



CITY OF VANCOUVER

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POLICY REPORT
DEVELOPMENT AND BUILDING

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TO: Standing Committee on Planning and Environment

FROM: The Director of Planning, in consultation with the Managing Director of Social Development and the General Manager of Engineering Services

SUBJECT: Arbutus Centre Policy Statement

RECOMMENDATION

THAT Council approve the Arbutus Centre Policy Statement (Appendix A) as a framework for considering Arbutus Centre rezoning and development proposals.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

- 1995 City Plan
- 1997 City of Vancouver Transportation Plan
- 2005 Arbutus Ridge/Kerrisdale/Shoughnessy Community Vision
- 2008 EcoDensity

SUMMARY AND PURPOSE

This report recommends adoption of the Arbutus Centre Policy Statement (Appendix A) to guide the redevelopment of a 1970's shopping mall into a mixed use neighbourhood centre. The policy statement is the outcome of the policy planning program initiated in 2007 to examine the future of the site in the context of the Arbutus Ridge Kerrisdale Shaughnessy (ARKS) Community Vision.

The Policy Statement provides principles and strategies meant to guide the successful replacement of this auto-oriented mall with a street-oriented mixed-use development with a pedestrian focus, maintaining current levels of retail and office at Arbutus Centre, while adding a broad mix of residential types and tenures and commensurate neighbourhood amenities. The Statement includes policies focused on the future mix of uses, including form and massing, amenities, and public realm. The floor space ratio and number of units will be determined at the rezoning stage, when greater design development and detail is provided.

POLICY BACKGROUND

In 1995, Council adopted CityPlan, which called for Vancouver to be a "City of Neighbourhoods". The Plan identified neighbourhood centres as a "heart" for each neighbourhood where people would find shops, jobs, community services, public places, and housing for various ages and incomes. The Plan encouraged redevelopment focused in neighbourhood centres, while calling for compatibility with surrounding neighbourhoods.

CityPlan also supports increasing housing variety for people at different stages of life and different incomes throughout the city, especially in neighbourhood centres. More young people and young families would be able to find homes in their familiar neighbourhoods, with older people being able to stay in the community where they have lived most of their lives. Mobility priorities focused on walking, cycling, and transit ahead of cars to cut down on traffic congestion and to improve the environment. The Plan recommended intensification of mixed land uses to reduce car trips and congestion, bringing more people closer to shops, services, transit and jobs and thus reducing their need to travel long distances.

In 2005, Council adopted the Arbutus Ridge Kerrisdale Shaughnessy (ARKS) Community Vision. This vision brought the city wide policies of CityPlan to the community level, and was the outcome of a neighbourhood planning program which contemplated a broad array of considerations for the future of the neighbourhood.

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

The Vision specifically affirmed Arbutus Centre as a Neighbourhood Centre, which implies a need for more planning work to contemplate uses and development forms typically

considered for neighbourhood centres. However, policies regarding additional housing at Arbutus Centre were classified as “uncertain”, meaning they remained inconclusive and require further consideration and public discussion when additional planning occurred on the site (Section 19.2). Because the Vision specifically provides direction on Arbutus Centre and separates it out from the rest of the community as a neighbourhood centre, the policies regarding new housing types referenced in Section 15 (and specifically the ones regarding building heights over four stories), are not applicable for this site. However, the Vision did support new housing types on or near arterial roads (Section 16.5), and new housing types near shopping centres (Section 16.6).

On June 10, 2008 Council approved the EcoDensity Charter. The Charter calls for the City of Vancouver to achieve greater densities strategically, in land-use patterns, locations and designs where carbon footprint improvements and environmental gains are highest (e.g., around fixed-transit; walkable shopping, employment and amenity areas; district energy sources, etc.) and where affordability and livability are also fostered. It also provides direction to densify in ways which constantly enhance and reinforce a city of walkable neighbourhoods, improve biking and transit infrastructure, and reduce and de-emphasize automobile use and ownership. New density should be designed to achieve both sustainable, timeless design, and respect for authentic neighbourhood values, context, character and identity, at all scales.

EcoDensity also encourages commercial development, calling for protection of proper space for diverse jobs and economic activity close to home for a balanced, resilient city with minimal commuting as the city grows, including protection of key commercial and industrial districts for economic activity.

ZONING BACKGROUND

The 1972 CD-1 zoning of the site, amended in 1986 to allow upper floor additions and enclosures, permitted a maximum density of 0.49 FSR for commercial development. The resulting development was a shopping mall that occupies about 2 acres of the 7 acre site with the remaining 5 acres developed as surface parking. The project was constructed as part of a larger development for the Arbutus Village area in 1978, providing the commercial hub of a larger 30 acre site. Within these 30 acres of residential, densities vary from 0.6 to 1.3 FSR for residential structures varying in height from 3 to 6 storeys.

A 1996 application sought to amend the CD-1 zoning of Arbutus Centre to permit development of a portion of the shopping centre parking lot with two 6-storey multiple dwellings containing 142 dwelling units and a public amenity space. The application was very contentious. The public’s concerns included: traffic impacts, fear of underground commercial parking, concern about flooding in nearby multiple dwellings resulting from water table changes, fear of reduced multiple dwelling (strata) values in the area as a result of increased supply of new residential units, noise and view impacts. Recommending approval, staff considered these issues and noted that the proposed development would not displace housing, employment opportunities or trees, and that traffic impacts would be limited. Over the course of the two evenings of Public Hearing 55 speakers addressed Council, 27 in support, 25 in opposition. The application was refused by Council in July 1998.

DISCUSSION

Policy Statement Goals: The objectives of a redeveloped Arbutus Centre are aimed at achieving a sustainable neighbourhood centre integrated with and serving the surrounding community. Arbutus Centre would gain a diversity of housing types and tenures for all ages, incomes, and household composition, augmented with a range of retail and office development to deliver local services and employment opportunities. The policy endorses a built form that respects the adjacent sites, the park, and views from nearby open spaces. Streets are animated by pedestrian-oriented commercial frontages and grade-accessible townhouses fronting onto streets and public spaces. Arbutus Centre will promote pedestrian mobility and accessibility, bicycling, and transit use by organizing development on an integrated pattern of streets and public pathways, linking the immediate neighbourhood, transit stops, parks, community facilities, and local streets.

An underlying principle is that increased intensity of uses on the site will require and result in corresponding increases in amenities for both neighbouring and new residents on-site. Coupled with this is inclusion of a quality public realm through the use of pedestrian-friendly streetscapes, walkways, and plaza spaces. Provision of local-serving commercial services would be emphasized to reinforce the neighbourhood centre objectives emerging from CityPlan and the ARKS Vision. These services could anchor a residential node which would absorb residential pressures likely to arise with reduced site availability in the area and provide new housing choices within the community.

Development Objectives: Arbutus Centre currently has 110,819 square feet of local serving commercial floor space and a 10,064 square foot private recreation centre. Through redevelopment, the Centre will retain at least the current level of retail floor area with an array of locally serving retail units, in addition to maintaining an anchor grocery store. Increased office use, based on further dialogue with City staff analyzing core employment factors, is encouraged in Arbutus Centre to accommodate medical, dental, and financial services to serve local and city-wide needs. A retail and office viability and impact study by a qualified independent retail analyst is required at the time of a rezoning application to demonstrate whether an increase in retail and office floor area would be potentially viable. Any increase would need to be achieved within the recommended massing parameters.

A variety of housing forms, tenures and unit types in conjunction with local retail and service uses can address population growth and demographic change while contributing to a more diverse, vibrant, and complete community. Affordability, ground access, unit size and the availability of appropriate amenities are concerns for new families. Seniors are interested in housing that can allow them to age in place without moving out of their neighbourhood. While the policy statement does not include any development related numbers, the applicant has indicated a range of 550 - 650 units included within the development.

Built Form: The basic organization of a redeveloped Arbutus Centre consists of four development blocks created by a new high street running east-west through the site as well as a northern extension of Yew Street. While the overall site will be a mixed-use development, buildings on the western portion of the site should be mainly residential in nature based on their location adjacent to neighbouring housing and open space, while the two building masses adjacent to Arbutus Street will be more mixed use with on-street retail and service uses that meet the daily/weekly shopping needs of local residents. Policies have been included in the built form section of the statement to provide clarity on the key issues

regarding the site, including the relation to the adjacent streets (both existing and proposed), as well as relationships to the adjacent buildings and open space bounding the site.

Two of the main policies in this section relate to building heights and views. As there are six storey buildings located adjacent to the site, a predominantly six storey built form would be appropriate in this location. However, the significant grade change from east to west on the site along with a terraced massing allows for greater height than six storeys that would still be appropriate, provided it is centrally located in the site where there is less massing impact on the adjacent properties. Policies have also been included regarding a public view through the site from Quilchena Park to English Bay and Point Atkinson. While this is not a Council approved view cone, staff have worked to preserve as much of this view as possible, suggesting that a limited interruption in the view may be considered.

Housing: The policy statement calls for affordable housing equalling 20% of total units, secured as part of a rezoning application. The extent to which affordable housing units are targeted to core need or low-income individuals and families will depend on the availability of senior government funding. General objectives for family housing on the site are set at 25% family housing for both affordable and market housing. These percentage requirements are lower than the normal requirements as they recognize the moderately higher proportion of existing seniors population in the existing community. At the rezoning stage, special consideration should be given to the provision of seniors' housing to meet the needs of the Arbutus Ridge community and enable residents to remain in their community as they age.

Public Services and Amenities: In addition to the benefits of a more compact and sustainable land use pattern served by transit, the Policy Statement adheres to Council approved policies on parks, community services, local commercial services, and sustainable building practices which serve a complete community. These policies will also guide amenity negotiations based on submission of a pro-forma at the rezoning stage, in accordance with the current City of Vancouver Community Amenity Contributions (CAC). Staff analysis of community amenity needs in this part of the city has identified a need for a neighbourhood house and seniors' centre at this location. Landscaping improvements are likely needed on the adjoining Arbutus Centre Park as well.

Transportation and Servicing: Considerable discussion has been generated regarding drainage concerns resulting from construction and redevelopment of Arbutus Centre and the impact on the surrounding community, with historical data and conflicting findings regarding the site permeability. The policy calls for comprehensive studies to be submitted to analyse stormwater and groundwater impacts. New development on the site will be required to manage the drainage on the site effectively without adversely affecting the surrounding area.

Traffic calming measures have been discussed at the intersection of Nanton Avenue and Yew Street, based on the extension of Yew Street into the site. The city has a range of options that could be considered in this location, including partial closures, curb bulges, traffic circles, and other mitigation measures. While community comments were focused on existing and future traffic volumes in the neighbourhood, the Bicycle Advisory Committee focused on the use of the local streets which are a part of the 29th Avenue Bikeway. Options for traffic calming will require further discussion with all stakeholders during the rezoning and development permit process, with the applicant obligated to construct any mitigation measures at their expense.

Environmental Sustainability: As part of the newly approved EcoDensity Charter, the project qualifies as a large site over two acres. Beyond meeting the minimum requirements for LEED Silver as outlined in the initial actions, the project is required to comply with Action A-2, which sets parameters for greater sustainability including district energy, sustainable transportation demand management, rainwater systems, and a solid waste diversion strategy. The Charter also calls for architecture and public realm that marries meaningful and significant ecological performance, with lively, beautiful, responsible, people-oriented design, particularly as density levels increase. These requirements for greater sustainability will be pursued as part of a rezoning application.

Public Process: Since Council endorsed the Policy Review in May of 2007, three sets of Public Open Houses were held with the community. These Public Open Houses were augmented by workshops which engaged the more interested parties. As well, there has been some direct consultation with the ARKS Vision committee. There has been a broad range of opinions on the future development of Arbutus Centre, with a diversity of views expressed on the level of development on the site. The following concerns have been acknowledged and addressed through the Policy Statement:

- *Loss of future office and retail services to residential development:* The policy calls for a comparable amount of retail and office development equal to or greater than the existing amount currently on site. The goal is a locally serving neighbourhood centre retail complex augmented by residential development on site. At the time of a rezoning application, a City managed retail viability and impact study is recommended to be funded by the proponent to determine if additional retail and office is viable. The policy statement includes a recommendation that small scale retail be provided on site with the intent of addressing community concerns regarding “big box” retail. The applicant has provided a phasing plan that shows the grocery store will remain open through construction to respond to community needs.
- *Traffic Impacts:* Nearby residents have expressed concerns that Arbutus Street would become congested if new residential units are added to the site, citing increases believed to be attributable to Arbutus Walk (12th Avenue/Arbutus) and Quilchena Park (33rd Avenue/Arbutus) projects. As part of a rezoning application, a transportation assessment and management study (TAMS) will be required. It is anticipated that Arbutus Centre will become a neighbourhood serving centre that will promote pedestrian trips in place of vehicle trips. Over the past 10 years, with the implementation of the Transportation Plan, increased density in Vancouver has generally been achieved without a corresponding increase in traffic volume. Increased density and development designed appropriately, will allow for improvement of transit, cycling, and pedestrian options, which can accommodate the increased density without adding significant vehicle trips. Appropriate parking standards may also encourage the use of non-vehicular modes of transportation.
- *Traffic Calming Measures:* The recent open house in May elicited considerable comment on the intersection of Nanton Avenue and Yew Street, with concern about traffic increases in the area near Prince of Wales Secondary School. As previously indicated in this report, several solutions adequate to address anticipated increases will be the subject of a separate dialogue with the community regarding potential traffic calming options, with the applicant obligated to construct the necessary measures.

- *Height* - There have been resident concerns raised regarding the height of buildings. While some community members support six storey development based on adjacent building heights up to six stories, other residents have argued for a lower height, equating lower height to lower density and lower traffic generated by the development. These residents commonly argue the traffic impacts will be unmanageable if six or more stories are permitted.

While six stories would be comparable to the neighbouring apartments, heights above six stories in concentrated and limited locations could achieve an appropriate relationship with the adjacent buildings due to grade changes on the site. The policy ensures that respectful setbacks to adjacent development will be provided, requiring terraced heights and building massing, and two and three storey townhouse developments adjacent to the public park. These would be achieved through design controls at the rezoning stage.

- *Possible loss of recreation centre*: Arbutus Shopping Centre has a private recreation facility on the lower level for the use of adjoining condominium owners. The obligation for the existing facility will expire on 2013. The developer has indicated they would provide some form of private facility on site, for the ongoing benefit of both existing and new residents. Based on this, City staff will seek assurances through the rezoning process that some form of facility is provided. It should be noted this would not be recommended as part of the CACs to be provided on the site. The Parks Board believes public recreation needs in this area are adequately met through the Kerrisdale Community Centre which includes an indoor pool.
- *Potential flooding of nearby residences*: Some area residents believe that subsurface drainage problems have resulted from redevelopment of sites along Arbutus Street, citing its history adjacent to the low lying area and former bog to the west. Community residents are fearful that more flooding would occur if this site is redeveloped. As part of a rezoning application, the developer is required to undertake a comprehensive study to analyze stormwater and groundwater. Any new development on the site will be required to manage the drainage on the site effectively without adversely affecting the surrounding area.
- *Replacement of surface parking with underground parking*: Some area residents are opposed to underground parking due to fear of crime and getting lost (poor pedestrian connections to grade). Residents' comments have alluded to the convenience of the existing five acres of surface parking on the site. City staff believe options can be developed to provide a mix of street front, structured grade level and safe underground parking, the latter being needed mainly at peak periods.
- *Pedestrian Safety*: Residents, particularly seniors, identified concerns about pedestrian safety and using street crossings to access the Centre. While the policy calls for priority for pedestrians on the Arbutus Centre Site and the adjacent neighbourhood, residents also identified the crossing of King Edward Avenue and Yew Street as a concern for the community north of King Edward Avenue. Since this corner links Arbutus Village Park and a park corridor leading to Ravine Park, staff recommend further analysis regarding pedestrian crossings at this location in the transportation assessment and management study to be provided by the applicant at the rezoning stage.

- *View impacts:* Residents to the south are concerned that taller buildings could block mountain views or simply present an undesirable view for area residents. While City of Vancouver policy does not guarantee private views, the Arbutus Centre Policy does recognize and limit intrusion into the public view looking northwest towards English Bay from the southeast corner of Quilchena Park.
- *Development Setbacks:* Early open houses provided feedback about sensitivity around the edges of the development, with attendees asking for development along Arbutus Street to be setback, with a wider linear greenspace or pedestrian walk/ promenade in front of buildings to provide pedestrian-oriented, outdoor cafes, green spaces, and sociability. The Policy Statement recommends the upper stories of the development be setback from Arbutus Street, but encourages the main retail floors to be built to the property line as the existing Arbutus Street boulevard provides a generous space from curb line to property line to accommodate these amenities. Walkways that can accommodate tree planting, pathways, and areas for private amenity spaces are included throughout the site with improved connections to Arbutus Village Park. An unresolved item is the setback between the northeast block and the apartment building to the north. Policy Recommendations have been included to further address this question at the rezoning stage.
- *Shadowing:* Concerns about shadowing of Arbutus Village Park have been expressed by some adjacent residents. Based on the terracing, massing, and setbacks for the development, the project will cast less shadow on the park than what is currently cast by the existing shopping centre. In addition to specific policies regarding shadowing, other policies regarding terracing and relationships to the park also address these concerns.

The above noted concerns have been addressed in the policy, or in some instances, required to be addressed through further analysis at the rezoning stage. There are still area residents that vocally oppose the CityPlan direction calling for all communities to accept an increase in density, particularly through new mixed-use neighbourhood centres similar to Arbutus Centre. These residents question the environmental benefits of a mixed-use development, often linking increases in density to increased volume of cars and exhaust on the roads. Some comments were received questioning the quality of the housing achievable on the site, stating that residential units above retail were not a liveable, nor an appropriate form of housing. These comments reflect a fundamental difference between a segment of the area residents' desire for a commercial only shopping mall, and Council's policy supporting mixed-use neighbourhood centres.

IMPLEMENTATION

A subsequent rezoning application is anticipated following Council's consideration of the Policy Statement. The rezoning would be subject to public review. The developer has agreed to contribute to and participate in a public process involving the community at that time.

FINANCIAL IMPLICATIONS

There are no financial implications to the City. Redevelopment would be subject to a rezoning application for which the developer is responsible for normal Zoning and Development Bylaw rezoning fees. Development Cost Levies apply at the current rate and the site is subject to a negotiated Community Amenity Contribution.

CONCLUSION

The Director of Planning recommends approval of the Arbutus Centre Policy Statement (see Appendix A) as the policy framework for evaluating more detailed planning and design questions through future rezoning and development proposals for Arbutus Centre.

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ARBUTUS CENTRE POLICY STATEMENT



 CITY OF
VANCOUVER
Planning Department
July 24, 2008

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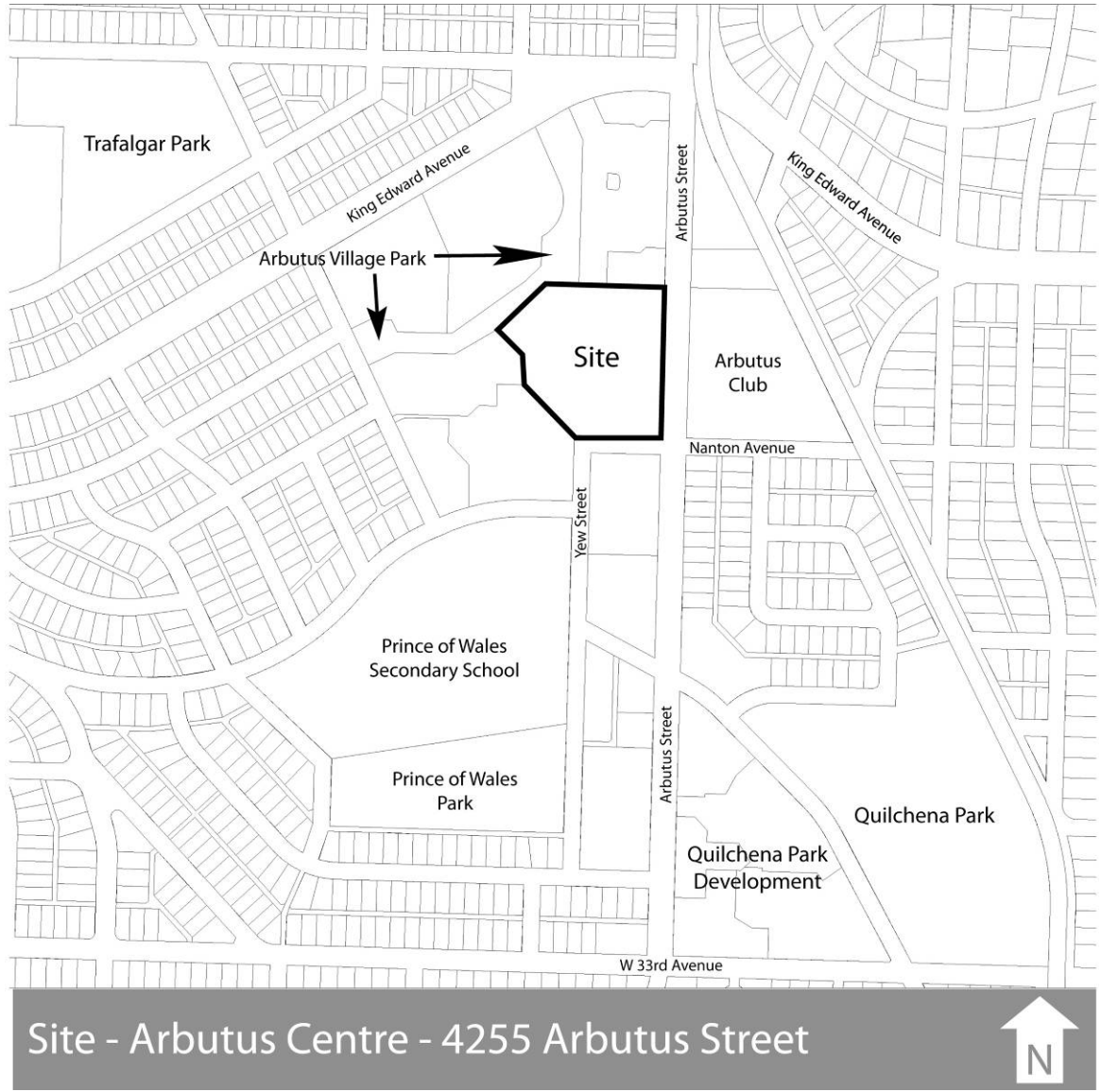
1.0 INTRODUCTION

Arbutus Centre is located on Arbutus Street north of Nanton Avenue in the Arbutus Ridge Neighbourhood. The Centre was first developed in the 1970s as an open-air commercial mall within a comprehensive development of multi-family dwellings surrounding the Centre to the north, west, and south. The mall was enclosed in 1986. In 2007, the owners of Arbutus Centre asked Council to endorse a planning program to re-examine the future of the site in the context of the Arbutus Ridge Kerrisdale Shaughnessy (ARKS) Neighbourhood Vision.

This document provides a series of principles and policies that will guide redevelopment proposals for Arbutus Centre ('Arbutus Village') leading to a mixed-use, sustainable, neighbourhood centre. The Arbutus Centre Policy Statement considers the site's location and context and provides direction on the future mix of uses, density, building forms and character, public realm treatment, and amenities to serve the community. Furthermore, these policies provide room to accommodate more refined plans and options to be reviewed during the rezoning process.

A redeveloped Arbutus Centre will be a neighbourhood centre with shops and services that meet the needs of local residents. Vancouver's *CityPlan* sets directions to develop neighbourhood centres as the 'heart' of our communities. They are local places that serve the day-to-day needs of neighbourhood residents. Local residents can find shops, jobs, and services that are close to home. They are public places that are safe and inviting for pedestrians - places to meet with neighbours and join in community life. Neighbourhood centres have pedestrian-scaled streets, a variety of commercial uses, and housing types for a diversity of households and incomes.





Site - Arbutus Centre - 4255 Arbutus Street

2.0 GOALS, PRINCIPLES AND OBJECTIVES

2.1 GOALS

The transformation of Arbutus Centre from an underutilized, auto-oriented shopping mall into a walkable neighbourhood centre integrated with and serving the surrounding community reflects the City of Vancouver's goals of creating complete communities. Development of new retail, residential and office uses at Arbutus Centre should focus on a complimentary mix of community-serving uses that are well integrated with the surrounding neighbourhood. Retail uses will be located closer to Arbutus Street, with a strong retail focus on a new high street drawing pedestrians into the site. Housing will be built above local-serving shops ('mixed-use development'), and diverse multi-unit residential buildings will be constructed in place of the existing mall.

Redevelopment will facilitate the integration of strategies to improve the site's environmental, economic and social sustainability. The location presents opportunities to promote more sustainable transportation choices such as walking, cycling, and transit. The mix of retail, community and residential uses will encourage multi-purpose trips and promote a compact, complete community. Arbutus Centre provides the opportunity to implement a green building strategy that will assist in reducing the environmental impacts of new buildings on the local environment and global climate.



2.2 RELEVANT CITY WIDE POLICIES

- 1995 CityPlan
- 1997 City of Vancouver Transportation Plan
- 2005 Arbutus Ridge Kerrisdale Shaugnessy (ARKS) Community Vision
- 2008 EcoDensity Charter and Actions

2.3 COMMON REDEVELOPMENT OBJECTIVES

The following development objectives are recommended to provide overall direction in preparation and consideration of future development proposals for Arbutus Centre. They embody needs and priorities identified by all parties through the public policy dialogue. Below are the objectives that have been raised through the process by the three major stakeholders - the Community, the City, and the Centre owners:

- Promote environmental, economic, and social sustainability
- Maintain the level of retail and commercial services to the local community
- Create a vibrant retail area with local-serving shops, restaurants, and services, where retail is visible, viable, and accessible
- Increase the mix and variety of housing choice and affordability to suit a range of ages and family types
- Increase opportunities for locally-serving office uses to enhance community services and employment options
- Create a rich, varied and urban public realm with placemaking opportunities that foster social interaction, and are accessible to everyone
- Retain and improve neighbourhood amenities
- Improve traffic operations on Arbutus and other local neighbourhood streets
- Provide parking areas that promote safety and wayfinding
- Provide proper groundwater and stormwater management on site
- Create an overall plan that can be phased to provide continuous access to the major grocery store
- Create an integrated and permeable structure of streets and walkways linking the site with the neighbourhood
- Consider the needs of seniors in all aspects of the design



2.4 KEY PLANNING PRINCIPLES

The following planning principles (based on the objectives) are the fundamental components for successful redevelopment of Arbutus Centre:

- Create a neighbourhood centre with a complimentary mix of housing and locally-oriented retail, service, and office uses.
- Provide a level of retail development equal to or greater than what is contained within the existing Arbutus Centre.
- Provide office development to deliver local services and employment opportunities.
- Provide animated street edges through the use of street-oriented commercial and grade-accessible townhouses and row houses fronting onto streets and public spaces.
- Provide a built form that respects adjacent sites, Arbutus Village Park, and views from surrounding public spaces.
- Provide a diversity of housing types and tenures for all ages, incomes, and household compositions.
- Provide private and public amenities to benefit not only the residents of Arbutus Centre but also the neighbouring community.
- Promote pedestrian mobility, bicycling, and transit use by organizing development on an integrated pattern of streets and public pathways, linking the immediate neighbourhood, transit stops, parks, community facilities, and local streets with Arbutus Centre.
- Provide a pedestrian network that is accessible to everyone, recognizing the demographics of the community.
- Promote environmental sustainability based on the principles of the City of Vancouver's Ecodensity Charter.
- Provide a quality public realm through the use of pedestrian-friendly streetscapes, walkways, and plaza spaces.
- Implement a green building strategy that will assist in reducing the environmental impacts of new buildings on the local environment and global climate.

3.0 LAND USES

3.1 COMMERCIAL USES

Arbutus Centre currently has 110,819 square feet of local serving commercial floor space and a 10,064 square foot private recreation centre. Through redevelopment the Centre will retain a similar mix of commercial uses.

Existing	
Use	Area (sq. ft.)
Food Store	39,350
Liquor Store	6,032
Financial Institution	3,062
CRU/Restaurant	34,450
Office/Schools	27,925
Total	110,819

Proposed	
Use	Area (sq. ft.)
Food Store	41,000
Liquor Store	7,000
Financial Institution	5,000
CRU/Restaurant	28,000
Office	30,000
Total	111,000

Office Uses

Office uses provide services needed in vibrant mixed-use neighbourhoods. Locating office employment and services close to new housing and retail creates more opportunities for people to live close to work and encourages sustainable transportation choices.

A modest increase in office use, beyond the existing amount, is encouraged in Arbutus Centre to accommodate medical, dental, financial services, and other offices, to serve local and city-wide needs. The total amount of office use on site should be greater than the existing amount, provided there are no adverse impacts to the massing and built form contemplated. Further analysis of increased office use should be included in a City managed commercial feasibility and impact study to be funded by the proponent at the time of a rezoning application.

While office uses benefit from accessible locations on arterial streets, location at grade is not generally a priority -- non-retail oriented offices often result in poor retail continuity. Other than retail-oriented offices, such as travel, real estate and financial services, office uses should be located above grade or on non-retail frontages with convenient access to at-grade shops, amenities and transit.

Local Serving Retail Uses

On-street retail and service uses that meet the daily/weekly shopping needs of local residents should be provided on new local-serving retail frontages focused on Arbutus and extending along the internal high street to a northerly extension of Yew Street.

The total local-serving retail uses in the Centre should equal or exceed the area of the grocery anchor. The total amount of retail use on site should be greater than the existing amount, provided there are no adverse impacts to the massing and built form contemplated. Further analysis of increased retail use should be included in a City-managed commercial feasibility and impact study to be funded by the proponent at the time of a rezoning application. While the detailed definition of uses that serve daily/weekly local shopping needs will be addressed at the time of rezoning, these uses would cover a broad array of shops and services common to neighbourhood centres, including but not limited to:

- Full scale grocery anchor (similar to the existing grocery store on site)
- Small scale grocery or drug store
- Small scale pharmacy
- Liquor store
- Neighbourhood retail stores: bakery, bagel shop, deli, book store, cheese store, vegetable shop, flower shop, computer store, hardware, bookstore, kitchenware, stationary store, news stand, video rental, etc.
- Service uses: restaurants, seniors centre, veterinary clinic, barber shop or beauty salon, dry cleaners, photography studio, post office, etc.
- Office uses: medical offices, physiotherapists, financial institution, travel agent, real estate agency, insurance
- Public authority use: community policing station



3.2 RESIDENTIAL USES

Arbutus Centre should provide a variety of housing forms, tenures and unit types in conjunction with local retail and service uses to address population growth and demographic change while contributing to a more diverse, vibrant, and complete community. Affordability, ground access, unit size and the availability of appropriate amenities are important for new families. Seniors are interested in housing that can allow them greater housing choice without moving out of their neighbourhood. More detailed exploration and design development of built form opportunities and the ultimate number of units will determine the optimal residential density of the site at the rezoning stage. The amount and type of housing on site should be optimized within the built form and massing parameters compatible with the adjacent multiple dwellings in order to serve a range of demographic needs. Opportunities for ground-oriented housing are encouraged, especially for families. Access to useable roof space is an acceptable alternative.

Housing Location

Housing should be developed above commercial or community uses, and in locations at grade where possible. Residential uses should be located and designed to define, animate and provide scrutiny of adjacent streets and public places (including adjacent parks) and to add a 24-hour presence to the area.

Household and Income Mix

The City supports the creation of diverse communities that include a broad social mix and access to housing by all income groups. Mixing income groups and household types within neighbourhoods provides important social and economic benefits.

Affordable Housing

The proposal should provide affordable housing for 20% of total units, secured as part of rezoning phase. The extent to which affordable housing units are targeted to core-need or low-income individuals and families will depend on the availability of senior government funding. Applicants for rezoning will need to discuss funding availability with the Social Development Division prior to submission of any application to determine the appropriate mix of incomes and household types. Opportunities for other forms of tenure such as co-operatives, market rental, and flex suites may be considered at that time.

Family Housing

General objectives for family housing are set at 25% family housing for both affordable and market housing. These percentage requirements are lower than normal as they recognize the moderately higher proportion of existing seniors in the community. Family units are defined as 2 bedrooms or more, located where a semi-private play area can be provided. Family units will be designed to meet the Council adopted guidelines for High-Density Housing for Families with Children.

Seniors Housing

Special consideration should be given to the provision of seniors' housing to meet the needs of the Arbutus Ridge community and enable residents to remain in their community as they age. Any seniors housing provided should be designed to meet the SAFER Homes guidelines.

Universal Accessibility

Design consideration should be given to mobility and sensory limitations of individuals, as well as 'aging in place' by using principles of universal design.

4.0 BUILDING FORM

Site Context

The site is located within a primarily residential area along the Arbutus Street Corridor. Bounded by multi-family development to the north, west, and south, redevelopment to mixed-use development with a primarily residential focus would be a good fit within the community. While sites in adjoining zoning districts typically have 1 to 4 storey residential buildings, this site is adjacent to residential buildings of up to 6 storeys. There is a significant slope to the site, resulting in a grade change of over 8 metres from the eastern to western edges of the site. To the east is the private recreational Arbutus Club.

Overall concept

The basic organization of a redeveloped Arbutus Centre consists of four development blocks created by a new east-west high street running through the site as well as a northern extension of Yew Street, as shown on the corresponding diagram. Blocks on the western portion of the site will be mainly residential in nature based on their location adjacent to open space, while the two eastern blocks adjacent to Arbutus Street will be more mixed-use with commercial and community uses on the first two floors.

Building Heights and Transitions

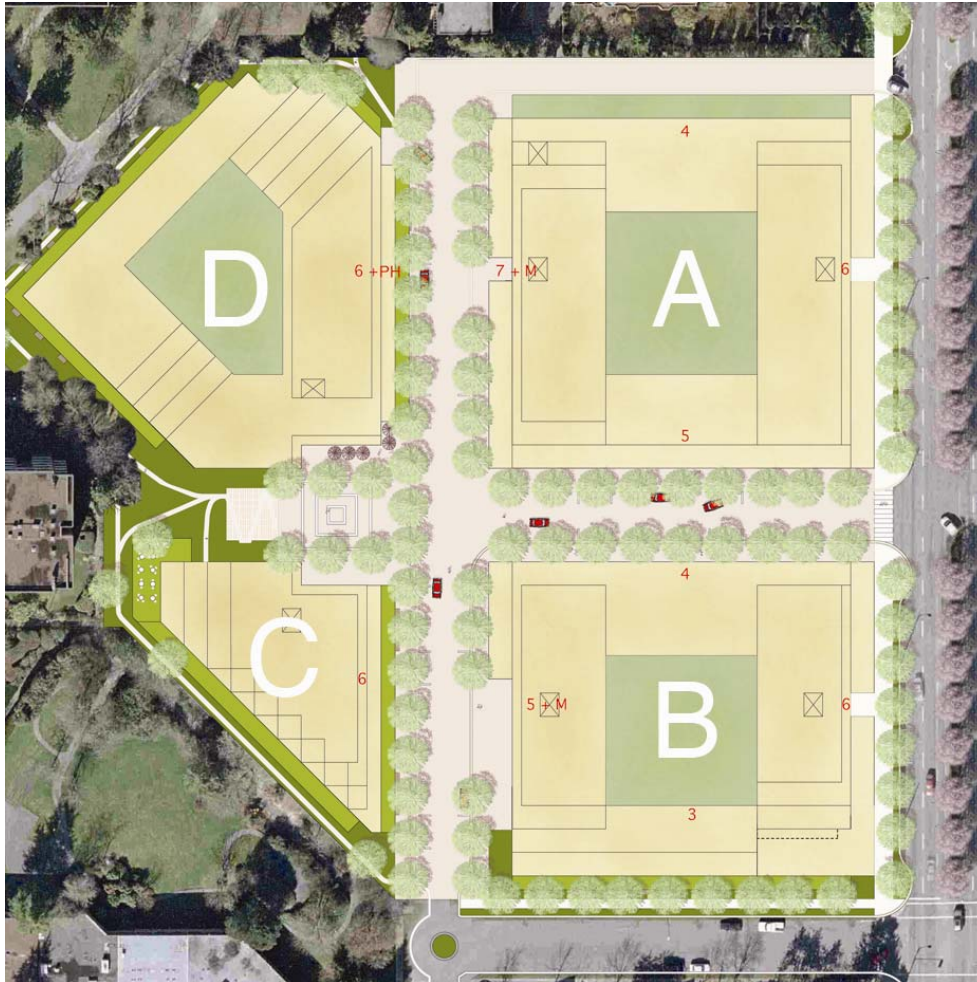
Site redevelopment should include a variety of residential building forms including mid-rise and row house/townhouse forms in appropriate areas of the site. Building heights should generally not exceed 6 storeys. However, with appropriate terracing, responses to potential view impacts and the existing grade changes on the site, 7 and 8 storey buildings could be located centrally within the development. Seven and eight storey forms may be considered in three locations: the eastern edge of Block D, and the western and southern edges of Block A. Along with a central concentration of massing, terracing of the massing should occur along the north, south, northwest, and southwest edges to create a transition to the surrounding community, the park, and adjacent residential developments. The terraces stepping down toward the edges of the site should be generous in scale, and bring massing down to a 2 and 3 storey scale.

Public Views

The preservation and creation of public views is a key consideration in the form and placement of buildings. While there are no Council approved public views in the area, there is a significant public viewpoint located at the southeast corner of Quilchena Park looking northwest towards English Bay and Point Atkinson. Most building massing on the site should sit below a datum line of 57 metres above sea level that would preserve views of the water. As previously indicated, consideration may be given to clustered massing of somewhat taller buildings (7 to 8 storeys) in the central portion of the site, with a limited interruption of the east edge of this view to the water. Elevator penthouses should not interrupt this view unless they give access to usable green roofs. Small mechanical structures may also be permitted.

Relationship to Adjacent Developments

Massing in Arbutus Centre should generally align with the block diagram shown below, and anticipate floor to floor heights typical to the uses proposed. The massing is based on four individual blocks, each containing interface opportunities between the proposed development and the adjacent built form. The relationships are described below:



Block A: This block provides the highest concentration of density due to the large floor plate required for the grocery store located on the main floor of the development. The upper-level building massing should be significantly terraced and step back away from the existing development to the north, recognizing the proximity of the existing residential building to the new Centre. Terracing and setbacks should be configured with consideration for overlook and solar access to the building to the north. Significant landscaping should be provided in this location to enhance the buffer between the existing building to the north and Block A. Further terracing and increased setbacks above the retail base beyond what is shown on the diagram should be provided.

Block B: Generous south-facing terraces should be designed to effect a transition in scale to the townhouse developments across Nanton Avenue to the south. Two to three storey townhouses should front on Nanton Avenue completing the townhouse streetscape established by the existing townhouse development to the south. The setback to the townhouses (and to underground parking below) should ensure the retention of existing on and off-site trees along Nanton Avenue.

Block C: The lower levels of the building along the SW property line should be designed as 2 to 3 storey townhouses with front doors leading to a publicly accessible path. A setback of about 6 metres from the property line to the building face should be provided to allow for pathway width, the planting and retention of trees and shrubs along its edge, and the provision of private outdoor spaces for the dwelling units. The building should be terraced and stepped back as it rises from 2 to 6 storeys, with consideration given to potential future development or intensification of the property to the southwest. As the grade drops along the southwest edge of the site, a partial lower level would be created resulting in a portion of the building having seven visible storeys. Terracing and setbacks should be configured with consideration for overlooking and solar access to the building to the west.

Block D: This block is bounded by Arbutus Village Park along its north and northwest edges, and private development along the southwest edge. The siting and massing along the southwest edge of Block D should provide a public greenway connection to the Park. A setback of about 13 metres is recommended to not only provide sufficient room for pathway and tree planting, but also in consideration for outlook and relationship with the existing 6 storey residential building to the southwest. Along the north and northwest edges, a setback of about 6 metres should be provided to allow for the path width, planting and retention of trees, and to allow for private outdoor spaces and a comfortable relationship of dwellings to public space. These setbacks are subject to increases required for emergency response purposes. To enhance the interface with Arbutus Village Park, the building design should have generous terraces stepping down to the Park. Townhouses of 2 to 3 storeys with front doors leading to a publicly accessible path are recommended along the northwest and southwest edges, with the bulk of the massing on this block located along the new street edges of the development.

Relation to adjacent streets

Three streets figure prominently in the redevelopment of the site:

- Arbutus Street along the eastern edge of the site;
- An extension of Yew Street which runs north-south into the site; and
- A new high street running east-west through the site.

Developments along Arbutus Street should provide a generous setback for residential development above the retail/office uses, with residential development fronting Yew Street and the new high street being more urban in character with greater vertical massing based on their central location within the site.

Retail frontages along Arbutus and along the new shopping high street should be designed to enhance pedestrian interest and amenity through the articulation of store frontages, weather protection, and the ability to accommodate outdoor display and seating areas. Trees and landscaping are encouraged to separate sidewalks and on-street parking to provide a buffer for pedestrians from vehicle traffic and create a pleasant pedestrian zone.

Shadow impact on Arbutus Village Park

The building form should be located to ensure minimal shadowing of the park on March 21st and September 21st, from 10:00am to 4:00pm. The project should be designed to cast less shadow than is already cast by the existing shopping centre. A building designed with generous terraces, proper setbacks and the grade changes to the site would contribute to minimizing the shadow.

Public Square

The development features a public square located between Blocks C and D at the terminus of the new high street. This square has active uses located near the edges to provide an outdoor community space and give a sense of place to the development. Public rights to this square will be secured through a dedication or a statutory right-of-way. The design of the upper levels of blocks C and D should consider solar access to this public space.

Connections to Arbutus Village Park

Any connections provided from the development to the adjacent Arbutus Village Park will be designed to accommodate a pathway, benches, and tree planting, and be designed as a clearly public and welcoming space, with the principles of universal design access in mind. These public connections will be secured through a dedication or a statutory right-of-way.

Architectural Expression

Design and Development should reflect the following:

- Building blocks and facades expressed as a series of distinct buildings through vertical breaks, recesses, and variations in height.
- Highly-articulated building faces that break up solid walls, particularly on Arbutus Street.
- Variety of building design to reflect distinctive massing relationships among the blocks on the site including variations in materials and architectural detailing.
- Setbacks of upper floors from street level to break up the massing of the building, particularly on the outer edges of the development.
- Vertical breaks in the massing of building adjacent to Arbutus Street to create the sense of smaller buildings rather than one large building.
- Materials, detailing, and execution should be high quality, durable, and true to place.
- Buildings should provide a strong horizontal expression, with overhangs, terraces, and balconies generously planted to enable a sense of green throughout the development.

Large Living Balconies and Passive Solar Design

Extensive balconies will be encouraged in the development and should be designed to improve environmental performance, to reduce solar gain at, and to enhance the liveability of dwellings. Consideration should be given to dedicating portions of balconies to planted areas.

Tree retention

Building setbacks and underground parking configurations must be designed to ensure the retention of significant and healthy trees at or near the perimeter of the site. A comprehensive arborist's report shall accompany the rezoning application to develop a strategy for retention, relocation, and replacement of trees, taking into account the relative value of different tree species, lifespan, condition, and appropriateness to location. The trees at the north edge of the site will be maintained and/or replaced to provide a buffer along this edge and may affect the location of the service route. Similarly the trees at the south edge along Nanton Avenue will affect the location of the townhouses along this edge. Trees to be retained along Arbutus Street may have an impact on the configuration of the retail edge. With the redevelopment of the subject property, there will be no net loss of trees, with removal of any tree considered with the recommendation of an arborist.

Phasing

Rezoning applications must include a detailed phasing plan identifying the following:

- How each phase will independently function and contribute to the new neighbourhood centre;
- How each phase will maintain access to the large scale grocery store on site; and
- How each phase will strive to deliver a balanced mix of land uses supported by community amenities and infrastructure, while considering market conditions, construction economics, access, parking and leasing factors.

Extent of development

While approximate retail/office space figures and numbers of storeys have been brought forward in this document, the extent of development that can be accomplished will be subject to detailed plan review at the time of rezoning. The rezoning will need to prove out what specific floor space ratios and numbers of units can be supported within the form, massing, view, use, amenity, and other performance policies set out in this document. To provide a sense of what might be possible on the site conceptual plans reviewed to date appear to indicate that a floor area in the range of 55,000 to 60,000 square metres (600,000 to 650,000 square feet) of residential development may be achievable. This floor area would likely accommodate around 550 to 700 dwelling units. This number would be in addition to the 10,000 square metres (110,000 square feet) of commercial development to be included in the redevelopment.

5.0 COMMUNITY FACILITIES + PARKS

5.1 EXISTING PARKS AND FACILITIES

Community and recreation facilities that serve local residents and employees are key components of complete neighbourhoods. The foundation of the City's policies on securing amenities through development processes is that demand for City and neighbourhood facilities increases as the population increases through residential development.

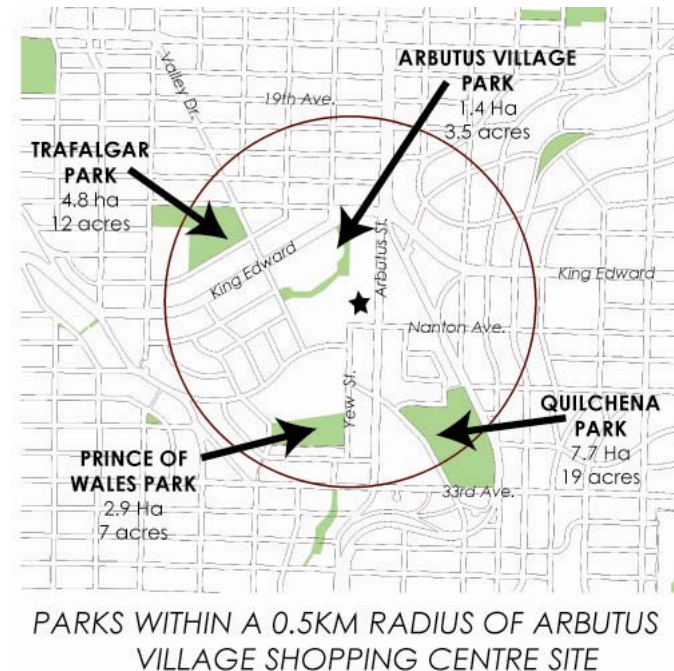
The current City of Vancouver Community Amenity Contributions (CAC) policies provide directions for the provision of amenities through rezonings to help address area deficiencies, needs arising through added residential development, and/or other community needs and impacts as well as impacts related to growth. CACs, whether flat-rate or negotiated, may be provided in several ways: in-kind/on-site amenities; cash contributions for a specified off-site amenity; and/or unallocated cash. When the CAC provides an in-kind facility, provision for associated funds to ensure sustainability may be included. It is anticipated that the complete details of CACs for the Arbutus Centre site will be addressed based on pro-forma analysis submitted together with a rezoning application.

Existing Park Spaces

Arbutus Centre is bounded on the west by Arbutus Village Park, and surrounded by several other community parks. Within a 500 metre distance from the site are three significant park spaces: Quilchena Park (7.67 ha), Trafalgar Park (4.85 ha), and Prince of Wales Park (2.89 ha). Arbutus Village Park provides a walking connection to the neighbourhoods to the north and west.

Existing Facilities at Arbutus Centre

Arbutus Centre does not currently have public amenities as defined by Council policy. Existing resident-only amenities on the site include a pool, meeting rooms, and other recreation facilities. As part of the overall development of Arbutus Centre in 1978, these facilities were owned by the shopping centre owners and leased to the strata corporations of Arbutus Village. The lease of this facility expires in 2013.



Existing Neighbourhood Facilities

Nearby community centres include Kerrisdale (about 1.5 km away), Kitsilano (just under 2 km away), and Dunbar (about 4 km away). Kitsilano and Kerrisdale both have ice rinks, and Kerrisdale also has an indoor pool. There are also private facilities that provide recreational, cultural, and social services nearby. The Arbutus Club, a private club with a swimming pool, ice rink and racquet sport facilities, is located immediately east of Arbutus Centre. The Hellenic Community Centre offering a range of fitness, sports and ethno-cultural programming is about three blocks away.

Existing Neighbourhood House and Family Place:

A neighbourhood house is a non-governmental organization that works towards improving the quality of community and family life. Services and programs are available to all age groups and the diverse population of the area served. Neighbourhood Houses work to build strong, independent communities where people are encouraged to help themselves and each other. Family Places function as resource centres dedicated to helping families meet new friends, gain a sense of community, and receive support. One emphasis is on healthy child development and the parent-child relationships. The nearest neighbourhood house is Kits House on West 7th Street (about 3 km); the nearest Family Place is Westside Family Place at Macdonald Street and West 11th Avenue (1.75 km). Both locations were established in the early 1970s.

Existing Licensed Group Childcare

The closest group childcare facilities are Shaughnessy Heights providing kinder-care and care for children three to five (at 33rd and Granville) and Quadra Day Care Centre for toddlers 18 months to 3 years (on West 6th).

Existing Seniors' Services

Kerrisdale Community Centre includes a purpose-built seniors' centre offering a variety of programs for active, independent seniors. Kitsilano Community Centre and Kitsilano Neighbourhood House also both provide a variety of programs and support for seniors. The adult day centre that serves the frail, vulnerable population living at home in Arbutus, Dunbar, Kerrisdale and Shaughnessy is the ASK Friendship Society. ASK recently had to move from their long-time premises in the Presbyterian Church Hall at 41st Avenue and Macdonald Street. They are now located at Pearson Hospital near Cambie and 57th Ave., outside of their catchment area.

5.2 COMMUNITY FACILITY REQUIREMENTS

Community Needs

The Arbutus Centre site is well located to serve the neighbourhood and adjacent communities as they evolve and grow. Facilities should be flexible and efficient in design to accommodate a range of activities and programs over time. Amenity needs were a

part of the public discussion through the Policy Statement development process. Strong support was expressed for a 'facility for seniors' and 'recreation facilities' that encourage involvement and opportunities for all members of the community.

Neighbourhood House

A neighbourhood house and seniors' adult day care should be included in the development to address area needs and demographics. The City will observe an established process for approving such facilities. A decision regarding the inclusion of such a facility or facilities will be made prior to approval of rezoning.

Community Facilities Performance Requirements

Size, location, delivery, timetable and funding sources for community facilities potentially including, but not limited to, a neighbourhood house will be finalized during the rezoning phase. Community facilities should have good public presence, visibility, and accessibility by locating their principal entrance and possibly their lobby/reception functions at grade along a street or other highly visible location. Community facilities should be secured on the Arbutus Centre site through City ownership or other legal mechanism acceptable to the City and the owners in light of demonstrated operational considerations.

Arbutus Village Park Improvements

In order to better serve existing and new residents, improvements should be undertaken to Arbutus Village Park. These improvements may include more seating and tables, increased ground level plantings in shrub beds, play equipment, and any possible remedial grading to improve drainage. Additional land area for dedicated park space was not identified by staff as a community need.

Public Art

Based on the scale of development, this site is required to contribute public art. A strategy for fulfillment of public art requirements should be provided at the rezoning stage. The incorporation of public art in public open spaces is encouraged on the Arbutus Centre site.

Urban Agriculture

Opportunities for urban agriculture should be explored in the design of outdoor amenity spaces and rooftops in the residential developments in Arbutus Centre. Urban agriculture and shared/community gardens can have many positive impacts on a neighbourhood including

- increasing social interaction in the neighbourhood;
- providing opportunities for people to engage in a popular, health-enhancing activity;
- increasing casual surveillance and a visible presence by providing active, outdoor activity; and
- decreasing some of the energy consumed and pollution produced in delivering food to city residents.

6.0 TRANSPORTATION + CIRCULATION

A redeveloped Arbutus Centre will minimize conflicts between pedestrians, cyclists and vehicles, moderate impacts to the surrounding residential neighbourhood and the City-approved 29th Avenue bikeway, and encourage vehicular access and circulation patterns that create a positive pedestrian environment.

Arbutus Centre will be integrated into the existing street network and provide new public streets within the development. These streets shall be dedicated as public streets, allowing them to be operated and maintained by the City and reduce the responsibility of the future owners for maintenance of public space. These streets will provide necessary circulation and access for pedestrians, cyclists and vehicles, with a shopping high street that will draw pedestrians into the site. These streets will also provide adequate space for the numerous utilities required to service the site, protecting for the needs of future utility requirements.

Existing Network

The network of streets that serves Arbutus Centre includes: Arbutus Street, Yew Street, and Nanton Avenue. The site is not served by a typical street network grid which leads to it being poorly integrated within the surrounding neighbourhood, and contributing to both vehicular access and utility servicing challenges. Arbutus Street is a designated truck route. Increasing the connectivity of new streets at Arbutus Centre with the existing neighbourhood is seen to be an opportunity afforded by redevelopment.

Pedestrians

Arbutus Centre is uniquely positioned within the existing neighbourhood with its secondary frontage on a linear park. The creation of convenient, safe and pleasant pedestrian connections to and through the Arbutus Centre site is essential in fostering a vibrant and sustainable neighbourhood centre. This translates into designing a rich public realm with street furniture, landscaping, high quality bus stops, and other pedestrian friendly elements. Pedestrians need a range of convenient, pleasant and safe routes which connect this development to the surrounding neighbourhood with emphasis on neighbouring parks, greenways, transit stops, and other services.

Key connections for pedestrians include the new streets created as a result of this development and public paths connecting to the existing neighbourhood network of sidewalks and park pathways. Pedestrian connections should be integrated with existing sidewalks, greenways, parks and transit stops.



All crossing points and streets along primary pedestrian routes and the new streets should be appropriately treated in a fashion that elicits caution by drivers. Development should ensure pedestrian routes are universally accessible and are designed to accommodate a range of pedestrian uses such as wheelchairs, strollers, and walkers. Site grading should anticipate the new street and sidewalk designs and minimize slopes in the pedestrian realm, recognizing people with limited mobility.

Cycling

Bicycles can extend the local commuting distance well beyond the typical 400m to 800m (1300 ft to 2600 ft) walking distance. Bicycle-friendly streets and well-planned connections to bicycle routes and greenways are an essential part of promoting more sustainable means of transportation. City By-Laws already require convenient and secure bicycle parking, lockers and change facilities with new development, but more can be done to encourage cycling, such as rest stops and water fountains.

Convenient access between the site and the adjacent 29th Avenue bikeway (locally on Nanton Avenue bordering the site) should be provided. In addition to the 29th Avenue bikeway, the Cypress Bikeway, Ridgeway Greenway, and the Valley Bikeway will all provide good connections between the site and other origins/destinations throughout the larger area. Arbutus Centre should be redeveloped with bicycles in mind, including the provision of public bicycle racks in association with key destination points such as the entranceways to the grocery store, office units, and community facilities.

Public Transit

The site is located adjacent to bus stops on Arbutus Street, with existing transit service providing access and connection to the downtown and other routes. Site development should be organized to facilitate access to transit on Arbutus Street through the provision of an integrated network of streets, pedestrian and cyclist routes to, from and through the site. The site is located within walking distance of the Arbutus Corridor which is intended for use as a public thoroughfare for rail, transit, cycling and pedestrian greenway purposes.

Vehicular Movements:

The Arbutus Centre site will require carefully-designed parking and servicing systems that are not only safe but also provide for convenient access. Planning of vehicular movements in and around the Arbutus Centre site should consider compatibility with existing and planned vehicular movement patterns, safe integration with pedestrians, cyclists, taxis and transit buses, and minimal neighbourhood traffic impact. In particular, attention must be paid to the routes that delivery trucks will use to access the site.

Traffic Calming

In order to balance community needs with the needs of local and community cyclists utilizing the route, a public process will be undertaken with the neighbourhood and the cycling community to determine the details of the traffic calming. There are several viable traffic calming measures that would be considered sufficient to mitigate impacts of the development. To protect local streets and the 29th Avenue bikeway from short-cutting vehicles, some traffic calming measures may be required at the intersection of Yew Street and Nanton Avenue and at other locations within the neighbourhood, built to the appropriate standards with costs borne by the developer.

Design of New Streets

While detailed street design will be developed as part of a public realm plan at the time of rezoning, there are several key design elements that should be provided:

- Adequate width of pedestrian realm within the dedicated road;
- Continuous weather protection along retail frontages;
- Street trees appropriately located with consideration to species, size, and spacing;
- Pedestrian crossings and bulges where appropriate;
- Pedestrian-scale lighting where appropriate;
- Benches and other street furniture;
- Dedication of land for the purpose of road to the City of Vancouver;
- Convenient on-street parking; and
- Opportunities for passenger drop-off where appropriate.



Parking and Loading:

A comprehensive parking and loading study will be required at the rezoning stage to address parking and loading needs on the site. Additionally urban design strategies and carefully considered parking standards using transportation demand management principles will be important to help manage traffic, access, parking and servicing on site. While a supply of on-site parking and loading facilities to meet the residential and commercial needs of the development should be provided, excess parking that may detract from alternate modes of transportation and increase traffic impact is discouraged. New parking and loading standards which help balance the transportation needs of the site will be determined at the rezoning stage.

The provision of adequate enclosed off-street loading facilities for all uses will be required. Parking areas should generally be wrapped within commercial or residential space, or located underground. Commercial loading and service vehicles should minimize their trips through the center of the site and should not use Nanton Avenue for access.

Design Elements for Parking/Loading access

- Entry points should be designed with special consideration for pedestrian safety.
- The number of locations and width of driveway crossings should be minimized and shared where possible.
- Entry points should be perpendicular to the sidewalk, not angled across.
- Entry points should be designed as integral parts of buildings, generally contained within a block face and flanked by commercial or residential space.
- Access should be located and designed so as not to sterilize the frontage of, or negatively impact public open spaces, parks, or streets.
- Structured parking accesses should be off the new street network, and not from Nanton Avenue or Arbutus Street.

Parking Structure Design

Parking and servicing systems should be designed to not only be safe, but also provide for convenient access without off-loading traffic impacts onto public streets, pedestrian places and neighbouring areas. Crime Prevention through Environmental Design (CPTED) principles should be incorporated into the parking structure design. Parking areas should promote wayfinding through the structure while providing highly visible and convenient connections to at-grade retail shops. Parking should be conveniently located, accessible and secure for residents, employees, and visitors through underground parking garages that maximize safety and comfort for users, and minimize opportunities for property damage and theft. Opportunities for daylighting underground parkades through the use of glazing or skylighting are encouraged.

Garbage and Recycling

Accessible and adequate off-street garbage and recycling facilities should be provided for all uses.

Drop-Off Zones

Convenient parking and drop-off zones should be provided for residential, retail/service and community facility uses.

Off-Site Improvements

A detailed Transportation Assessment and Management Plan will be required at time of rezoning to assess the need for off-site transportation improvements for pedestrians, cyclists, and vehicles. A new signal may also be required at the intersection of the new high street and Arbutus Street to allow for vehicle and pedestrian movements to and from the site. The signal would encourage drivers to use the new intersection, rather than Nanton Avenue.

7.0 DRAINAGE

Suitable stormwater and groundwater management is an important consideration when redeveloping sites. Arbutus Centre has been an area of question regarding drainage on the site based on historical reports with conflicting findings. Community comments have mentioned a high water table and possible underground streams in the area, with concern that redevelopment on this site will impact the groundwater conditions on adjacent sites. A comprehensive study shall be submitted at the rezoning stage to analyse stormwater and groundwater. Any new development on the site will be required to manage the drainage on the site effectively without adversely affecting the surrounding area.

Stormwater Management

Stormwater measures that reduce impermeable surface runoff and correspondingly increase the permeable area are encouraged at Arbutus Centre. Stormwater (created by rainfall) shall be dealt with effectively on site through such measures as green roofs and other best management practices. This may include providing off-site upgrades to existing infrastructure as required to manage demands from development on site.

Groundwater Management

Concurrent with a rezoning application, a geotechnical analysis of the site, including groundwater conditions, soil conditions and potential effect of development shall be provided. Any new development on Arbutus Centre shall appropriately manage groundwater on site, including any discovery of underground stream beds.

8.0 SUSTAINABLE BUILDING DESIGN

The redevelopment of Arbutus Centre will create a new pedestrian-friendly, local serving neighbourhood centre. In order to further reduce the site's impact on the local environment and global climate it is important that a green building strategy be implemented.

The following items from the EcoDensity: Initial Actions apply to Arbutus Centre:

Action A-1

All rezonings for buildings that meet the minimum requirements to participate in the LEED for New Construction (NC) program, be required to establish designs that would achieve a minimum equivalent of LEED Silver, with a minimum of 3 optimize energy performance points, 1 water efficiency point and 1 storm water point. Buildings that are not eligible to participate in LEED NC due to form of development shall achieve BuiltGreen BC Gold with a score of Energuide 80, or an equivalent achievement in green design.

Action A-2

That it be Council Policy for all rezonings that involve land two acres or more, in addition to the minimum requirements for Greener Buildings in Action A-1, that the City will require the following:

- A business case analysis will be required by a qualified green energy consultant at the discretion of the City to explore the viability of campus or district energy systems. If the business case is viable a system will be required.
- Overall site design shall consider and where appropriate incorporate layout and orientation approaches that reduce energy needs, facilitate passive energy solutions, incorporate urban agricultural opportunities, and replicate natural systems where feasible.
- A Sustainable Transportation Demand Management Strategy will be required that includes the requisite infrastructure where appropriate to prioritize sustainable transportation modes. This includes walking, cycling, public transit and goods movement over automobile use, and facilitates the incorporation of low carbon vehicles (e.g., electric vehicles).
- A sustainable rainwater management plan that utilizes sustainable strategies that allow for infiltration, retention, treatment and utilization of rainwater where applicable and appropriate on site.
- A solid waste diversion strategy that provides space, infrastructure and a plan to divert organics and recyclables from the waste stream, and where possible minimizes the vehicle trips required for collection.
- With sites accommodating housing, a range of unit types and tenures will be considered and negotiated to enhance the affordability that the market can provide, while providing in accordance with Council policy, opportunities for the development of non-market housing to be funded through senior government housing programs.

Action B-2

Staff be directed in various work programs and initiatives as opportunities allow, to pursue the achievement of a significant community gathering place, outdoor or/and indoor, that is strategically located and designed in each neighbourhood, as part of planning programs such as Neighbourhood Centres, Area Planning, and Major Projects. Such places may vary in form or type by neighbourhood as defined through neighbourhood consultation, providing flexible, adaptable space for meeting, respite and relaxation, celebration, information-sharing, and community-based social, cultural, and/or environmental initiatives.

9.0 IMPLEMENTATION

Rezoning Application Requirements

In order to realize the potential of the Arbutus Village Shopping Centre as envisioned by this policy, further detailed studies shall be submitted together with a concurrent rezoning application. The following studies have been identified throughout the document:

- A transportation assessment and management study that includes a traffic impact study, a transportation demand management plan, and a parking and loading study.
- A retail and office feasibility and impact study should be funded by the proponent at the time of a rezoning application to determine if additional retail and office is desirable.
- A detailed phasing plan identifying how each phase will independently function and contribute to the new Neighbourhood Centre, maintain access to the grocery store on site, and deliver a balanced mix of land uses within each phase.
- A financial analysis in the change in land value for Community Amenity Contribution purposes
- A comprehensive study will be required at the rezoning stage to analyse stormwater and groundwater.
- A comprehensive arborist's report to develop a strategy for retention, relocation, and replacement of trees, taking into account the relative value of different tree species, lifespan, condition, and appropriateness to location.

Further Public Participation

Any subsequent public review of rezoning proposals should emphasize consideration of how the more detailed concept development at that stage responds to the principles, built form direction, and further issue resolutions identified in this policy document and accompanying report.