The Panel encouraged improvement to the balcony provision, sun access and green roof to enhance the overlooking aspects. Increase of accessible and family units should be considered.

There was a comment regarding the architectural expression and public realm, seeking further design development prior to the DP application.

Staff's Response: The staff team thanked the Panel for their comments.

* * * * *

**False Creek North Social Housing Delivery
PUBLIC CONSULTATION SUMMARY**

1. List of Engagement Events, Notification, and Responses

	Dates	Results
Events		
Virtual open house (City-led)	February 13 – March 3, 2023	2,100 participants (aware)* <ul style="list-style-type: none"> • 1,000 informed • 318 engaged
In-person Planning Information Sessions (City-led)	February 22 and 25, 2023	230 participants
Public Notification		
Postcard distribution – Notice of by-law change application and virtual open house and in-person information sessions	February 8, 2023	15,852 notices mailed
Listserv notification- Notice of by-law change application and virtual open house and in-person information sessions	February 13, 2023	1,742 emails sent
Public Responses		
Online questions	February 13 – March 3, 2023	97 submittals
Online and paper comment forms	February – March, 2023	610 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	February – March, 2023	610 submittals <ul style="list-style-type: none"> • 87 responses • 490 responses • 33 response
Other input	February – March, 2023	25 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	February – March, 2023	2,900 participants (aware)* <ul style="list-style-type: none"> • 1,400 informed • 553 engaged

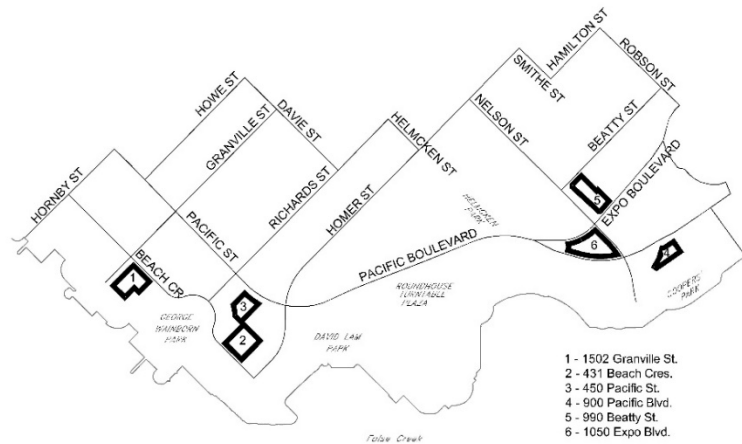
Note: All reported numbers above are approximate.

* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.

- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

2. Map of Notification Area



NOTIFICATION AREA

3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell in the following areas:

- **Affordable Housing:** Provisions for social housing are a welcome addition to the City and will help combat the ongoing housing crisis.
- **Location:** The sites are well located in Downtown Vancouver with good access to transit and active transportation routes. There are great amenities in the surrounding neighbourhood including access to the seawall and parks.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** In particular, comments were concerned that the proposed buildings at 990 Beatty Street and 1050 Expo Boulevard are too tall and too dense to be supported. The sites should be developed as per the original height and density prescribed in the False Creek North Official Development Plan.
- **Firehall and Traffic Congestion:** The proposed development will contribute to already high volumes of traffic in the entertainment district area, particularly surrounding event times which often results in gridlock traffic. Comments noted that there is insufficient parking proposed on-site and there is concern for where garbage and recycling pick up, delivery vehicles, moving trucks, and visitors will park. The inclusion of the firehall also raises concerns due to the high volumes of traffic and congestion, as well as concerns with the increase in noise.
- **Land Transaction Agreement:** Comments are concerned that the land transaction agreement made between Concord Pacific and the City of Vancouver is not in the best interest of the City. In particular, comments expressed that the sites being transferred to Concord are worth more than \$110 million and that the City should seek to maintain all six lots and develop the sites per the existing False Creek North Official Development Plan.
- **Sunlight and views:** The proposed development would block neighbouring apartments' sunlight and views of False Creek, and will have impacts on the value of the condos, which were purchased with the understanding that the sites would be developed per the existing zoning and design guidelines for the subject properties.
- **Insufficient Amenities:** There are insufficient schools and amenities in the surrounding neighbourhood. Parks are over capacity; schools and daycares have long wait lists; there is only one community centre (The Roundhouse); and one grocery store (Urban Fare) in the neighbourhood.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

General comments of support:

- This project contributes to the City's goals of equity, resilience, and inclusion.
- The project will add vibrancy to the neighbourhood
- The development encourages active transportation and transit use which will lower carbon emissions.
- The new childcare spaces are much needed.
- The existing vacant sites will be improved with development.

General comments of concern:

- Significant noise and air pollution from vehicles travelling on Nelson Street and Cambie Bridge
- There is insufficient tower separation which causes privacy concerns.
- The proposed parking is insufficient.
- The proposal would result in fewer street parking spaces, which are valued by delivery drivers and visitors to the existing buildings.
- The building designs are not attractive.
- The proposal segregates the social housing by concentrating it in one location.
- There are insufficient childcare spaces proposed.
- Co-locating a childcare and a firehall is problematic.
- There is a concern of the potential for increased crime, theft, break-ins, vandalism, and drug use.
- The proposal does not adequately consider the impact on surrounding neighbours and their quality of life.
- The development will contribute to overcrowding in False Creek North.
- The grocery stores in the area are not affordable.
- Removal of the trees on 939 Expo Boulevard is not supported.
- Maintenance costs for taller towers are larger than mid-rise buildings.
- Concern of who will be maintaining the sites.
- Construction will be disrupting to those that work from home.
- Fine dust from construction is a health hazard.
- The public engagement process has not been long enough.
- Social housing would be more affordable to build in other areas of the city.
- Concern that the mix of unit types are not compatible.
- There is already too much social housing in False Creek North.
- Neighbouring taxpayers concerns have not been adequately addressed in the process of reviewing this proposal.

Neutral comments/suggestions/recommendations:

- Add retail at grade and in particular, an affordable grocery store.
- Add more parks to the neighbourhood.
- Add more non-market housing on the sites.
- Increase the number of family units proposed, in particular the three-bedroom units.
- Intensify the development at 450 Pacific Street.
- Have the firehall exit on Expo Boulevard instead of Beatty Street.
- Make the developments market rental housing instead of social housing.
- Make the project sites parks instead of housing developments.
- Add a crosswalk at Seymour Street and Pacific Street.
- Move the firehall to the 1050 Expo Boulevard site.
- Expedite the approval process.
- Staff should engage the community on the prioritization of public benefit facilities.
- An investment in tree planting should occur so that trees have a larger area to grow and can grow taller.
- Ensure landscaping design is enticing at street level with trees, shrubs, flowers, and water features.
- Add articulation to the massing.

- Reduce the parking.
- Switch the 1050 Expo Boulevard site to market housing and make 1502 Granville St non-market housing.
- Develop a pool in the neighbourhood.
- More dog parks required in the neighbourhood.
- 1050 Expo Boulevard should be developed as a long term care facility.
- Keep all six sites for non-market housing development.
- Activate the roof or landscape the roof at 450 Pacific Street to add visual interest.
- Move the garage entrance for 450 Pacific Street off Strathmore Mews.
- Add seniors housing.
- Ensure air conditioning is installed in the development.
- Ensure there is good ventilation in the development to protect against illness caused by pollution or infectious disease.
- Hire talented architects to ensure that the buildings blend in to the surrounding context.
- Make the buildings co-operative housing.

* * * * *