
55 EXPO BOULEVARD (COMPLETE APPLICATION)
DE417537 - ZONE CD-1

PC/BM/LK/LH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
M. Holm, Engineering Services
A. Thompson, Real Estate Services

Also Present:

P. Cheng, Urban Design & Development Planning
B. Mah, Development Services
L. King, Development Services
Y. Hii, Social Infrastructure
P. Huber, Central Area Planning
K. Isaac, Park Board

APPLICANT:

Walter Francl Architecture Inc.
Attention: Walter Francl
1684 2nd West Avenue
Vancouver, BC
V6J 1H4

PROPERTY OWNER:

Vancouver School Board
Attention: Kelly Isford-Saxon
1580 West Broadway
Vancouver, BC
V6J 5K8

EXECUTIVE SUMMARY

- **Proposal:** To develop a four storey elementary school over existing below grade parking. A portion of the elementary school will be located within the existing Firenze tower at 688 Abbott Street.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Processing Centre - Building comments

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

Appendix F Council Report Regarding New Elementary School at International Village

Appendix G Summary of Vancouver School Board Public Information Meeting

Appendix H Park Board Memo to Council

Appendix I School Parking Spaces in Previous Development Permits

● **Issues:**

1. Building encroachments over adjacent property, requiring legal arrangements.

- **Urban Design Panel:** Support (8-0)
-

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE417537 submitted, the plans and information forming a part thereof, thereby permitting the development of a four storey elementary school over existing below grade parking with a portion of the elementary school located within the existing Firenze tower at 688 Abbott Street, subject to the following conditions:

- 1.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.
- 2.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• **Technical Analysis:**

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size	-	-	irregular (air space parcel)
Site Area	-	-	air space parcel
Use	Institutional Use		Elementary School 40 employees 510 students (60 Kindergarten, 450 Grades 1-7)
Frontage	-	20.1 m	44.8 m
Floor Area ¹	n/a	-	0 m ² (excluded 4 670 m ²)
Height	86 m	-	16.5 m (top of parapet wall)
Parking ²	27 Small Car (25% max.) 7	Disability Spaces 3	Standard 18 Small Car 9 Disability 1 Total 28
Loading ³	-	Class A n/r Class B 2 Class C 1	Class A n/r Class B 1 Class C 0
Bicycle Parking	-	Class A 2 Class B 26	Class A 3 Class B 26

¹Note on Floor Area: Pursuant to Section 7 (Floor Area and Density) of the CD-1 By-law, community facilities, including school - elementary [7.3(g)] or secondary are excluded in the computation of floor area.

²Note on Parking: Pursuant to Section 3.2 (Relaxation) of the Parking By-law, the Director of Planning may relax the proportion of small car spaces [3.2.1(f)], where literal enforcement would result in unnecessary hardship. Standard Condition A.1.3 seeks the provision of two additional disability parking spaces.

³Note on Loading: Pursuant to Section 3.2 (Relaxation) of the Parking By-law, the Director of Planning may relax the number of off-street loading spaces [3.2.1(c)], where literal enforcement would result in unnecessary hardship.

• **Legal Description**

Lot: Air Space Parcel 1
Plan: False Creek Air Space Plan BCP29637

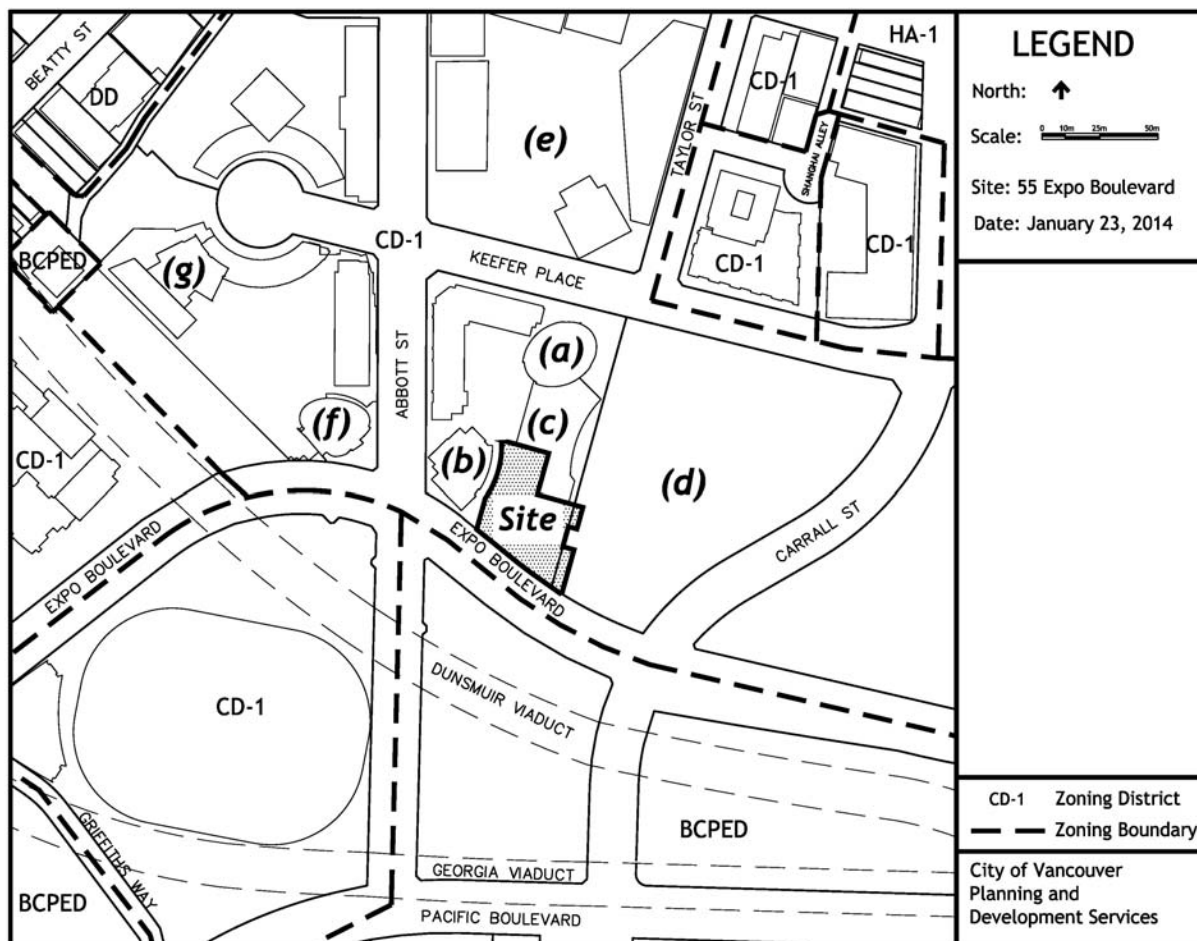
• **History of Application:**

13 12 19 DE submitted
14 01 29 Urban Design Panel
14 03 12 Development Permit Staff Committee

• **Site:** The site is located due north of Expo Boulevard, midblock between Abbott and Carrall Streets, as the final remaining site of the Firenze development, which includes two residential towers and a six storey podium with commercial retail at-grade, and a daycare.

• **Context:** Significant adjacent development includes:

- (a) Firenze Tower I: 58 Keefer Place - 26-storey residential tower
- (b) Firenze Tower II: 688 Abbott Street - 32-storey residential tower
- (c) Firenze Daycare: 648 Abbott Street - two-storey childcare facility
- (d) Andy Livingstone Park
- (e) International Village Mall
- (f) Espana I: 689 Abbott Street - 33-storey residential tower
- (g) Espana II: 188 Keefer Place - 35-storey residential tower



• **Background:**

In summer 2012, the Vancouver School Board (VSB) began discussions with City staff to develop the last remaining sub-parcel in the International Village zoning area with a new four storey public school. During these discussions, a major challenge emerged in that the programming and projected enrolment of the school had increased from 350 to 510 students. Following a review of preliminary design sketches, it was determined that the required building form for this site was larger and taller than previously anticipated when the CD-1 By-Law was adopted in 1990. Since the larger building could potentially compromise the livability of existing dwelling units located directly adjacent to the school site at the third and fourth storeys of the school, staff required enhanced design requirements to protect the overall livability of these dwelling units, which included a minimum 50 ft. distance between the dwelling units and any proposed building element of the school, and a retained view corridor that permitted longer distances to be viewed, past the school building, as seen from the living rooms of the private dwelling units in question.

In direct response to staff's design requirements, the resulting building design proposes that a significant portion of the school's second, third and fourth storeys be cantilevered over the adjacent property located due east, which is a Province-owned parcel with a long-term lease to the City and subject to a restrictive covenant requiring that the land be used exclusively as public park land.

The ability of the VSB to proceed with the school as designed was predicated on a successful British Columbia Supreme Court application to modify the restrictive covenant to allow the school to cantilever into the park. In addition, the cantilever requires complex approvals involving the Vancouver School Board, the City Park Board, and the Province as owner of Andy Livingstone Park. Due to the complexity of the situation, Council provided the necessary direction and authorization to facilitate the legal arrangements required to advance the project as proposed (See Council Report RTS 10197 dated July 15, 2013, Appendix F, and Standard Conditions A.2.1 and A.2.2).

The VSB and the City of Vancouver jointly applied to the British Columbia Supreme Court in summer 2013 to amend the restrictive covenant registered on Andy Livingstone Park and the amendment was approved on November 1, 2013 without opposition.

• **Applicable By-laws and Guidelines:**

• CD-1 By-Law (265) International Village

In 1990 City Council adopted this Comprehensive Development By-Law to permit the construction of a mixed-use development of six city blocks including park land, at-grade retail, an entertainment complex, market residential mid-rises and towers, social housing, a community daycare, community recreational facilities and a public school.

• International Village CD-1 Guidelines

The Guidelines provide urban design guidance with respect to the siting and massing of buildings, the ground-plane interface with the public realm as well as minimum criteria to ensure the livability of the residential dwelling units.

Specifically, article 2.12.5 of these guidelines states that all residential dwelling units should have an unobstructed view of a minimum length of 25 m (82 ft.) and should be oriented to longer views where these exist.

• **Response to Applicable By-laws and Guidelines:**

The proposed public school development is sited on the last undeveloped parcel of the overall CD-1 site area (sub-area 5), where all other uses and buildings have already been established during earlier phases of this comprehensive development. The proposed uses, which include a public school and a community use space, completes the overall programming originally intended and envisioned by the CD-1 By-Law (265).

Staff have reviewed the proposed building form and have determined that the building mass has been sufficiently sculpted to retain the minimum standard of livability, delineated in the CD-1 Guidelines, for the private dwelling units that are located directly adjacent to the proposed school.

• **Conclusion:** Staff consider this proposal a well-resolved response to the existing site and urban design constraints. Taking advantage of its proximity to a public park and playground, this new public school located in the high-density area of downtown Vancouver will serve as significant contributor of public life to the community. As such, Staff recommend approval of this application, with conditions noted in this report.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on January 29, 2014, and provided the following comments:

EVALUATION: SUPPORT (8-0)

- **Introduction:** Paul Cheng, Development Planner, introduced the proposal and mentioned that the site was rezoned several years ago to allow for a complex development involving two condominium towers, a mixed-use podium of six storeys with retail at grade, a day care and a future school to be built on the site. The school was not originally built with the rest of the project because the estimation of enrollment at that time was much lower than the actual number of children now in the neighbourhood. As a result, the program for the school has grown which presents a challenge in terms of adjacency since there are dwelling units in the tower that would be looking out onto the taller and larger school. Staff have required a minimum 50 foot distance from the living rooms of those units. This in turn results in a massing of the school that is 5 meters over the property line over the park property. Mr. Cheng stated that all the legalities are being addressed. He added that there has been an ongoing discussion with respect to the resulting space underneath the cantilever next to the park given location regarding potential CPTED issues and asked the Panel for suggestions on how to address this issue.

Mr. Cheng took questions from the Panel.

- **Applicant's Introductory Comments:** Walter Francl, Architect, further described the proposal and mentioned that there was also an anticipated (community centre) for this on the site. The entire ground floor including the gym and multi-purpose spaces will be available to the public off hours. He said that the City will be building some of the multi-purposes spaces that will be on the ground floor. There are only two facades to the building and they have tried to give that over as much as possible to the public. They have organized the ground plane so that it can be used by the rest of the community throughout the day. Mr. Francl described the program for the school and noted that the circulation is organized around the various classrooms as well as the private south facing learning pods. The building has been designed to achieve LEED™ Gold equivalent and will plug into the hot water utility that is currently operating in the towers. The roofscapes have been sculpted to step back from the residential tower and there are class screens for added privacy. The primary entrance is off the park and there will be doors in the multi-purpose rooms that open up onto the

park as well. The atrium will eliminate the interior of the school up through four storeys. The strategy on the south side has been to modulate the light through a series of louvers and the little learning pods on the outside face of each of the classrooms to temper the light. All of the classrooms have natural light. Mr. Francl described the material and colour palette.

Jennifer Stamp, Landscape Architect, described the landscaping plans and mentioned that play spaces are often challenging in the downtown. She mentioned that they have had discussions with the Park Board regarding using Andy Livingstone Park including the play structures and courts. There are going to be some upgrades to the park that will benefit the school. The play spaces on the roof are more passive learning environments for kindergarten and grade one aged children. They are trying to provide opportunities for outdoor learning and provide good connections between inside and out. There will be seat walls and science boxes as well as chalk boards. On the ground plane they have looked at running the flooring of the park walkway up to the face of the building. They have addressed the CPTED concerns with lighting and along Expo Boulevard they have added a double row of street trees. They are asking the City to have no parking in the morning and later in the day for drop off for the school and asked the Panel for suggestions on how to address this issue.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - The Panel had no substantial aspects needing improvement.
- **Related Commentary:** The Panel supported the proposal and thought it was a wonderful infill project in an area that is in need of a new school.

The Panel liked the architecture and thought it was well handled and a sophisticated expression considering the challenges. The supported the choice of materials including the coloured glass and the raised reading nooks. One Panel member suggested applying them to the exterior spaces that face stair wells so they become seating edges. A couple of other Panel members thought the south façade was not as well handled as the east façade.

The Panel thought the applicant had done a good job with the setback from the adjacent tower and daycare as well as the view slots into the park. They also thought the cantilever was a strong and exciting part of the building with the park coming up to the edge of the building. One Panel member thought more could be done at the edge to strengthen the relationship to the park.

The Panel supported the landscaping plans however it was suggested that the five trees that are going to be removed could be replaced elsewhere on the site. As well it was suggested that where the plaza meets the street there was an opportunity to announce the plaza.

With respect to the park areas located under the cantilevered portions, one member suggested bright artificial lighting during night hours.

- **Applicant's Response:** Kelly Isford-Saxon thanked the Panel for their comments. She said that it has been a challenge to take on a community that has iconic views of what schools should look like but felt that there was renewed hope that they are going in the right direction.

ENGINEERING SERVICES

The recommendations of Engineering Services are contained in the prior-to conditions noted in Appendix A attached to this report.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Due to the introduction of building elements that cantilever over park property, staff are concerned that undesirable activities may occur on these spaces. During school operation hours, it is understood that Vancouver School Board staff will be present to survey these spaces to their proper use. During night-time hours, however, when no Vancouver School Board staff are present, these spaces should not present the easy opportunity for crime or other undesirable activities to occur. As such, CPTED Standard Condition A.1.13 requires continuous night-lighting to be provided as a deterrent for crime while also enhancing the surveyability of these public spaces.

SOCIAL PLANNING

There is an extreme shortage of licensed childcare in the downtown peninsula, including spaces for school-age children. The International Village School's proposed catchment area has seen extraordinary population growth from 2006 to 2011. In particular, between 2006 and 2011, the percentage of very young children (under 5 years old) living in the area was on par with downtown. This suggests the neighbourhood is becoming more attractive to young families.

Two multipurpose rooms are proposed on the ground floor of this project, with the potential to deliver a total of 60 spaces of school-age care. The proposal includes multipurpose room 1 (MP1) with a net activity area of 1980 sq. ft., and a second multipurpose room (MP2) with a net activity area of 1154 sq. ft., each with potential capacity for a 30 space school age care program.

The proposed MP2 is attached to the school, and situated adjacent to the pre-existing childcare centre on site. Responding in part to the strong community support for school-age care and family programs received at the 2009 public open houses for the Northeast False Creek public benefits strategy, and in the 2012 Community Workshop held to gather feedback for ideas to program a community space on the school site, this multipurpose room will be used primarily for licensed school-age care, and will have enhanced potential to function as a space for community use during and after school hours (e.g. parenting programs, health clinics, etc.). The proposed space has a separate exterior entrance, and has the potential to be locked off from the rest of the school in order to function independently outside of school hours and on weekends. Without City capital, this 30 space school age care program and multipurpose / community use space will not be built. The City's share of project costs are not yet confirmed but will include fit and finish of MP1 and the full costs to construct MP2. Project funding approval and timing will be brought forward as part of the Capital Plan and Budget processes. Prior to issuance of a building permit for the school, including MP2, the proposed partnership between the City and Vancouver School Board will be detailed in signed joint agreements for the funding and operation of this space (See Standard Conditions A.1.14 and A.1.15).

The provision of school-age care in this school helps to facilitate healthy child development in downtown Vancouver. These new spaces align with the mandate of the Joint Childcare Council to plan for and develop childcare on public lands, and to promote the joint use of space for a range of early care and learning opportunities. The proposed new school-age spaces will also count towards Council's target to create new childcare spaces between 2012-2014.

Further design development of the multipurpose rooms is required to ensure they are appropriate for licensed school age care use, in accordance with the Guideline for Shared Multipurpose Space for Out of School Care in Vancouver Board of Education (VBE) Schools (2012), and to the satisfaction of the Director of Social Development, Director of Facilities and Community Care Facilities Licensing (See Standard Condition A.1.16).

PARK BOARD

The Park Board supports this application as it has the potential to create an active community hub that will become a social and cultural focus for the neighbourhood. The school will have its main entrance off the park, and the area immediately adjacent will be used as a school recess area, while maintaining the existing pedestrian circulation.

Park Upgrades:

The Park Board is proposing to improve the children's play environment in the portion of Andy Livingstone Park adjacent to the proposed new school. This new play environment will provide diverse play opportunities, promote active living and provide capacity for both the students of the new school as well as the surrounding residents. As such, the playground will be completely redesigned to better accommodate a wider range of ages, abilities and the increased intensity of use. The new design will feature separate play zones targeted for pre-school and school-age children, comfortable seating and overlook areas for parents and caregivers will also be integrated. Improved accessibility in the playground will be addressed as well as the need for additional shade trees. The playground will feature high quality equipment that meets current CSA standards as well as custom and nature play elements that will create a unique play destination. Connections through the playground to the new school will be designed to minimize conflicts with other park users.

In 2012 a small playground, approximately 80 m to the east of the proposed playground renewal, was removed to facilitate the creation an off leash dog area. This new destination playground will fully address this loss as well as the increasing demand for children's amenities in the downtown area.

Andy Livingstone Park has contaminated soils that have been capped with an impermeable membrane. The playground design and construction contingency will reflect this site condition.

Project funding must be secured to undertake the design work and park improvements so that the project can be scheduled for completion with the school opening. Project funding approval and timing will be brought forward as part of the Capital Plan and Budget processes.

Monitoring & Lighting:

There is a significant amount of monitoring required in this downtown park. The use of new rubberized resilient surfacing in the playground fall zone (as opposed to bark mulch or sand) will facilitate the easy removal of dangerous litter. The Park Board has committed to maintain the park including the removal of dangerous litter. A review of lighting in adjacent park areas will be considered to assess visibility and security. The Vancouver School Board has committed to provide extra monitors to ensure child safety during recess and before and after school.

As the school will cantilever out over the park by 5 m from the property line for the length of the façade, the Park Board requires a condition that design development discourage unwanted activities outside of school hours (See Standard Condition A.1.13). Ultimately, staff consider the overhang to be a small intrusion into a large park, outweighed by the positive impacts of creating the community hub and bringing more life to the park.

PROCESSING CENTRE - BUILDING

This Development Application submission has not been fully reviewed for compliance with the Building By-law. The applicant is responsible for ensuring that the design of the building meets the Building By-law requirements. The options available to assure Building By-law compliance at an early stage of development should be considered by the applicant in consultation with Processing Centre-Building staff.

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law requirements which may affect the building design and internal layout. These would generally include: spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, fire fighting access and energy utilization requirements.

Further comments regarding Building By-law requirements are contained in Appendix C attached to this report.

NOTIFICATION

This project has been the subject of considerable public engagement beginning in summer 2012 when an initial workshop was held with the VSB, City staff and stakeholders to discuss how the public elements of the proposed school could be designed to meet community use objectives. As the project design and technical details advanced, the VSB has met with the Strata Council for the Firenze project and also presented the project to the False Creek Residents Association (FCRA) and the Northeast False Creek Joint Working Group in the spring of 2013. A Public Information Meeting was held on July 16, 2013 and was generally well received (summary provided in Appendix G). The project was reviewed and supported by the Park Board at their July 22, 2013 meeting (Appendix H).

On February 7, 2014, 1893 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website. Forty-five emails were sent to organizations and individuals that have requested to be added to a mailing list for the Northeast False Creek Joint Working Group.

There have been six responses received, the comments are summarized below:

- In favour of a new elementary school being built.
- The design is innovative and location near parks and a sports field is appropriate.
- Concern about the safety of school pick-up and drop-off on Expo Boulevard. Suggest a higher number of pick-up and drop-off areas adjacent to the school.
- Concern that 28 parking spaces for the school use is too high and fosters the use of cars to get to work.
- The Firenze strata does not recognize the 28 parking spaces shown as allocated to the Vancouver School Board proposal for the International Village Elementary School.
- The Firenze strata expected the school above the existing childcare.
- The Firenze strata considers proposed structural work to be outside the rights granted by the developer and cannot permit any alterations to the existing parking facility over the strata's common property.
- Concern that the portion of the school projecting over Andy Livingstone Park will result in the removal of trees and affect the existing pedestrian path.

Staff Response:

The development is well-served by transit and cycling facilities. It is expected however that some parents will drive their children to school. Staff agree with the Transportation Impact Study that identifies the parking on the north side of Expo Boulevard as pick-up and drop-off for the school however not as exclusive use. As such, removal of the current parking meters is not supported. The metered parking within a one-block radius of the school is in effect between the hours of 9 am to 10 pm and is currently under-utilized during anticipated drop-off and pick-up hours.

The parking proposed in this application is consistent with minimum requirements for elementary schools and is consistent in the locations and numbers identified in previous development applications (See Appendix I). If, over time, less parking is required for staff parking, the applicant may choose to repurpose the parking to drop-off parking for parents. -

While the CD-1 By-Law and Design Guideline offer general direction on the location of the school (within sub-area 5), explicit direction for the school to be located directly above the daycare does not exist. Since the entire site area of this CD-1 by-law would be developed in sequential phases, other components have been constructed well before the construction of the school. With the construction of the daycare, a portion of sub-area 5 was left undeveloped as a formal place-marking for the future school, resulting in an open undeveloped sub-lot on the property, visually-implying the future location of the school as being located due south of the daycare. Any perception by members of the Firenze strata that the future school would be located directly on top of the daycare is unfortunate, but not substantiated by the By-law and Design Guidelines, or the visual appearance of the site itself.

Any structural work to the underground parkade that may be required will likely require an agreement between the Firenze strata and the Vancouver School Board. This legal requirement, however is considered by staff to be outside the primary scope of this Development Permit Application, which is to ensure the conformance of the project to Council-adopted policies, By-Laws and guidelines.

The existing pedestrian circulation will be maintained in the area of Andy Livingstone Park immediately adjacent to the school. There would be five trees removed under the cantilever; however the proposal includes new tree planting on the roof gardens as well as street tree planting along Expo Boulevard.

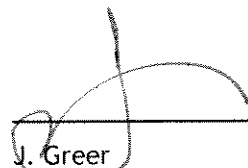
DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law it requires decisions by both the Development Permit Board and the Director of Planning.


With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that it seeks a relaxation for small car spaces and off-street loading per Section 3.2. The Staff Committee supports the relaxations proposed.


The Staff Committee has considered the proposal, taking into consideration the intended use of the site for a school and completion of the overall programming originally intended and envisioned by the CD-1 By-Law (265). The Staff Committee supports the proposal subject to the conditions contained in the report.



J. Greer
Chair, Development Permit Staff Committee



P. Cheng
Development Planner



B. Mah
Project Coordinator

Project Facilitator: L. King

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the Development Permit.

A.1 Standard Conditions

- A.1.1 consideration to provide a direct pedestrian access from the staff parking area to level 2 of the proposed school;

Note to Applicant: As proposed, access to the school from the parking spaces would involve a highly circuitous route through two levels of the parking garage. The applicant should consider providing a direct access from the level 2 parking area if it is physically possible.

- A.1.2 provision of large-scale detail drawings of the proposed exterior building elements, including the proposed cladding and sun-shading devices;

Note to Applicant: The proposed exterior cladding finishes are considered highly appropriate to the downtown context of this neighbourhood. As such, they should be further elaborated to demonstrate further demonstrate their compatibility with the surrounding built-forms.

- A.1.3 provision of large-scale detailed drawings of the landscaped roof gardens on Levels 3 and 4, including the glazed guardrails, and all other outdoor play area design elements;

Note to Applicant: The proposed landscaped outdoor roof spaces are considered important to the overall design of this downtown school where there are proximate adjacencies with private residential uses. As such, the proposed glass partitions and roof landscaping treatments are critical in maintaining a high level of livability for the private residences with respect to visual and aural amenity.

- A.1.4 provision of two additional disability parking spaces;

Note to Applicant: The required number of disability parking spaces is three as required under Section 4.8.4 (Required Disability Parking Spaces) of the Parking By-law. Although the Project Data indicates two disability parking spaces are provided, the existing Level 02 parking plan (DP 14) identifies only one disability parking space. Add wheel stops to parking spaces that are perpendicular to the side of adjacent parking spaces.

- A.1.5 clarification of the number of Class B bicycle parking spaces provided;

Note to Applicant: Level 01 floor plan south (DP 11) needs to be reconciled with the landscape plan (L1.1) showing the correct number of Class B bicycle parking spaces on both plans.

- A.1.6 addition of perimeter dimensions on all floor plans, including setbacks and encroachments of the building from the property lines, and City building grades on the site plan and Level 01 floor plan south;

- A.1.7 provision of updated gross floor areas in the Project Data to match the FSR plans;

- A.1.8 deletion of all references to the proposed signage located at the southeast corner, or notation on plans stating: "All signage are shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner[s] assumes responsibility to achieve compliance with the Sign By-law and obtain the required sign permits.";
-

Note to Applicant: The Sign By-law Coordinator should be contacted at 604.871.6714 for further information.

Standard Landscape Conditions

- A.1.9 coordination of street trees with the Engineering Department and Park Board to determine ultimate street tree types and locations;

Note to Applicant: This can be achieved by contacting the respective City departments and obtaining final tree specifications for the new trees and locations for relocating the existing street trees which are proposed for removal. The new street trees should appear on the Plant List with all pertinent information and the following note: "Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Eileen Curran at 604.871.6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Cabot Lyford at Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion" (See also Standard Condition A.2.3).

- A.1.10 provision of additional information on larger-scale (1/4"=1' or metric equivalent) landscape sections and architectural sections, coordinated to demonstrate adequate soil depth by showing dimensions, notations and accurately sized tree rootballs;
- A.1.11 provision of complete details at a larger (1/2"=1') scale for all landscape elements, including science boxes, benches, seatwalls, log bridge and play furnishings, etc., as well as all streetscape elements;
- A.1.12 provision of a Landscape Lighting Plan, including details, key and locations of existing light poles;

Crime Prevention Through Environmental Design (CPTED)

- A.1.13 design development to discourage the possibility of undesirable activities underneath the proposed building portions that cantilever over the park, by providing continuous night lighting to these public spaces;

Note to Applicant: The lighting should be bright enough to render this public space easily surveyable during night-time hours.

Social Infrastructure

- A.1.14 submission, prior to issuance of a development permit, of a signed Letter of Understanding to the satisfaction of the Managing Director of Social Development and the Managing Director of Facilities;
- A.1.15 submission, prior to issuance of a building permit for the school, including multipurpose room 2, of signed Funding and Operating Agreements, to the satisfaction of the Managing Director of Social Development and the Managing Director of Facilities;
-

A.1.16 design development of the two multipurpose rooms, licensable for school-age childcare, to the satisfaction of the Director of Social Development, to include the following:

- a table of areas for multipurpose rooms 1 and 2;
- a security plan for multipurpose rooms 1 and 2 to ensure that school-age care programs are licensable by Vancouver Coastal Health Community Care Facility Licensing;

Note to Applicant: Licensing will require local alarm chimes for the door. Intruder alarm spec should include a local alarm chime function.

- dutch doors in the doorway to the café-kitchen instead of a solid door in multipurpose room 1;
- a location for a computer and telephone, including phone and data hookups in multipurpose room 1;

Note to Applicant: Consider locating a computer/telephone by the south wall.

- a small sign-in counter and a long art sink counter, separated by a partition, with upper and lower cabinets for art storage in multipurpose room 1;

Note to Applicant: Include a backsplash behind the art sink, and whiteboard on wall behind sign-in counter.

- millwork for a staff counter and a 3 ft. lockable filing cabinet in multipurpose room 1;

Note to Applicant: Consider locating the staff counter and cabinet in the "City Storage Room."

- more dedicated storage in multipurpose room 2, as per the Vancouver School Board-City Design Guidelines for School age care;

Note to Applicant: Consider increasing the amount of storage cupboards along the window. The proposal currently includes 7.5 m² of storage per childcare space. Design guidelines for school-age care programs in shared multipurpose spaces in Schools set a minimum storage quota of 15 m² per childcare space.

- a sign-in counter by the door in multipurpose room 2 connecting multipurpose room 2 to the school;
- a more robust kitchenette in multipurpose room 2, with the addition of a kitchen island that is accessible on one side to the children, and a domestic stove;
- deletion of the dishwasher in the kitchenette in multipurpose room 2;
- a location for a computer and telephone in multipurpose room 2; and

A.1.17 design development of the parking area to relocate the daycare bike parking to the space directly adjacent to the entrance in the parking garage.

A.2 Standard Engineering Conditions

- A.2.1 arrangements to be made, as may be determined necessary by the Director of Real Estate Services and Director of Legal Services, for the transfer of Airspace Parcel 1 False Creek Air Space Plan BCP29637 to the Vancouver School Board and the lease back to the City of the Daycare Facility on said Airspace Parcel 1;
- A.2.2 arrangements to be made, as may be determined necessary by the Director of Real Estate Services and Director of Legal Services, to secure tenure and access over the Park (Lot 195 False Creek Plan 23011), in favour of the owner of Airspace Parcel 1 False Creek Air Space Plan BCP29637, to enable the use of the Park for i) the building projections, ii) pedestrian access to and from the School and Daycare facility, iii) surface treatments within the Park, iv) a no-build spatial separation area adjacent to the building projections to enable compliance with the VBBL;
- A.2.3 delete references to removal of existing street trees on Expo Blvd. Existing trees are to remain as-is and infill street trees are to be supplied where space permits including adjustment and reconstruction of the sidewalk to accommodate new infill trees (See Condition A.1.9);
- A.2.4 provision of written confirmation from residential tower owners that they are agreeable to sharing the existing residential garbage room with the school and confirmation that there is adequate space within the existing room for both uses;

Note to Applicant: Please reference the City's garbage and recycling supplement and provide details of bins, totes and or compactors as needed, indicating that the current room can accommodate all containers and adequate access to use them;

- A.2.5 delete reference to "future school drop off zone" from site plan (DP-07);
- A.2.6 relocate the new columns to be 1.2 m or less from the end of the stalls or provide additional stall width;

Note to Applicant: This applies to stalls 13-23 on P2 and stalls 11-20 on P1.

- A.2.7 provision of 100 covered Class B bicycle parking for students;

Note to Applicant: Engineering acknowledges that the required 26 Class B bicycle spaces are being provided but is seeking additional Class B spaces for the 510 students of the school. Given the close proximity to numerous existing bikeways, and to achieve Transportation Plan mode share targets, Engineering recommends increasing the number of Class B spaces from 26 (5% mode share) to 100 (20% mode share). Coordination with the Parks Board may be required should the immediately adjacent park be proposed to locate some of the 100 covered Class B spaces.

- A.2.8 provision of an annual limited Traffic Management Plan update for 3 years post occupancy outlining the following:
- travel mode survey for the entire school students and staff with a minimum 90% response rate;
 - current and future TDM measures being implemented at the school;
 - is the school meeting the previously set travel mode targets and to set new targets for the future;
 - include any neighbourhood concerns regarding the school traffic;
 - submit a copy of the limited TMP to the School Liaison at the City of Vancouver for review;
 - designate a TMP administrator at the school that will be responsible for conducting the mode surveys, dealing with traffic concerns around the school and implementing the TDM measures;
-

- development of an Active and Safe Transportation Plan with a Best Routes to School Plan in conjunction with their TMP. Both plans would be in accordance with the Green Communities Canada Active and Safe Transportation Planning Program and Best Routes to School Program;
- develop an internal Traffic Management Plan brochure that can be posted and distributed to all parents;
- review of the pick-up/drop-off and on-street parking supply and demand;

A.2.9 provision of funding for the installation of School zone signage on Expo Boulevard; and

A.2.10 clarify access routes to the school from the proposed parking spaces.

Note to Applicant: Routes should not require pedestrians to travel down the steep vehicular access ramps to get between the spaces and the school. Pedestrian access to the school that is safe and as convenient as possible should be provided from the parking spaces.

B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Processing Centre-Building, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated March 12, 2014. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.
- B.1.2 It should be noted that if condition 1.0 have not been complied with on or before **October 7, 2014** this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.1.6 This approval does not in any way constitute a representation or warranty that the necessary approval of the form of development of the rezoning will be granted by Council. All proceedings by the applicant prior to action by Council are therefore at his/her own risk.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.3 All approved street trees shall be planted in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
 - B.2.4 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
-

- B.2.5 Determination of the final sewer servicing connections is required for the building permit for the school. Please contact the Sewers design branch to make these arrangements.
 - B.2.6 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.
-

Processing Centre - Building Comments

Processing Centre - Building and Fire Comments

The following comments are based on the architectural drawings by Franci Architecture dated December 17, 2013 that have been submitted for Development Application DE417537. This is a cursory review in order to identify issues which do not comply with the 2007 Vancouver Building By-law.

1. * The "annex" of the existing Firenze tower that is to contain the mechanical and electrical rooms and the teachers' lounge is to be considered part of the new school building from a functional and fire and life safety perspective. It shall be separated from the existing tower by a continuous 2-hour fire separation. It shall be separated both structurally and by a continuous 2-hour fire separation from the rest of the school structure.
 2. * Various legal agreements will be required to address the proposed exiting via the park, the cantilever overhanging the existing property line, and the spatial separation facing the park.
 3. * An accepted Alternative Solution will be required for the proposed treatment of the new school as a new building discrete from the existing parkade and Firenze tower.
 4. The mechanical and electrical rooms on the ground floor open into the exit/egress corridor from the gymnasium. A vestibule is required if the corridor is an exit facility.
 5. * The north exit stair appears to lead through the entry vestibule for multipurpose room 2. Appropriate fire separations, travel distances, and consideration for the various user groups and occupancy schedules of the two spaces will be required.
 6. The new exit from the daycare outdoor play area to the park may be exposed to hazard from the school, specifically multipurpose room 2.
 7. Travel distance from the daycare via the exterior play area shall be measured to the new gate to the park.
 8. During after-hours use of multipurpose room 2, the two available egress doors from the space are not sufficiently remote from one another. Further, they converge at the exterior gate from the outdoor play area. An additional exit from multipurpose room 2 should be provided for times when access to exit through the school is not available.
 9. The egress doors from multipurpose room 1 and from the Kindergarten area do not appear to be remote enough to be prudent. Note that the 2014 VBBL is expected to include a provision requiring two egress doors from a room or suite to be separated by a distance of at least a third of the diagonal dimension of the room.
 10. If multipurpose room 2 provides a required exit from the school, confirmation that the route through the community-funded space will be available at all times during school hours.
 11. The second-floor corridor leading to the teachers' lounge exceeds the 6 m limit for dead-end corridors.
 12. * An Alternative Solution will be required to address the multi-storey interconnected floor space created by the main stair.
-

13. Travel distances via the Outdoor Learning Spaces are to be measured to the north exit stair via pathways.
14. The egress routes via the Outdoor Learning Spaces to the north exit stair shall be signed and lit as interior exits.
15. * Occupied roofs shall have means of egress in conformance with 3.3.1.3.(4).
16. All washrooms must be accessible in conformance with 3.8.2.3.(2).
17. Door clearances are required in conformance with 3.3.1.13.(10)(b).
18. An accepted Alternative Solution or generic Alternative Solution to 3.1.5.3.(1) may be required for the green roof assemblies. The procedure to be followed will vary based on the date of application and status of acceptance of the 2014 VBBL by Vancouver City Council.
19. Demonstration of compliance with ASHRAE 90.1-2010 will be required at the Building Permit stage.
20. Compliance with the 2014 VBBL may be required depending on the date of application.

* Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

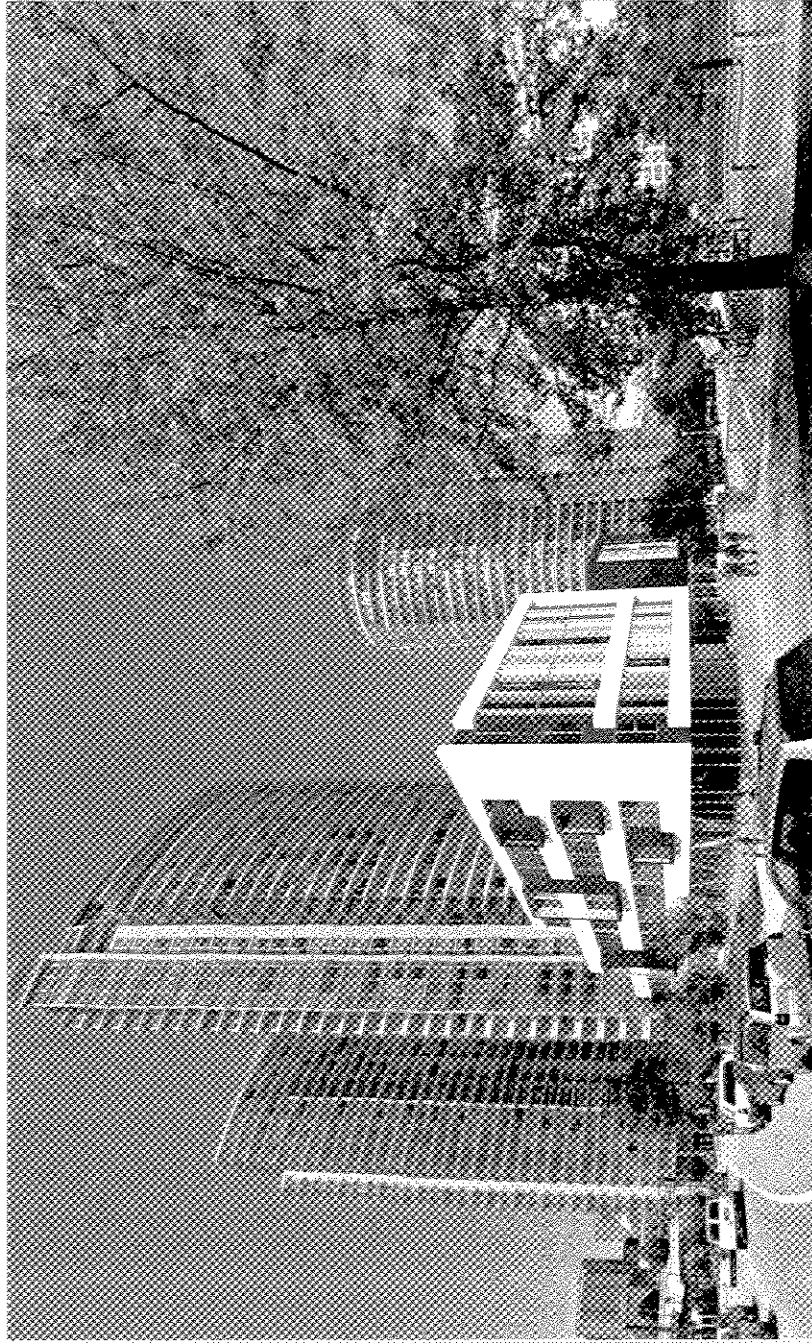
Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

Please indicate the address and permit number on the subject of your incoming mails and emails to the city.

INTERNATIONAL VILLAGE ELEMENTARY SCHOOL

55 EXPO BOULEVARD
 LEGAL ADDRESS: Air Space Parcel 1, Air Space Plan BCP 29637 False Creek



ARCHITECTURAL DRAWING LIST:

- DP 01 COVER SHEET
- DP 02 PROJECT DATA
- DP 03 SITE PLAN
- DP 04 CONTEXT PLAN
- DP 05 SITE CONTEXT PHOTOS
- DP 06 SITE ELEVATION PHOTOS
- DP 07 SITE PLAN
- DP 08 EXISTING LEVEL P2 - PARKING PLAN SOUTH
- DP 09 EXISTING LEVEL P1 - FLOOR PLAN SOUTH
- DP 10 PROPOSED LEVEL 01 - FLOOR PLAN SOUTH
- DP 11 EXISTING LEVEL 01 - PARKING PLAN NORTH
- DP 12 PROPOSED LEVEL 02 - FLOOR PLAN NORTH
- DP 13 EXISTING LEVEL 02 - PARKING PLAN NORTH
- DP 14 PROPOSED LEVEL 03 - FLOOR PLAN
- DP 15 PROPOSED LEVEL 04 - FLOOR PLAN
- DP 16 PROPOSED ROOF PLAN
- DP 17 BUILDING SECTIONS A-A & B-B
- DP 18 BUILDING SECTIONS C-C & D-D
- DP 19 BUILDING ELEVATIONS - SOUTH AND EAST
- DP 20 BUILDING ELEVATION - SOUTH CONTEXT
- DP 21 BUILDING ELEVATION - EAST CONTEXT
- DP 22 BUILDING RENDERINGS
- DP 23 SHADOW STUDIES
- DP 24 LEVEL 01 ENLARGED PLAN - RELATIONSHIP TO EXISTING DANCARE
- DP 25 LEVEL 02 ENLARGED PLAN - RELATIONSHIP TO EXISTING DANCARE
- DP 26 LEVEL 03 ENLARGED PLAN - RELATIONSHIP TO EXISTING RESIDENTIAL TOWER (P2)
- DP 27 BUILDING DESIGN PRECEDENT STUDY
- DP 28 LANDSCAPE DRAWINGS
- L 1.1 GROUND LEVEL LANDSCAPE PLAN
- L 1.2 LEVEL 3 LANDSCAPE PLAN
- L 2.1 LANDSCAPE PLAN SECTIONS

OWNER

Vancouver Board of Education
 1580 West Broadway
 Vancouver BC V6J 5K8
 T 604-715-5000
 Project Manager:
 Kelly Island-Saxon
 k.island@vbe.bc.ca
 Cell 604-347-9836

CONSULTANTS

ARCHITECT
 Franci Architecture
 1684 West 2nd Avenue
 Vancouver BC V6J 1N5
 T 604-686-3352
 contact: Avin Martin

ACOUSTIC
 BKL Consultants in Acoustics
 #308 - 1290 Lynn Valley Road
 North Vancouver BC V7J 2A2
 T 604-986-2508
 contact: Paul Marks

LANDSCAPE

Duerrle Creek Ltd.
 102 - 1837 West 5th Avenue
 Vancouver BC V6J 1N5
 T 604-694-4611
 contact: Jennifer Stamp

STRUCTURAL

Jones Kwong Kishi
 Consulting Engineers
 #1088 - 948 West 3rd Street
 North Vancouver BC V7P 3P7
 T 604-946-7131
 contact: Nomal Nazari

MECHANICAL

MMI Group
 1043 Howe Street
 Vancouver BC V6Z 2A6
 T 604-985-9391
 contact: Ali Mousalif

ELECTRICAL

MCI Engineering Ltd
 4738 West 4th Avenue
 Vancouver BC V6T 1C2
 T 604-232-9078
 contact: Marc Langston

CODE + CERTIFIED PROFESSIONAL (C/P)

LMCO Building Code Consultants Ltd.
 4th Floor, 760 Rennie Street
 Vancouver BC V6R 2M1
 T 604-662-7146
 contact: Shawn Talarico

ENVELOPE

Dubak Engineering Inc.
 106 - 3983 Hanning Drive
 Burnaby BC V5C 9N5
 T 604-475-1939
 contact: Michael Cunningham

ENERGY MODELLING

Energy Analytica Inc.
 2988 Dalhousie Drive
 Coquitlam BC V3B 8Y9
 T 604-552-9700
 contact: Curt Hooping

SURVEYOR

Bennett Land Surveying Ltd.
 Suite 1550 - 1065 W Pender St.
 North Vancouver BC V7P 3R5
 T 604-989-4689
 contact: Patrick Koraback

TRAFFIC CONSULTANT

Burn & Associates
 Suite 1550 - 1065 W Pender St.
 Vancouver BC V6E 3B7
 T 604-985-9427
 contact: Peter Joyce

VSB

Appendix D; page 2 of 3

International Village Elementary School

Civic Address: 55 Expo Boulevard, Vancouver, BC
 Legal Address: Air Space Parcel 1, Air Space Plan BCP 29637 False Creek
 Land Use Zoning: CD-1 (2005)

School Population:	450 (Grades 1-7)
Total	510
Employees	40 (Staff)
Sub Area	SF
New Site Area	1,705
Existing Site Area (with future building)	98
Existing Site Area (without future building)	1,055
Existing Site Area (with future building)	2,008
Existing Site Area (without future building)	2,238
Total Site Area	2,646

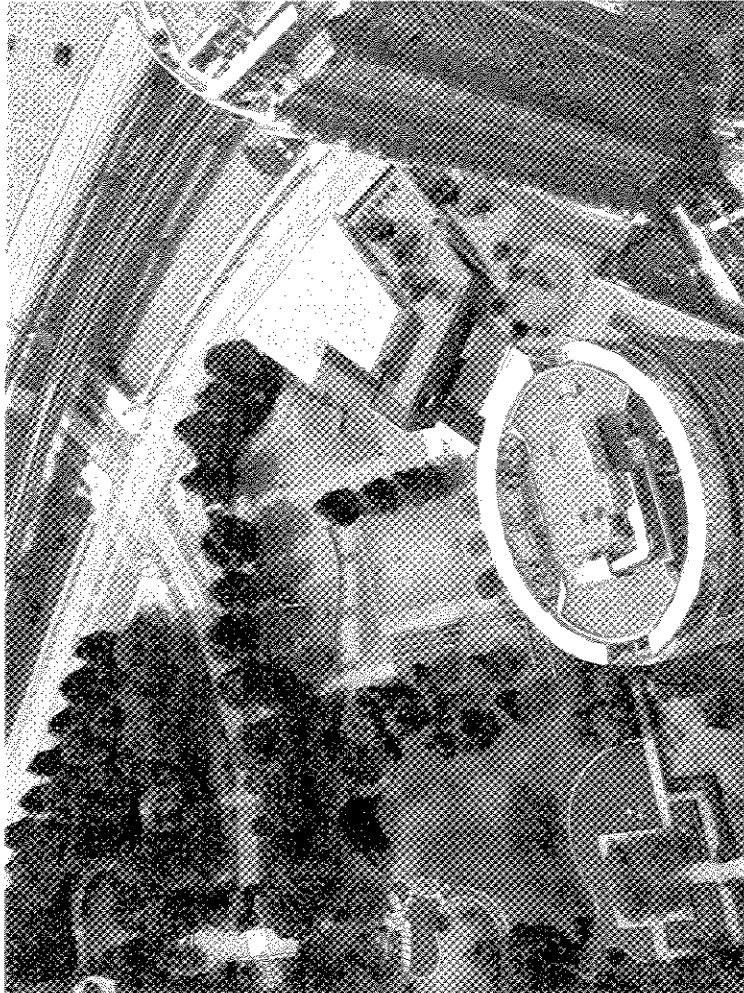
Gross Floor Areas	Permitted SF	Proposed SF
Level 01	SM	SM
Multipurpose Room 02 (uses in City)	211	2,271
Existing to be renovated (with future building)	98	1,055
New School Area	1,519	16,254
Total	1,818	19,580
Level 02	SM	SM
Existing to be renovated (with future building)	190	1,675
New School Area	1,211	13,035
Total	1,301	14,950
Level 03	SM	SM
New School Area	872	9,386
Total	872	9,386
Level 04	SM	SM
New School Area	453	4,876
Total	453	4,876
Total Gross Floor Area	4,505	48,491

Site Coverage	n/a	1,838	19,763
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Building Height	M	F1	M	F1
Front Yard	86	262.2	16.22	53.22
Rear Yard	0	0.0	0	0.0
Side Yard	n/a	n/a	0	0.0

Parking	Required	Provided
Staff (40 employees)	27	25
drop-off / pick-up - refer to Traffic Report	n/a	7
Handicap Parking / Loading ¹	1	1
Bicycle ²	3 Class A	3
	26 Class B	26

1. UBC 1, 2005 by law No. 2047, 7.1.11; otherwise indicated in the accompanying site plan area.
 2. Parking spaces 4, 7, 1, 5, 2005.2 spaces for every 3 employees.
 3. Handicap parking on per original development U.E. 4000522.
 4. No per currently approved by area U.E. 9811/05.
 5. Parking spaces 6, 2, 2, 2, 2005.1 class A for every 17 employees, 11 class B for every 40 students.



AERIAL VIEW OF PROPOSED SCHOOL

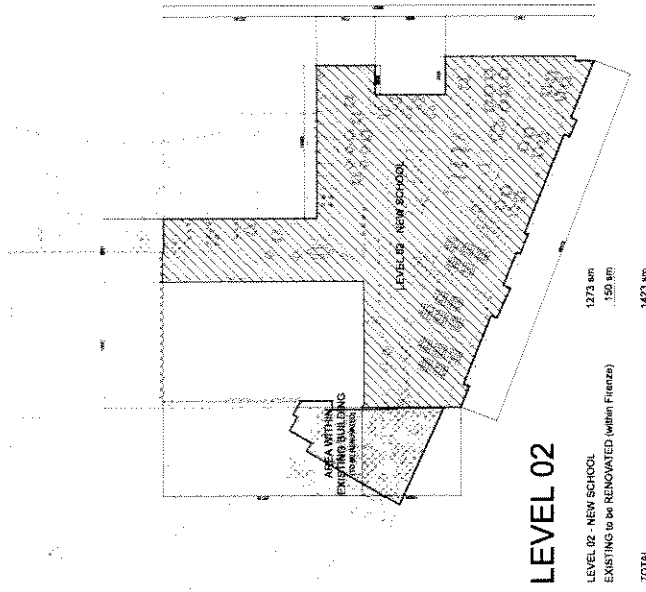
RECEIVED
 CITY OF VANCOUVER
 DEC 19 2013
 COMMUNITY SERVICES
 DEVELOPMENT SERVICES

INTERNATIONAL VILLAGE ELEMENTARY SCHOOL
 PROJECT DATA
 DP 02

INTERNATIONAL VILLAGE ELEMENTARY SCHOOL	
FSR PLANS	
<small> THESE PLANS SHOW THE PROPOSED CONSTRUCTION OF THE INTERNATIONAL VILLAGE ELEMENTARY SCHOOL. THE EXISTING BUILDING IS TO BE DEMOLISHED AND A NEW BUILDING IS TO BE CONSTRUCTED ON THE SAME SITE. THE NEW BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING CODE AND THE ILLINOIS BUILDING CODE. THE EXISTING BUILDING IS TO BE DEMOLISHED AND A NEW BUILDING IS TO BE CONSTRUCTED ON THE SAME SITE. THE NEW BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING CODE AND THE ILLINOIS BUILDING CODE. </small>	
DATE: 06/15/17	SCALE: AS SHOWN
PROJECT NO: 156	DATE: 06/15/17
DESIGNED BY: [Signature]	CHECKED BY: [Signature]
DRAWN BY: [Signature]	DATE: 06/15/17
PROJECT NO: 156	DATE: 06/15/17
DATE: 06/15/17	DATE: 06/15/17

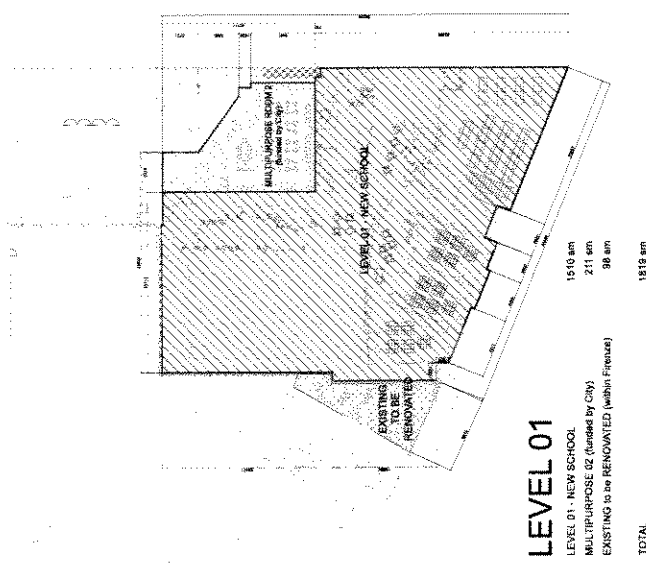
FSR AREAS

LEVEL 01	1510 sqm
LEVEL 01 - NEW SCHOOL	211 sqm
MULTIPURPOSE 02 (funded by CNY)	98 sqm
EXISTING to be RENOVATED (within Firenze)	
LEVEL 02	1273 sqm
LEVEL 02 - NEW SCHOOL	150 sqm
EXISTING to be RENOVATED (within Firenze)	
LEVEL 03	929 sqm
FSR AREA	
LEVEL 04	500 sqm
FSR AREA	
TOTAL	4870 sqm



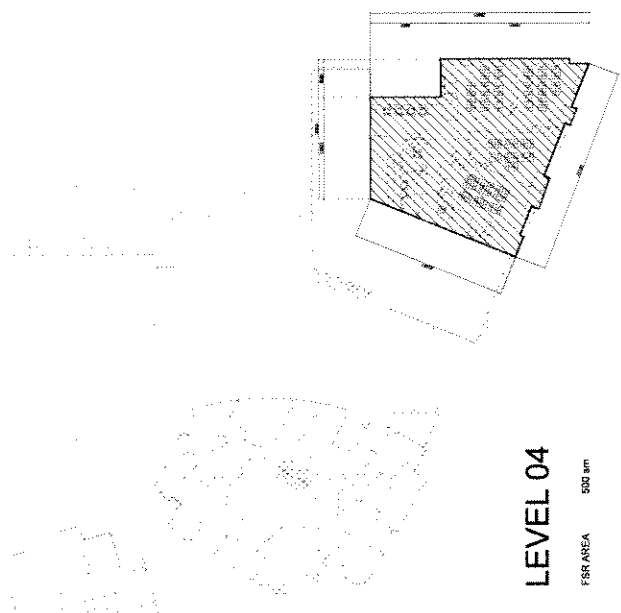
LEVEL 02

LEVEL 02 - NEW SCHOOL
EXISTING to be RENOVATED (within Firenze)
TOTAL
1273 sqm
150 sqm
1423 sqm



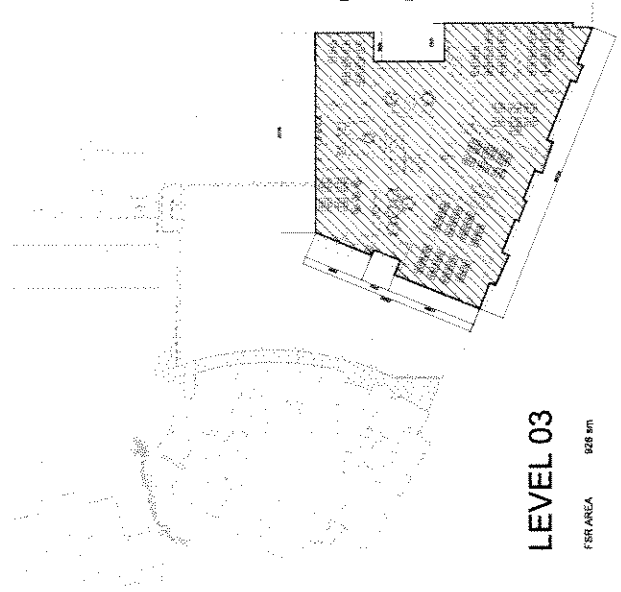
LEVEL 01

LEVEL 01 - NEW SCHOOL
MULTIPURPOSE 02 (funded by CNY)
EXISTING to be RENOVATED (within Firenze)
TOTAL
1510 sqm
211 sqm
98 sqm
1818 sqm



LEVEL 04

FSR AREA
500 sqm



LEVEL 03

FSR AREA
929 sqm

1/26

CONTEXT PHOTO SYMBOL

Appendix D, page 4 of 31

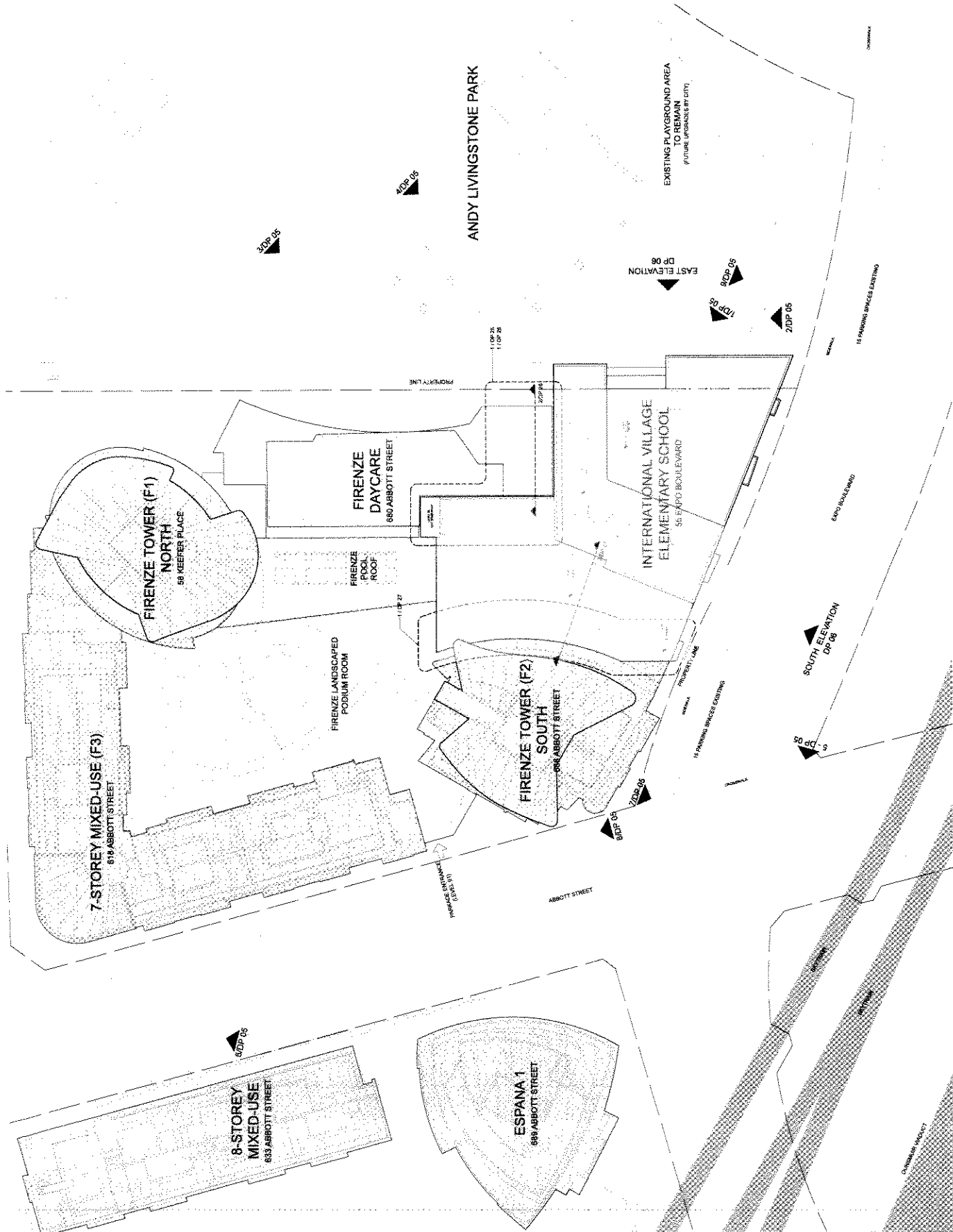
DATE	DESCRIPTION
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1/26	REVISED
1/26	REVISED
1/26	REVISED

INTERNATIONAL VILLAGE ELEMENTARY SCHOOL

CONTEXT PLAN

PROJECT NO.	1000
DATE	1/26/17
SCALE	1"=20'
DRAWN BY	DP-04
CHECKED BY	
DATE	

DP-04



VSB

Appendix D, page 5 of 31

PROJECT: 1000 COMMERCIAL DRIVE
DATE: 10/15/11
SCALE: 1/4" = 1'-0"

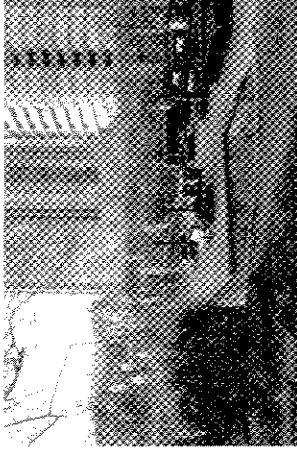
INTERNATIONAL VILLAGE ELEMENTARY SCHOOL

SITE CONTEXT PHOTOS

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SCALE: 1/4" = 1'-0"

PROJECT: 1000 COMMERCIAL DRIVE
DATE: 10/15/11
SCALE: 1/4" = 1'-0"

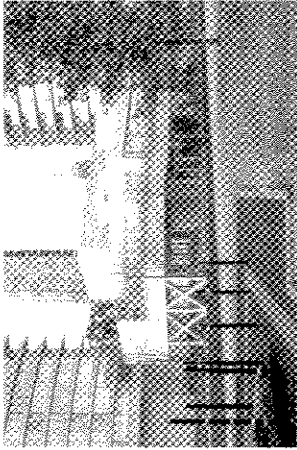
DP 05



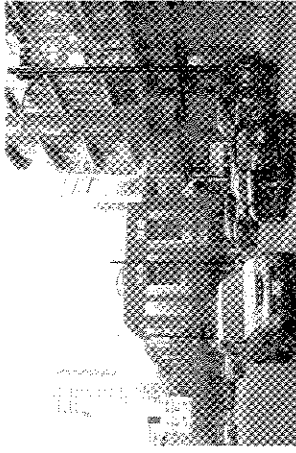
1. DAYCARE



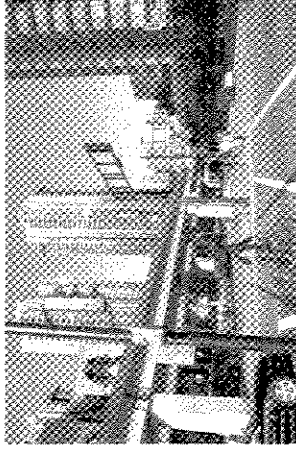
2. ANDY LIVINGSTONE PARK - PEDESTRIAN PATHWAY



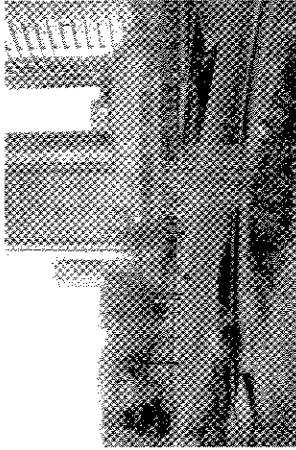
3. ANDY LIVINGSTONE PARK - SEATING AREA



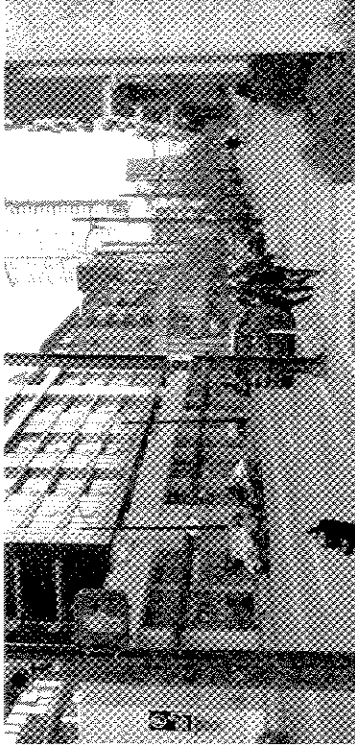
4. ANDY LIVINGSTONE PARK - VIEW TO THE WEST



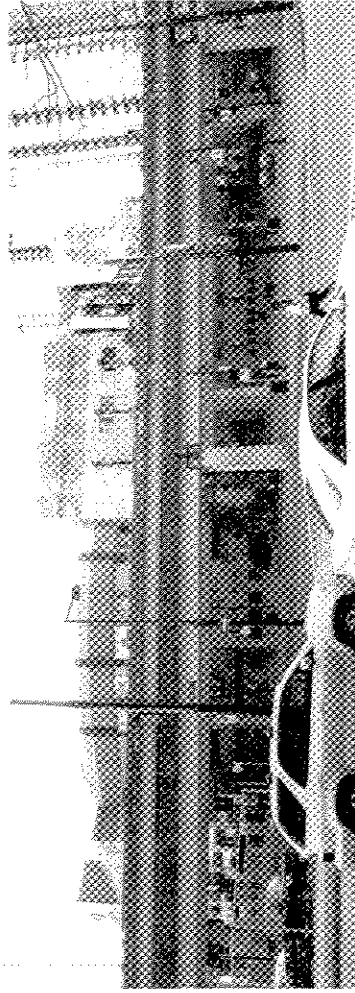
5. CORNER OF EXPO BOULEVARD AND ABBOTT STREET



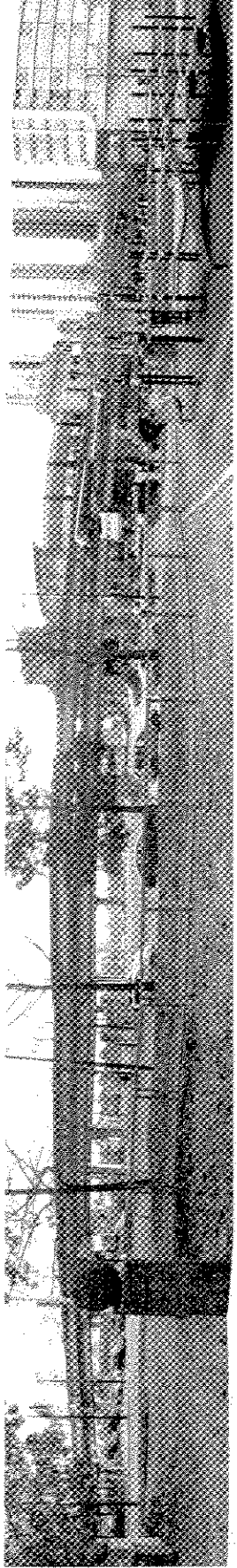
6. VIEW TOWARDS INTERNATIONAL VILLAGE MALL



7. SKYTRAIN AND DUNSMUIR VIADUCT



8. VIEW ALONG ABBOTT STREET



9. EXPO BOULEVARD AT CARRALL STREET

NOTE:
SEE "DP-04 - CONTEXT PLAN" FOR
LOCATION OF EACH VIEW POINT

VSB

Appendix D: page 6 of 31

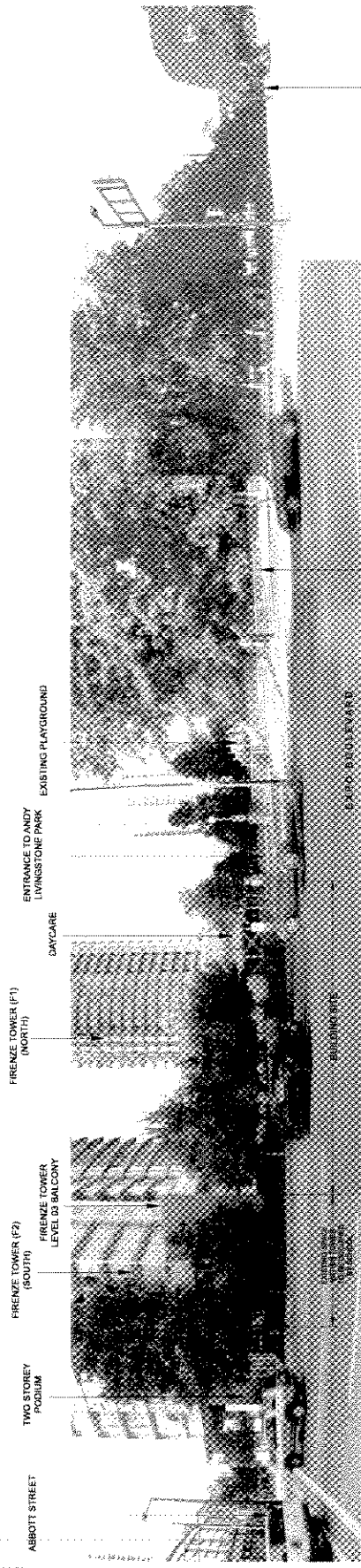
INTERNATIONAL VILLAGE ELEMENTARY SCHOOL

DATE: 10/13/17
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

INTERNATIONAL VILLAGE ELEMENTARY SCHOOL

DATE: 10/13/17
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

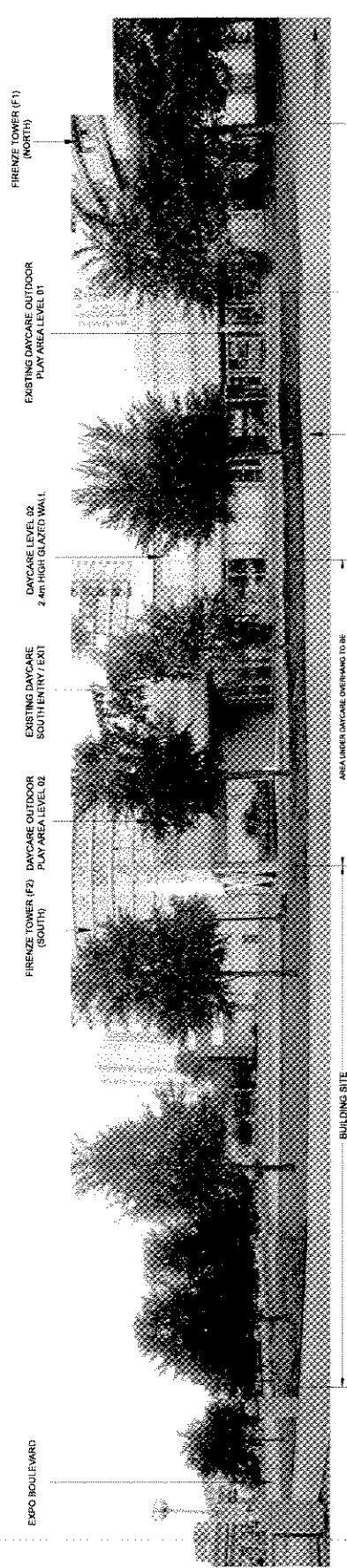
DP 06



EXISTING SITE CONTEXT - SOUTH

THE SOUTHERN EDGE OF THE BUILDING SITE IS FLANKED TO THE WEST BY THE FIRENZE DEVELOPMENT AND TO THE EAST BY ANDY LIVINGSTONE PARK. A TWO STOREY PODIUM DEFINES THE SOUTH WEST CORNER OF THIS BLOCK, ABOVE WHICH SITS THE FIRENZE TOWER AND PRIVATE PLAY AREA. THE BUILDING SITE IS BOUND TO THE SOUTH BY EXISTING PLAYGROUND AND ENTRANCE TO ANDY LIVINGSTONE PARK. THROUGH THE USE OF MATERIAL, MAINLY BRICK AND PAINTED ARCHITECTURAL CONCRETE, THIS MATERIAL PALETTE IS CARRIED AROUND THE FIRENZE DEVELOPMENT ALONG ABBOTT STREET AND KEEPER PLACE.

A STRIP OF LANDSCAPING AT THE BOTTOM OF THE PODIUM CONTINUES ALONG THE SOUTHERN EDGE OF THE SCHOOL SITE TOWARDS A PLAY AREA. THE LANDSCAPING ALONG EXPO BOULEVARD AND CARRALL STREET THROUGH EXTENSIVE LANDSCAPING.



EXISTING SITE CONTEXT - EAST

SITUATED ON THE NORTH SIDE OF THE SCHOOL SITE IS AN EXISTING TWO STOREY DAYCARE THAT EXTENDS OVER THE SITE WITH AN OUTDOOR PLAY AREA ON LEVEL 02 (SEE DP 10 - EXISTING GROUND LEVEL PLAN). THIS DECK WRAPS AROUND THE EAST FACADE INTO A CURVILINEAR SET-BACK FROM THE PROPERTY LINE, CREATING A GROUND FLOOR PLAY AREA THAT'S OPEN TO ABOVE. LEVEL 2 OF THE DAYCARE FOLLOWS A SIMILAR PATTERN AND CURVATURE WITH ADDITIONAL SET BACKS FROM THE PROPERTY LINE, CREATING AN EXTENSIVE OUTDOOR PLAY AREA.

THE CURVED FACADE OF THE DAYCARE AND EXTENSIVE GLAZING IN THE PERIMETER FENCE IS REPLICATED IN THE NORTH FIRENZE TOWER (F1) WHICH ADJAINS THE DAYCARE TO THE FIRENZE DEVELOPMENT AND MARKS THE NORTH ENTRANCE TO ANDY LIVINGSTONE PARK. WHILE THIS TOWER STANDS 18m SHORTER THAN ITS SOUTHERN NEIGHBOUR (F2), THE FACADE TREATMENT AND MATERIALITY ARE VIRTUALLY IDENTICAL.

THE LANDSCAPING ALONG THE BUILDING SITE EXTENDS NORTH TO KEEPER PLACE AND IS PUNCTUATED WITH A ROW OF TREES PROVIDING PROTECT TO THE DAYCARE AND DEFINITION BETWEEN THE PEDESTRIAN PATHWAY AND THE FIRENZE DEVELOPMENT.

FRANCI

158

Client Address: 15800 Livingstone Blvd, Suite 100, Houston, TX 77040
Project Name: International Village Elementary School
Site Location: 15800 Livingstone Blvd, Suite 100, Houston, TX 77040
Project No: 15800 Livingstone Blvd, Suite 100, Houston, TX 77040
Scale: 1/8" = 1'-0"

Author: [Name]
Date: [Date]
Title: [Title]

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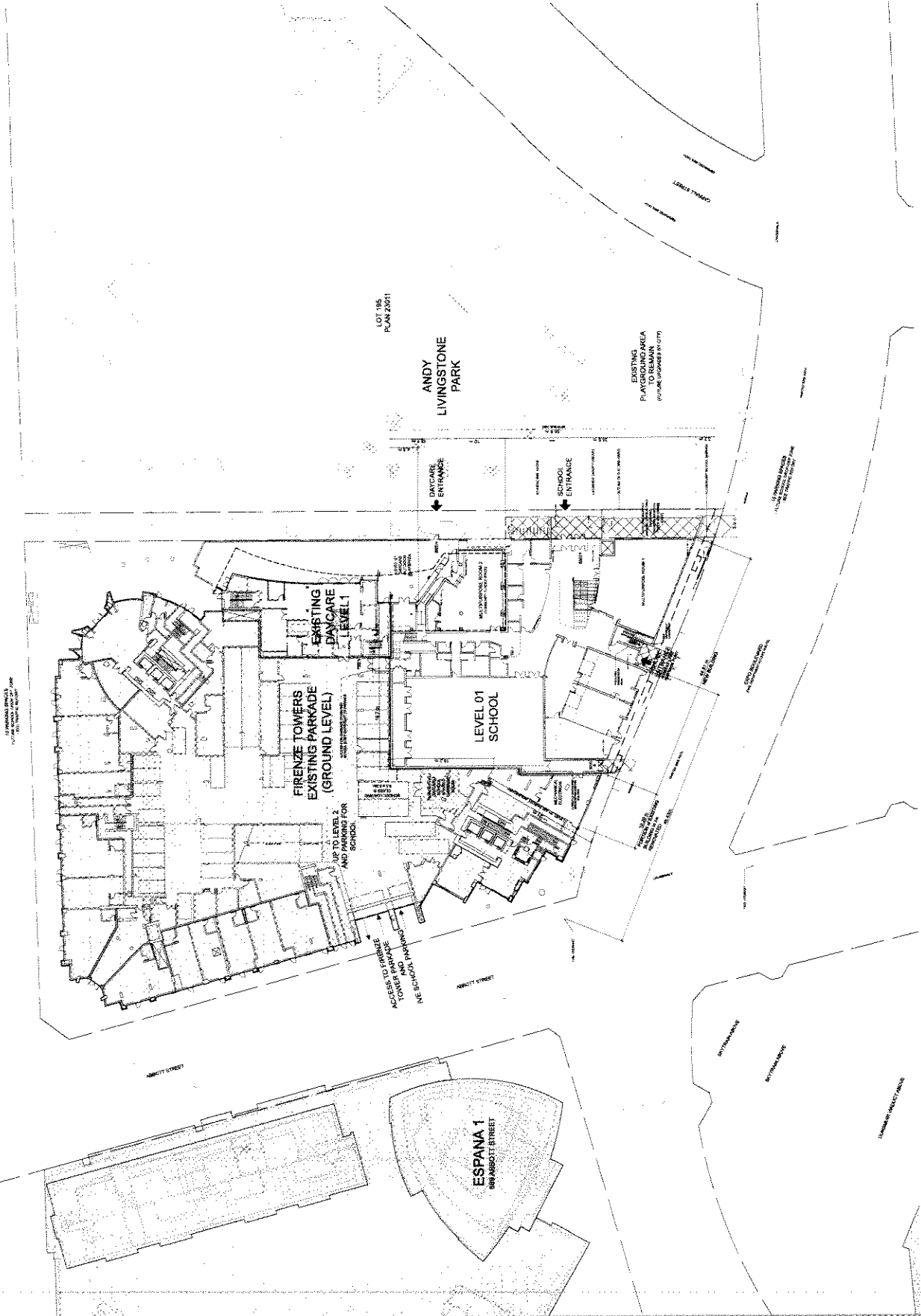
INTERNATIONAL VILLAGE ELEMENTARY SCHOOL

SITE PLAN

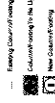
Project No.	15800 Livingstone Blvd, Suite 100, Houston, TX 77040
Scale	1/8" = 1'-0"
Date	08/23/19
Author	[Name]
Checker	[Name]
Reviewer	[Name]
Project Manager	[Name]
Client	[Name]
Site	15800 Livingstone Blvd, Suite 100, Houston, TX 77040
Sheet No.	DP 07

REFERENCE

REFERENCE



VSB



Appendix D, page 8 of 31

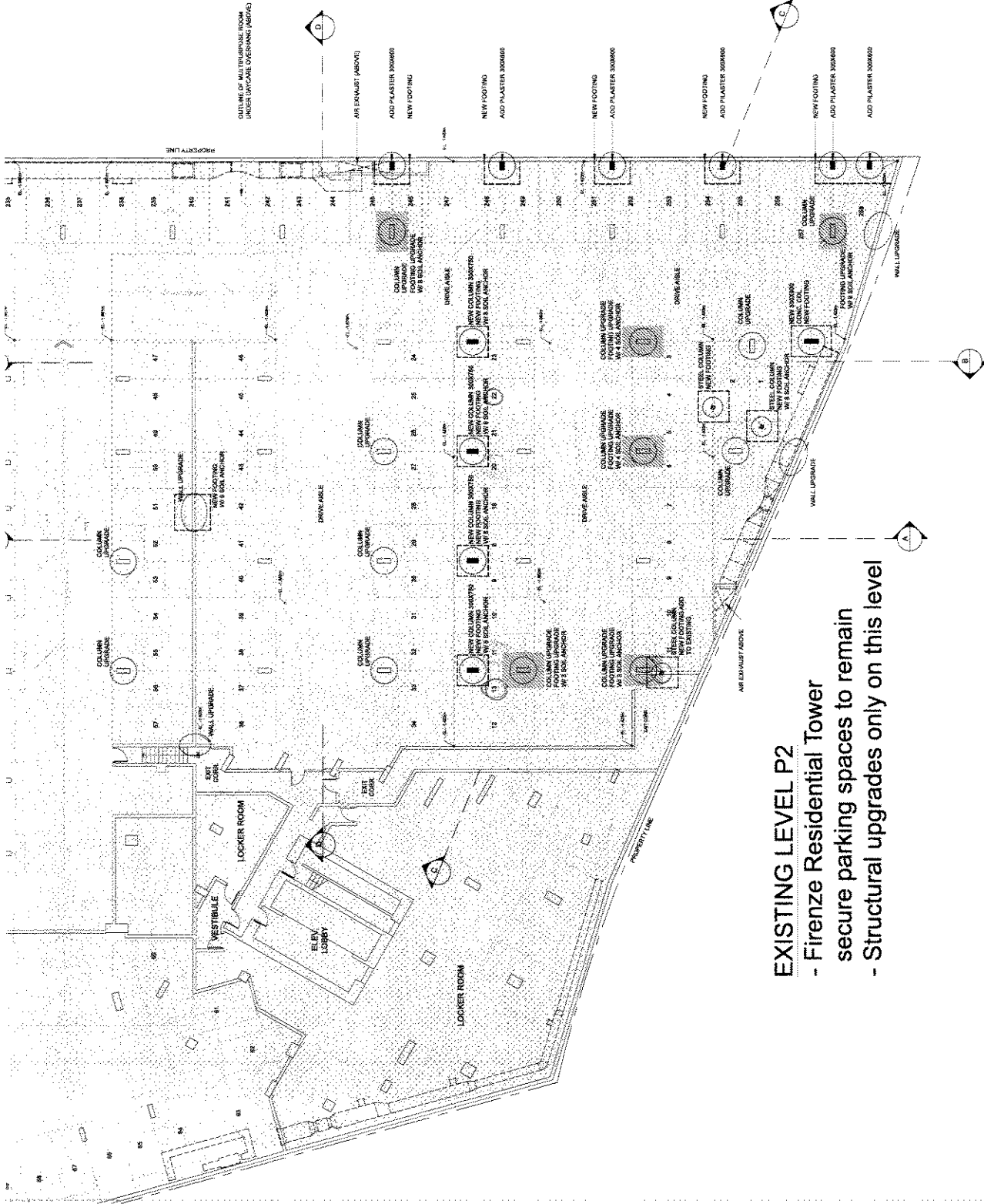
INTERNATIONAL VILLAGE ELEMENTARY SCHOOL

EXISTING LEVEL P2
PACKAGE: STRUCTURAL UPDATES

DATE: 08/20/2014
PROJECT NO: 14-00000000-0000
SHEET NO: 08

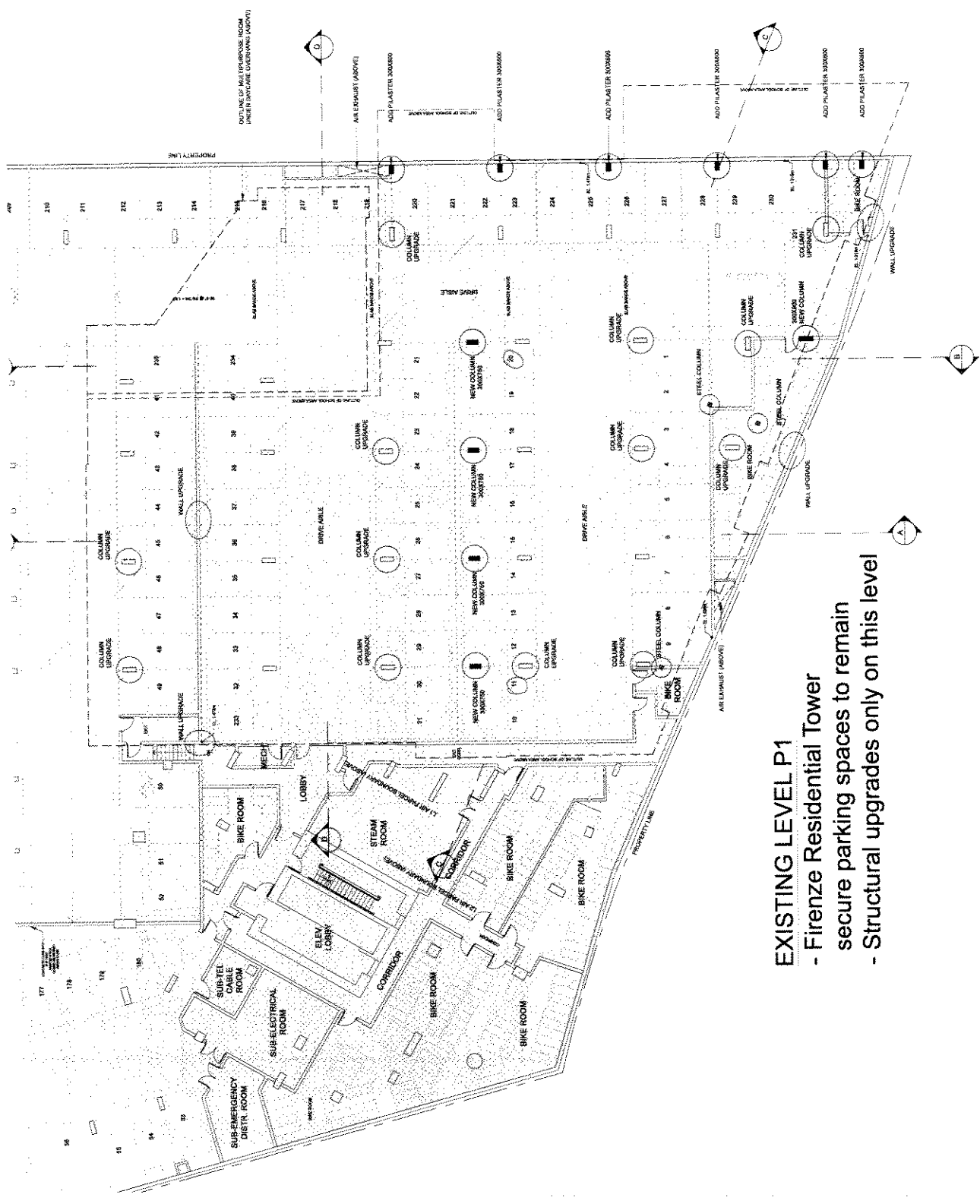


DP 08



EXISTING LEVEL P2
 - Firenze Residential Tower
 - secure parking spaces to remain
 - Structural upgrades only on this level

VSB



- EXISTING LEVEL P1**
- Firenze Residential Tower secure parking spaces to remain
 - Structural upgrades only on this level

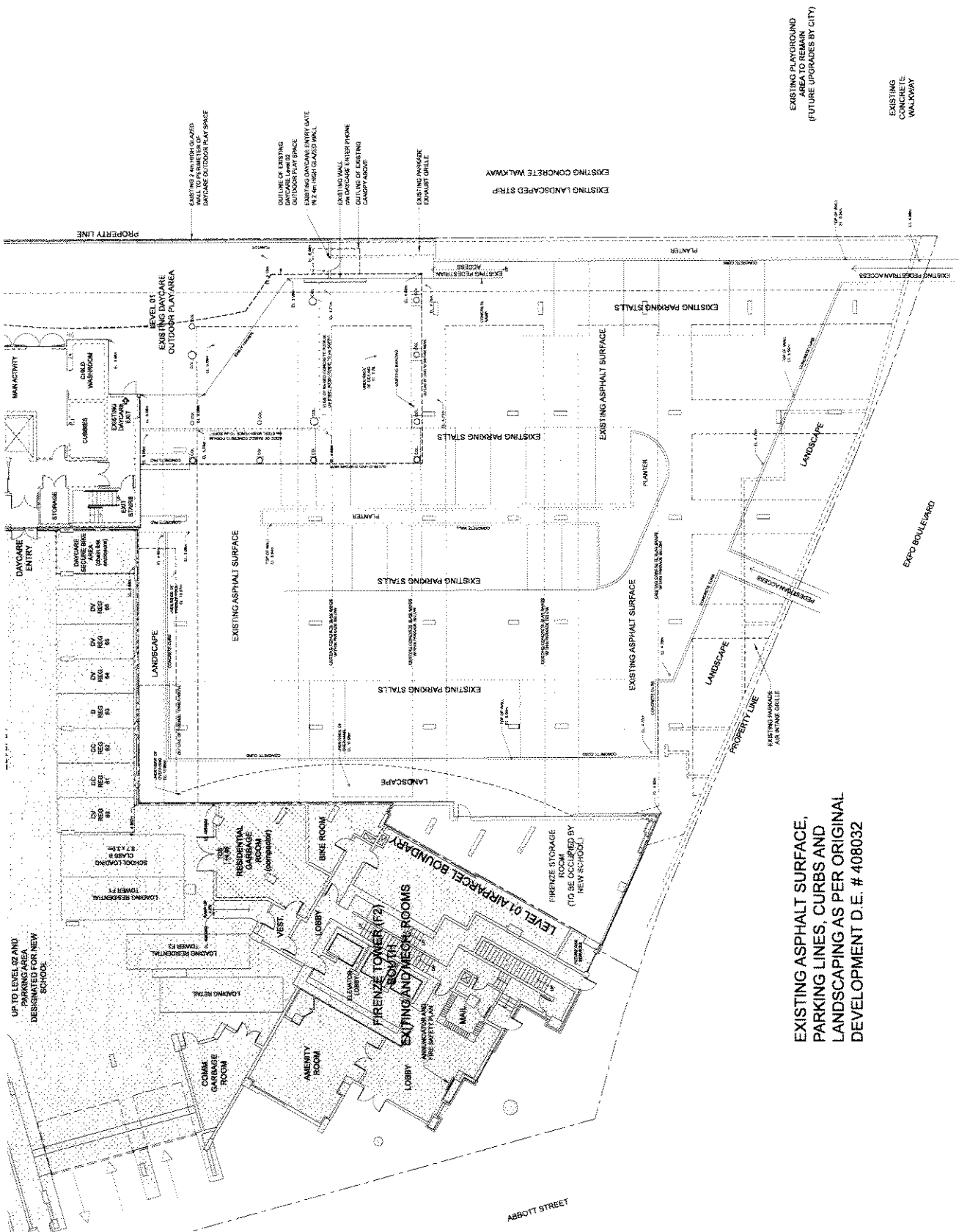
VSB

INTERNATIONAL VILLAGE ELEMENTARY SCHOOL

EXISTING GROUND LEVEL PLAN

DATE: 2013.11.05
 PROJECT: INTERNATIONAL VILLAGE ELEMENTARY SCHOOL
 SHEET: DP 10
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"

DP 10



EXISTING ASPHALT SURFACE,
 PARKING LINES, CURBS AND
 LANDSCAPING AS PER ORIGINAL
 DEVELOPMENT D.E. # 408032

VSB

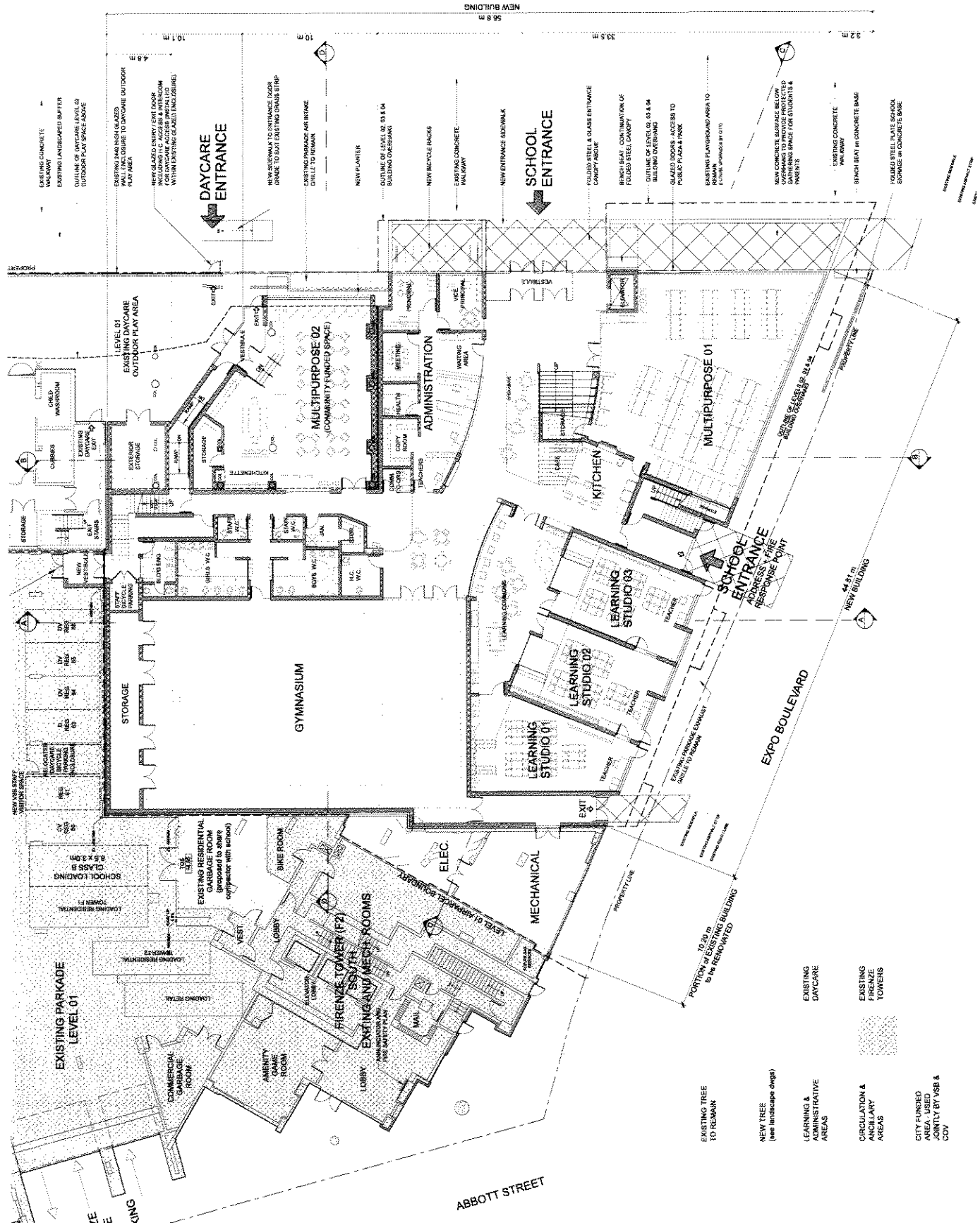
Appendix D; page 11 of 31

INTERNATIONAL VILLAGE ELEMENTARY SCHOOL

PROPOSED LEVEL 01 FLOOR PLAN SOUTH

DATE: 10/15/14

DP 11



158

Appendix D: page 12 of 31

INTERNATIONAL VILLAGE ELEMENTARY SCHOOL

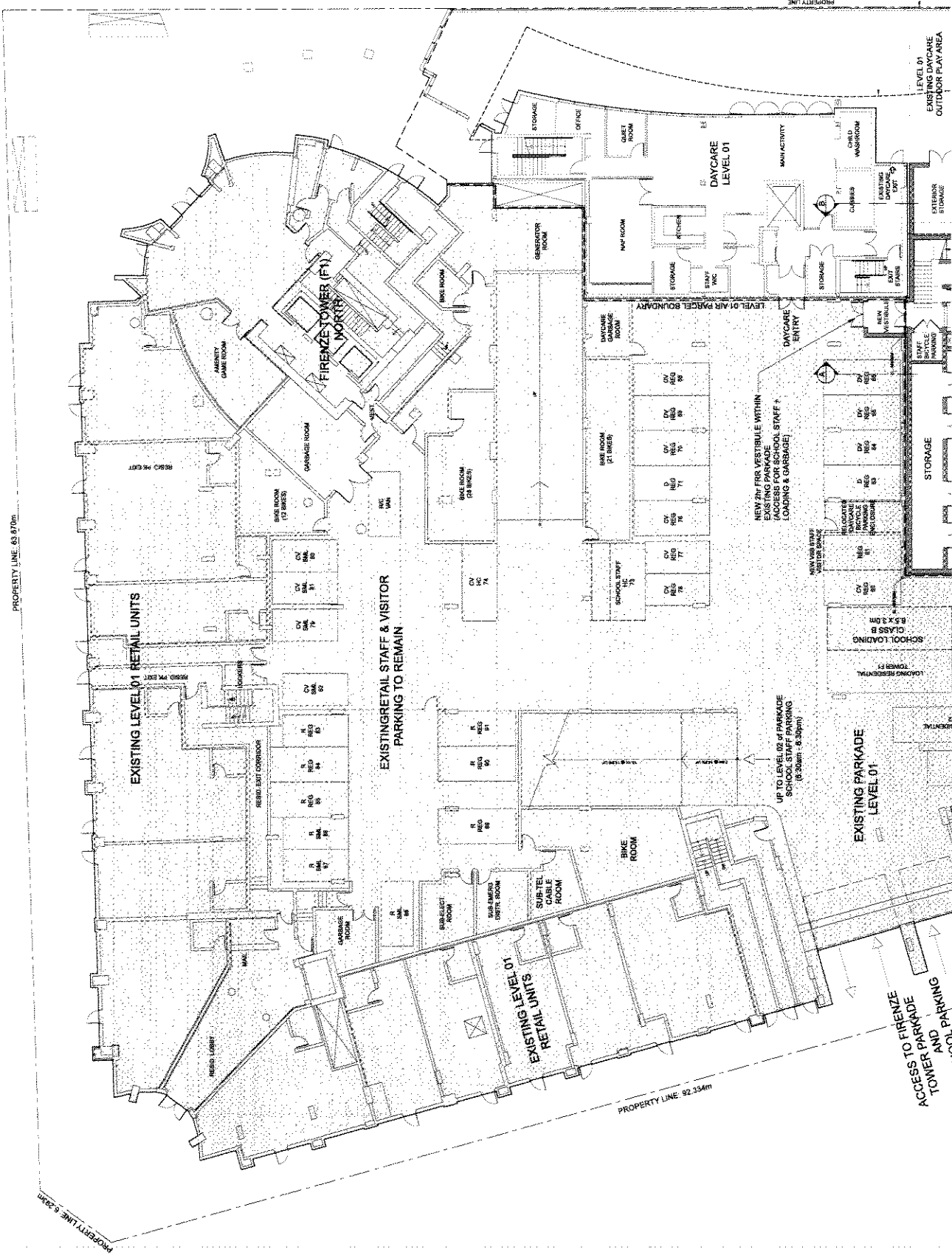
EXISTING LEVEL 01 PARKING PLAN (NORTH)

DATE: 08/15/19

PROJECT: 2018-2019

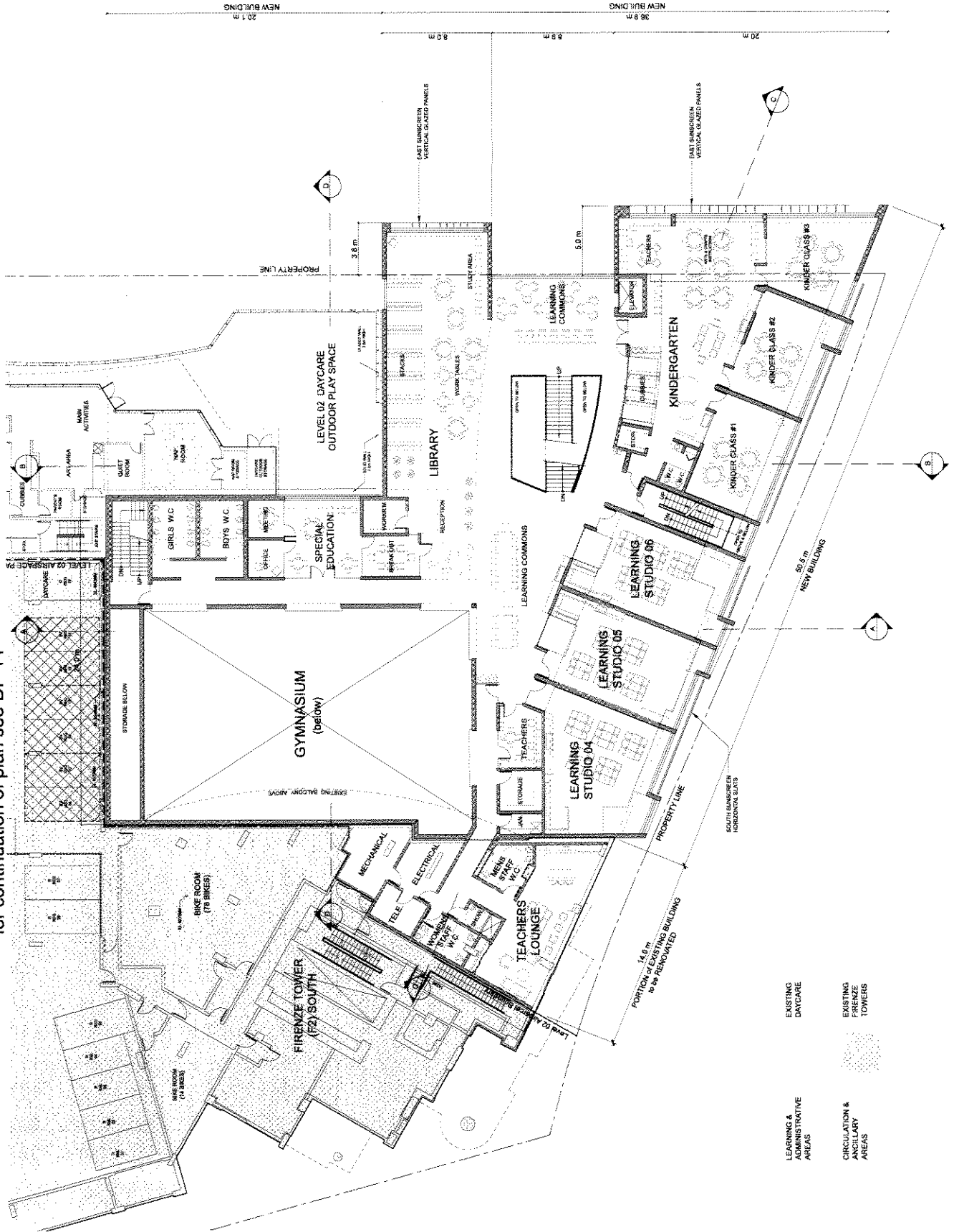
SCALE: 1/8" = 1'-0"

DP 12



V.B.

for continuation of plan see DP 14



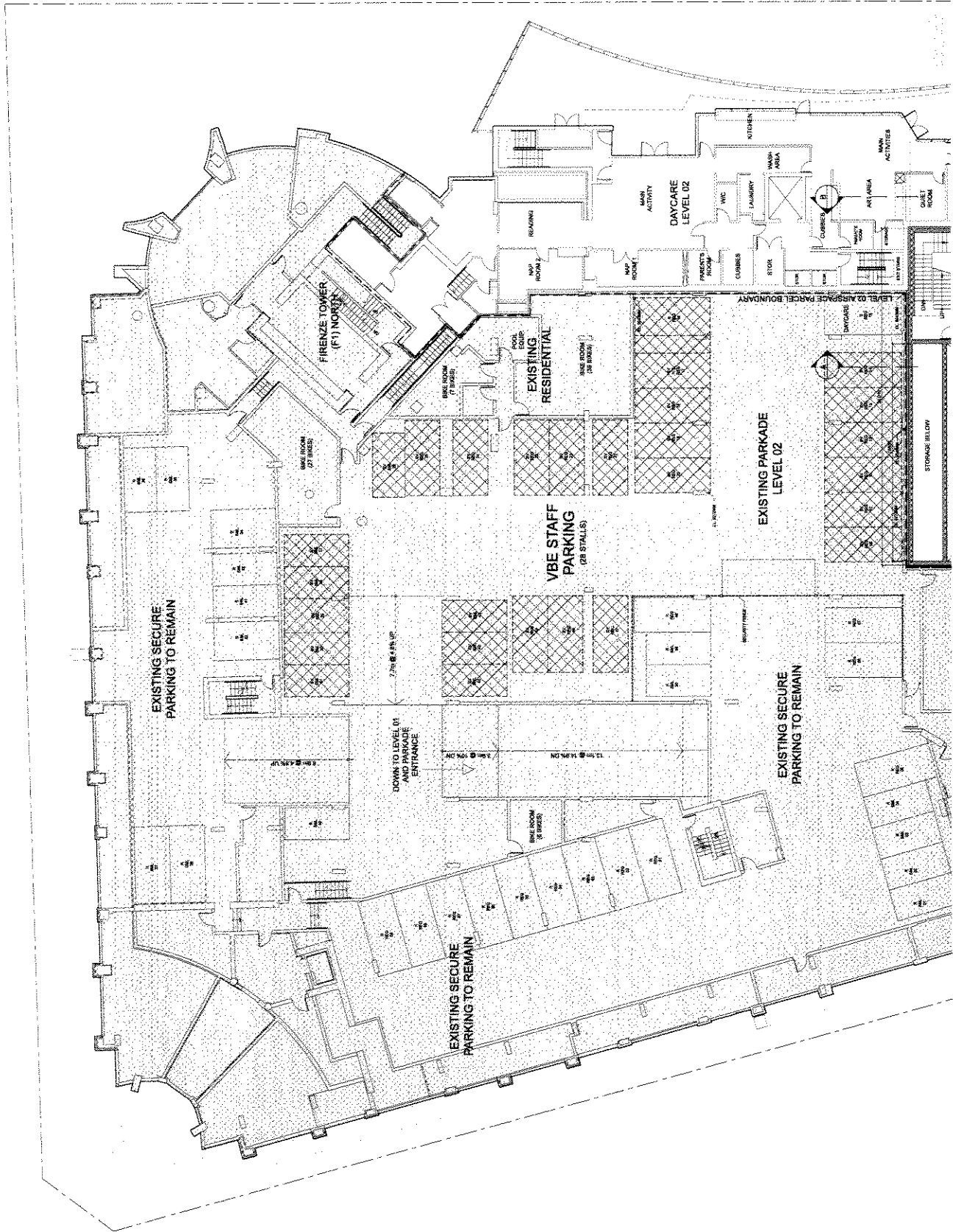
VSB

LEGEND

[Symbol]	EXISTING PARKING
[Symbol]	EXISTING SECURE PARKING TO REMAIN
[Symbol]	EXISTING RESIDENTIAL
[Symbol]	EXISTING VBE STAFF PARKING
[Symbol]	EXISTING PARKADE
[Symbol]	EXISTING STORAGE
[Symbol]	EXISTING STAIRS
[Symbol]	EXISTING ELEVATORS
[Symbol]	EXISTING MECHANICAL
[Symbol]	EXISTING ELECTRICAL
[Symbol]	EXISTING PLUMBING
[Symbol]	EXISTING HVAC
[Symbol]	EXISTING FIRE PROTECTION
[Symbol]	EXISTING STRUCTURE

PROJECT INFORMATION

PROJECT NO.	14-00000000
DATE	08/14/17
SCALE	1/8" = 1'-0"
DRAWN BY	JK
CHECKED BY	JK
DATE	11/02
PROJECT	INTERNATIONAL VILLAGE ELEMENTARY SCHOOL
DATE	08/14/17



for continuation of plan see DP 13

168

INTERNATIONAL VILLAGE ELEMENTARY SCHOOL

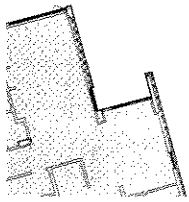
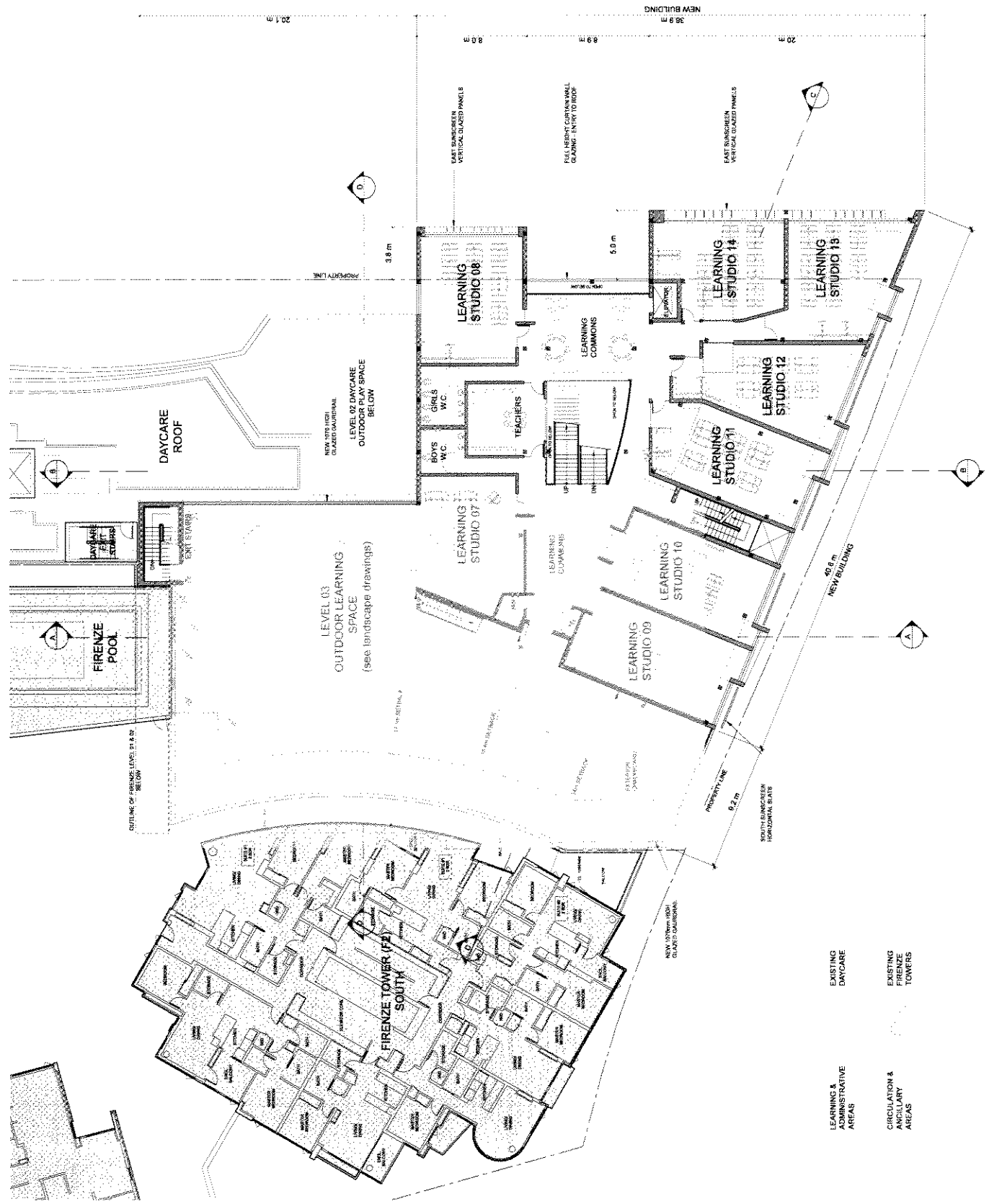
PROPOSED LEVEL 03 FLOOR PLAN

DATE: 2013.12.18

SCALE: 1:500

PROJECT NO: 2204

DP 15



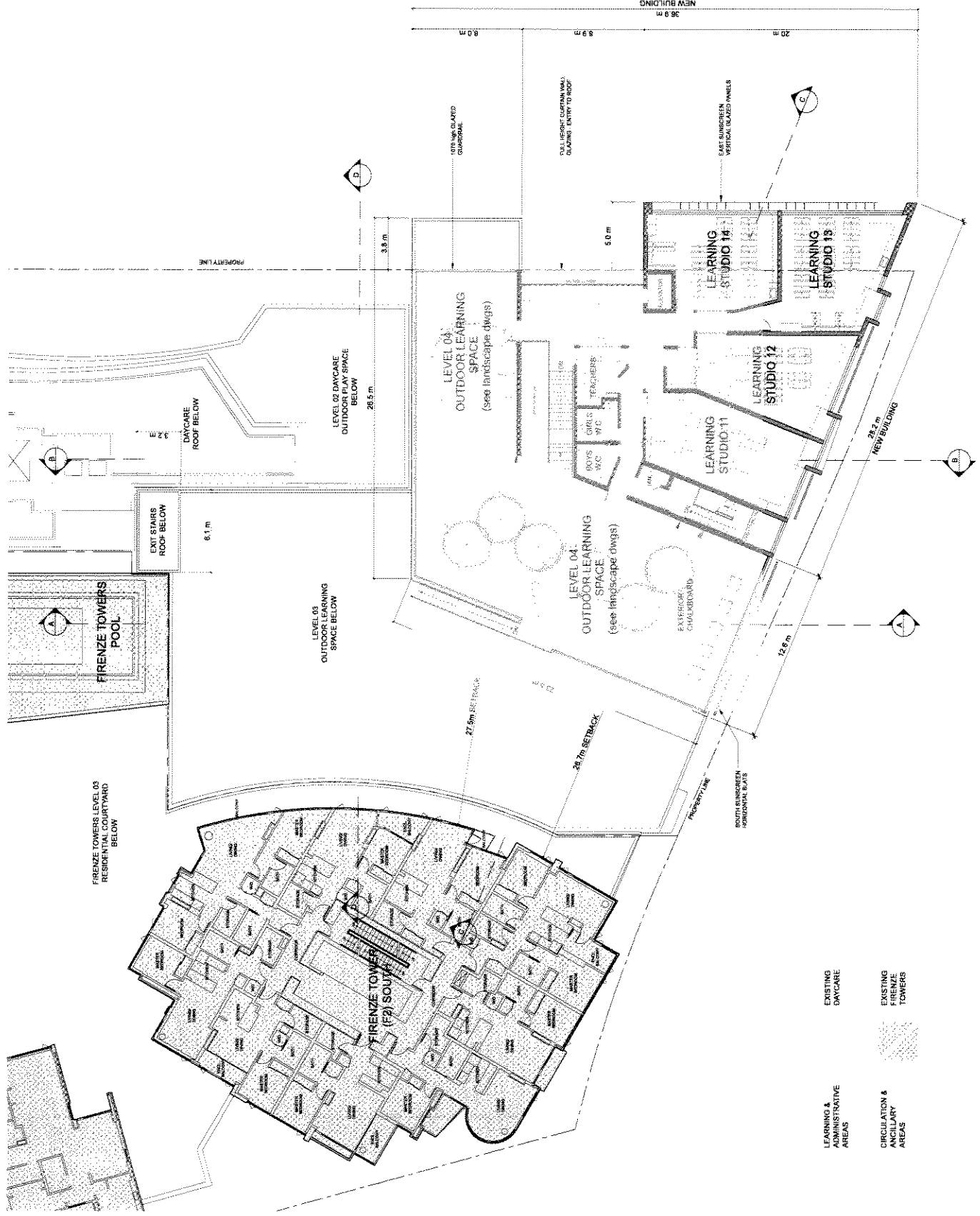
VSB

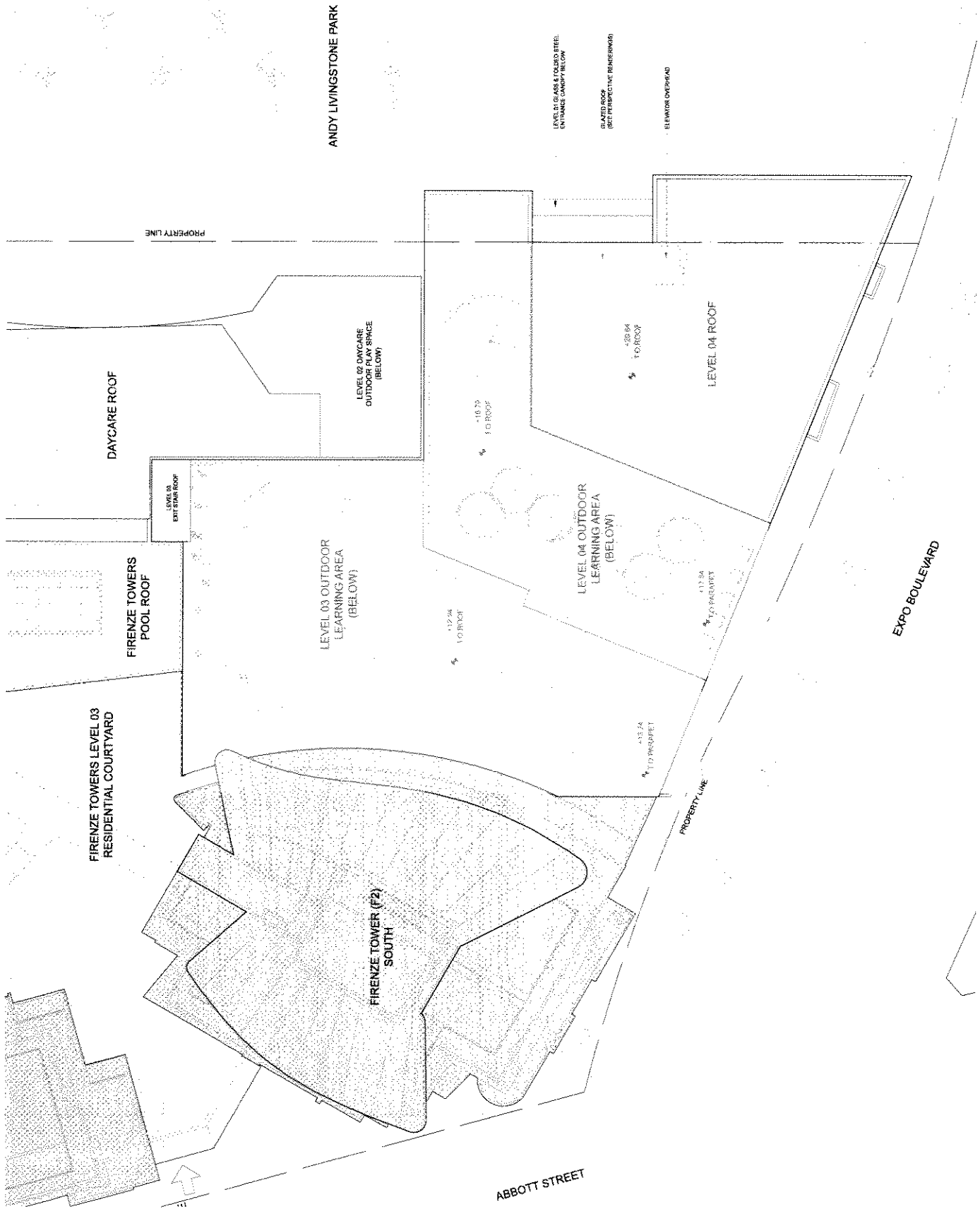
Appendix D, page 16 of 31

INTERNATIONAL VILLAGE ELEMENTARY SCHOOL

PROPOSED LEVEL 04 FLOOR PLAN (RPT)

DP 16





VSB

Appendix D; page 18 of 31

SHEET NO. 14 - BUILDING SECTIONS
 PROJECT NO. 14-00000000000000000000
 DATE: 08/13/18

INTERNATIONAL VILLAGE ELEMENTARY SCHOOL

BUILDING SECTIONS
 A-A & B-B

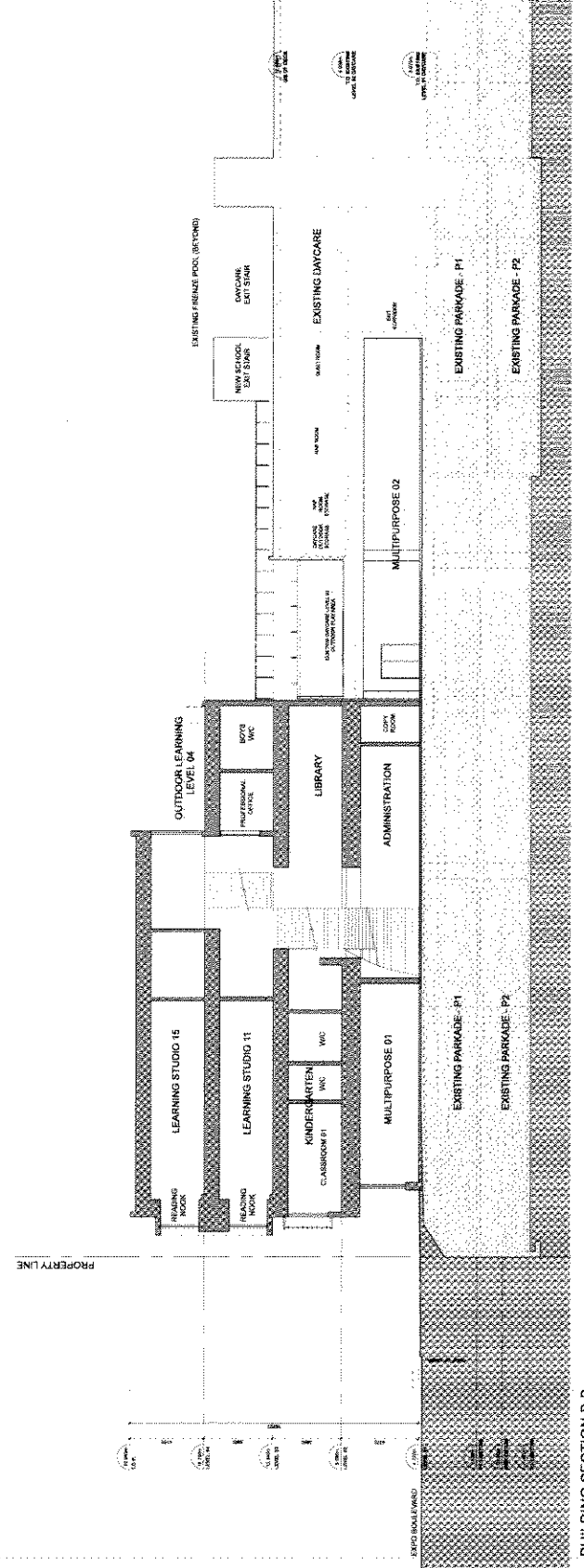
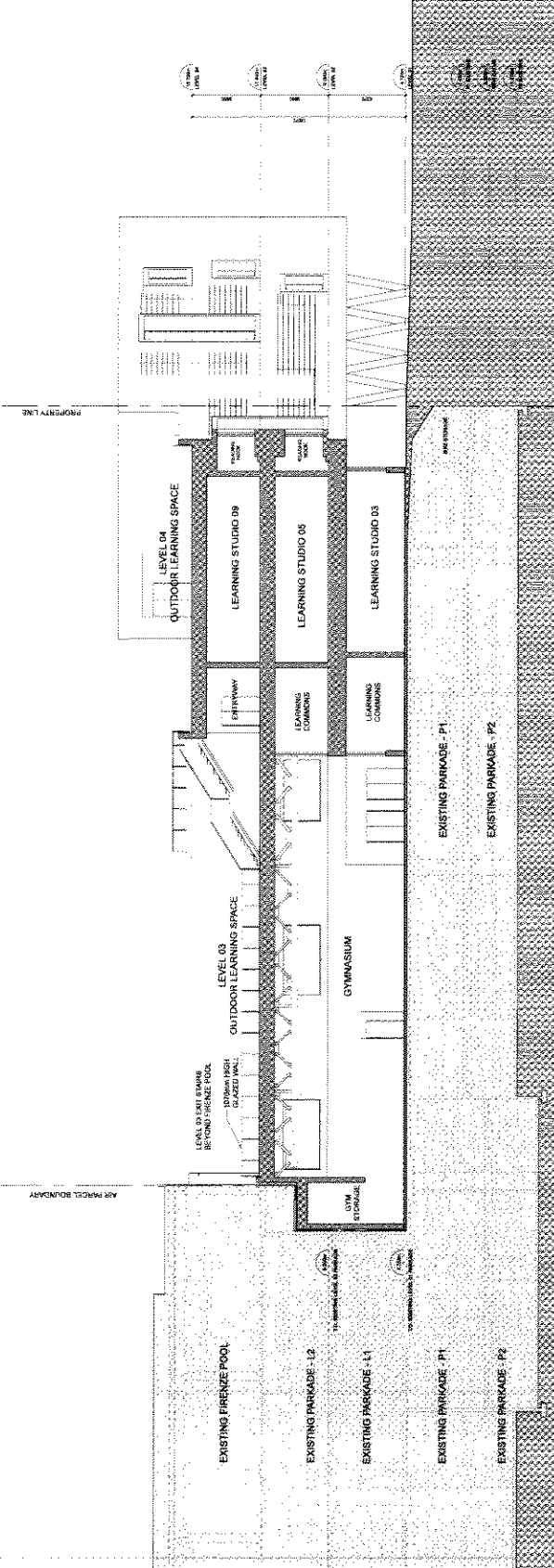
PROJECT NO. 14-00000000000000000000
 DATE: 08/13/18

SHEET NO. 14 - BUILDING SECTIONS
 PROJECT NO. 14-00000000000000000000
 DATE: 08/13/18

SHEET NO. 14 - BUILDING SECTIONS
 PROJECT NO. 14-00000000000000000000
 DATE: 08/13/18

SHEET NO. 14 - BUILDING SECTIONS
 PROJECT NO. 14-00000000000000000000
 DATE: 08/13/18

DP 18



156

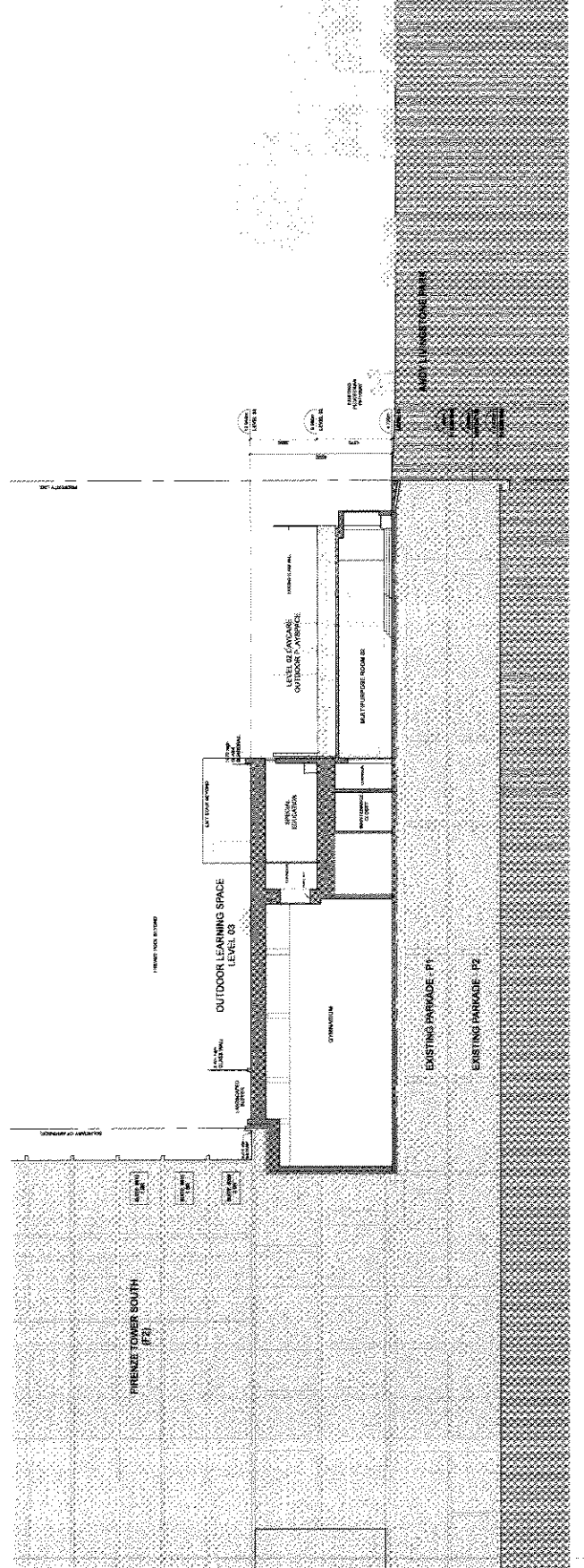
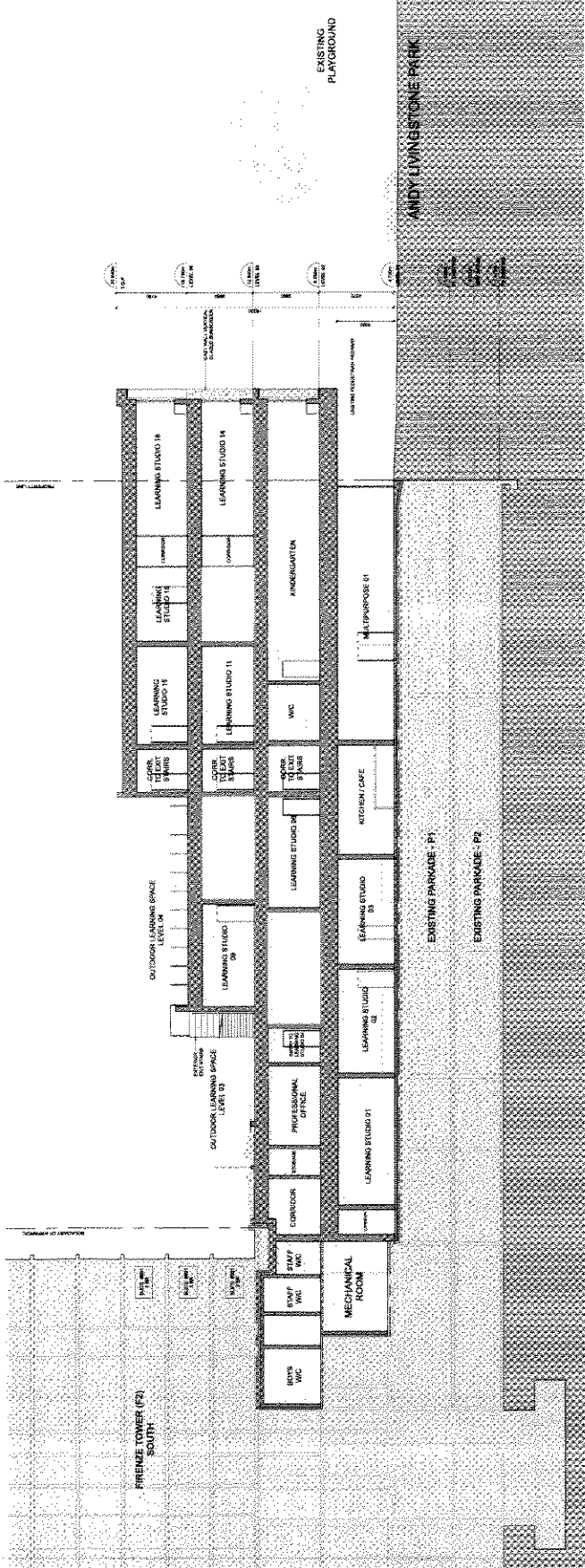
Appendix D; page 19 of 31

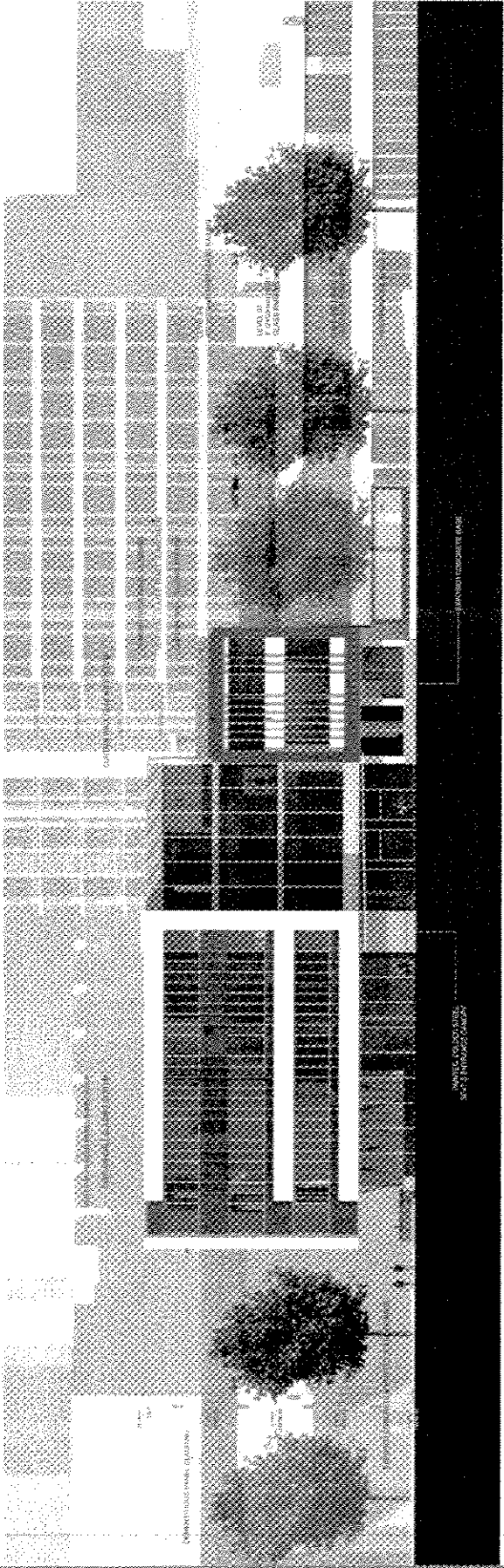
INTERNATIONAL VILLAGE ELEMENTARY SCHOOL

MULTI-DISCIPLINARY COLLABORATION

DATE: 08/15/18
BY: [Signature]

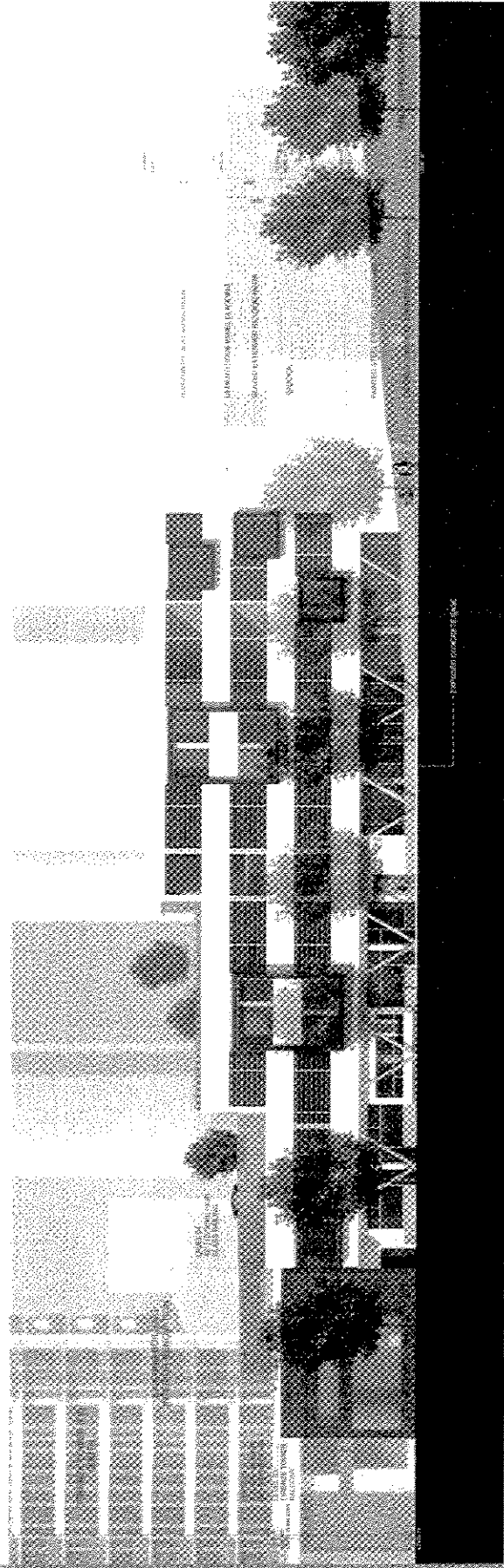
PROJECT NO: 1801
SHEET NO: DP 19
SCALE: 1/8" = 1'-0"





BUILDING ELEVATION - EAST

1:00



BUILDING ELEVATION - SOUTH

1:00

VSB

Appendix D; page 2 of 3

DATE	BY

INTERNATIONAL VILLAGE ELEMENTARY SCHOOL

DATE: 11/11/11

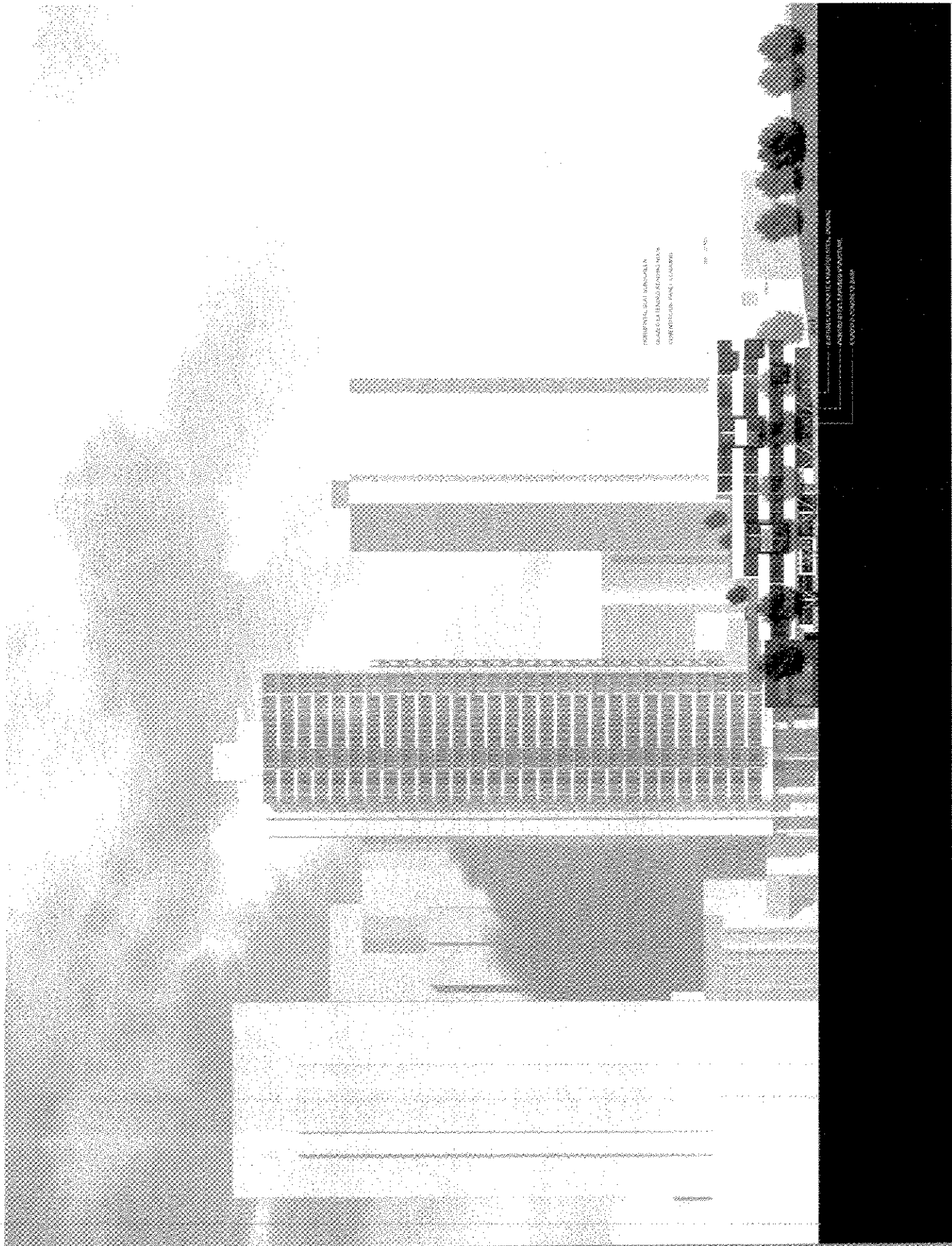
BY: [Signature]

PROJECT NO: 1100

DATE: 11/11/11

BY: [Signature]

DP 21



INTERNATIONAL VILLAGE ELEMENTARY SCHOOL
 1100 INTERNATIONAL VILLAGE
 CHICAGO, IL 60605

FRANCL ARCHITECTS
 1100 INTERNATIONAL VILLAGE
 CHICAGO, IL 60605

VSB

Appendix D ; page 22 of 31

PROJECT: INTERNATIONAL VILLAGE ELEMENTARY SCHOOL
DATE: 10/20/11
DRAWN BY: J. W. BROWN

INTERNATIONAL VILLAGE ELEMENTARY SCHOOL

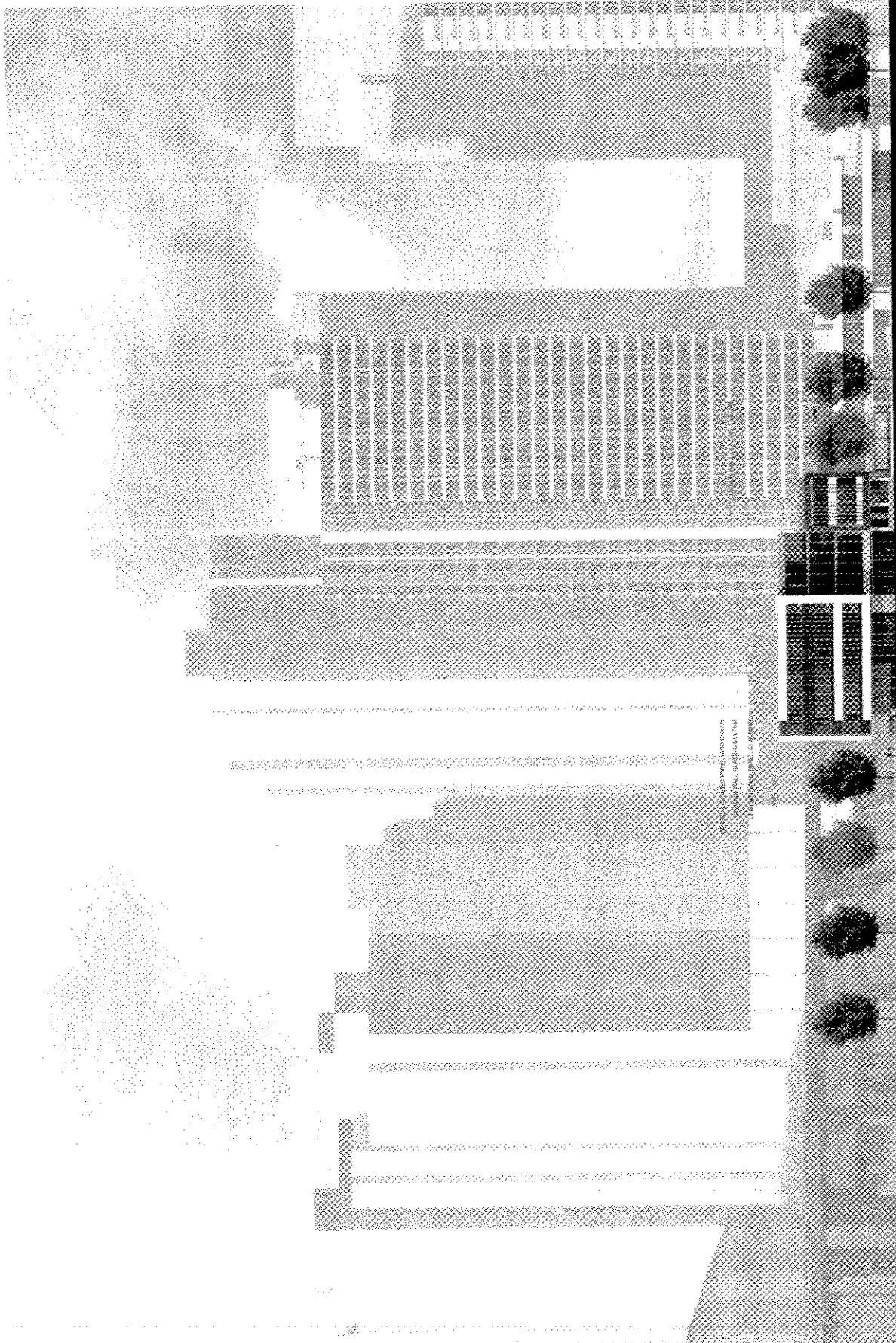
PROJECT: BUILDING ELEVATION - EAST & CORNER

DATE: 10/20/11
DRAWN BY: J. W. BROWN

SCALE: 1/8" = 1'-0"

DATE: 10/20/11
DRAWN BY: J. W. BROWN

DP 22



INTERNATIONAL VILLAGE ELEMENTARY SCHOOL
BUILDING ELEVATION - EAST & CORNER

158

INTERNATIONAL VILLAGE ELEMENTARY SCHOOL

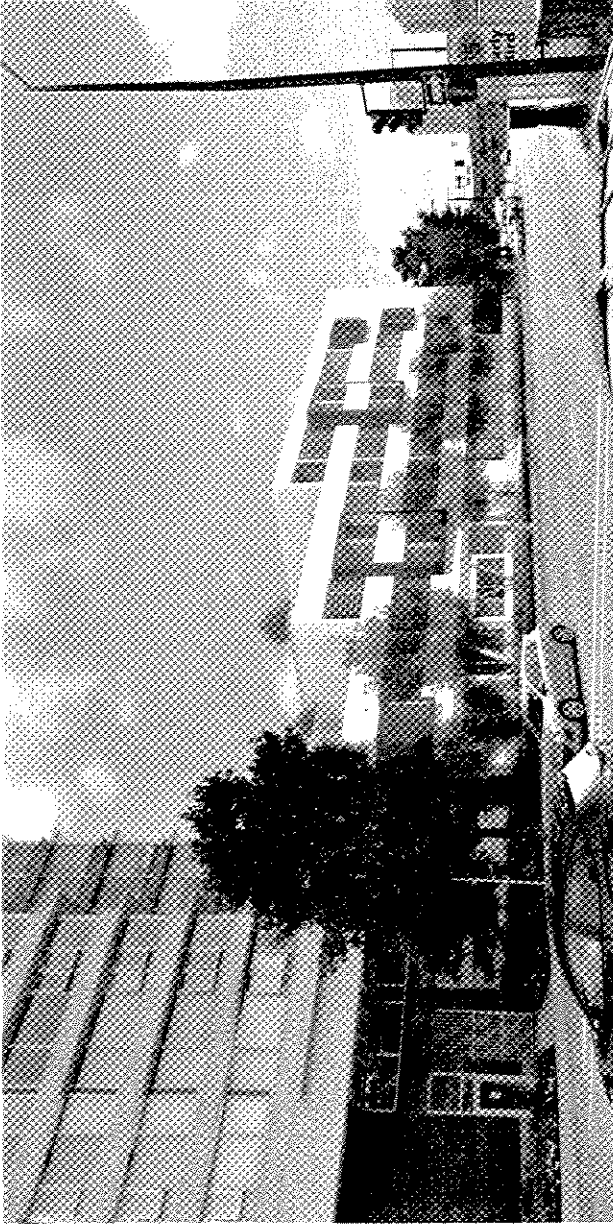
BUILDING PERMITS

PROJECT NO. 158

DATE 03/15/17

ISSUED BY

PROJECT NO. DP 23



SOUTH WEST VIEW



VIEW FROM ANDY LIVINGSTONE PARK

VSB

Appendix D; page 24 of 31

INTERNATIONAL VILLAGE ELEMENTARY SCHOOL

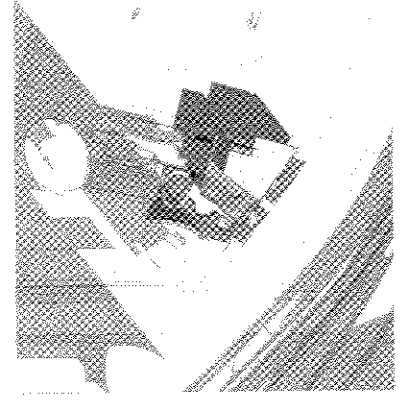
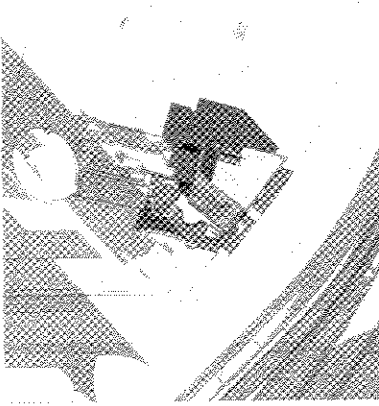
INTERNATIONAL VILLAGE ELEMENTARY SCHOOL

SHADOW STUDIES

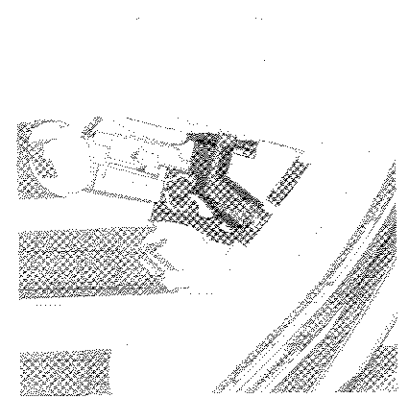
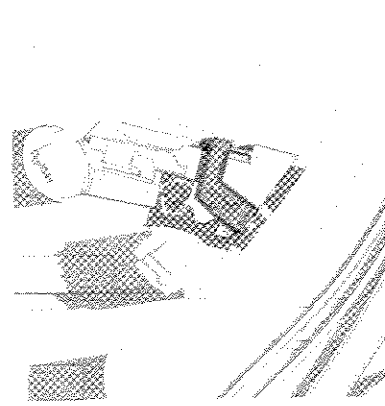
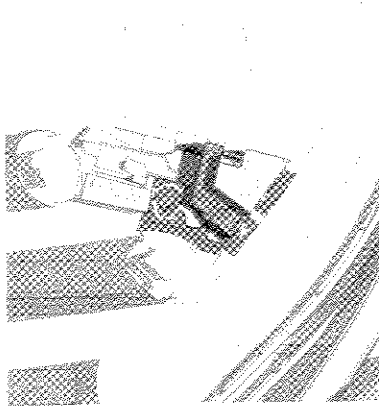
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DP 24

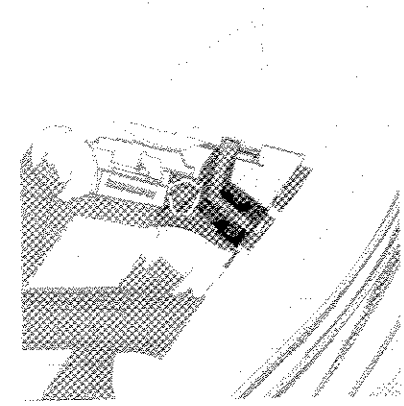
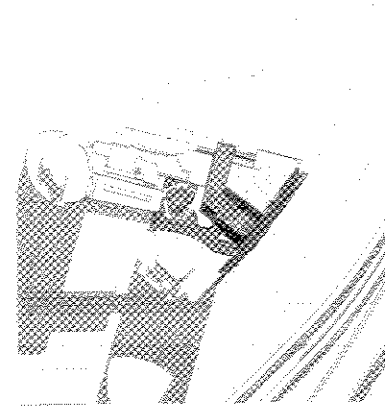
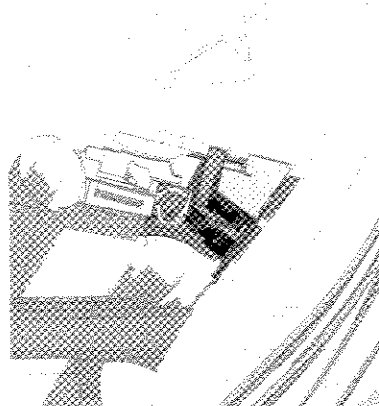
4:00 PM



1:00 PM



10:00 AM



MARCH 21 (DAYLIGHT SAVINGS TIME)

JUNE 21 (DAYLIGHT SAVINGS TIME)

SEPTEMBER 21 (DAYLIGHT SAVINGS TIME)

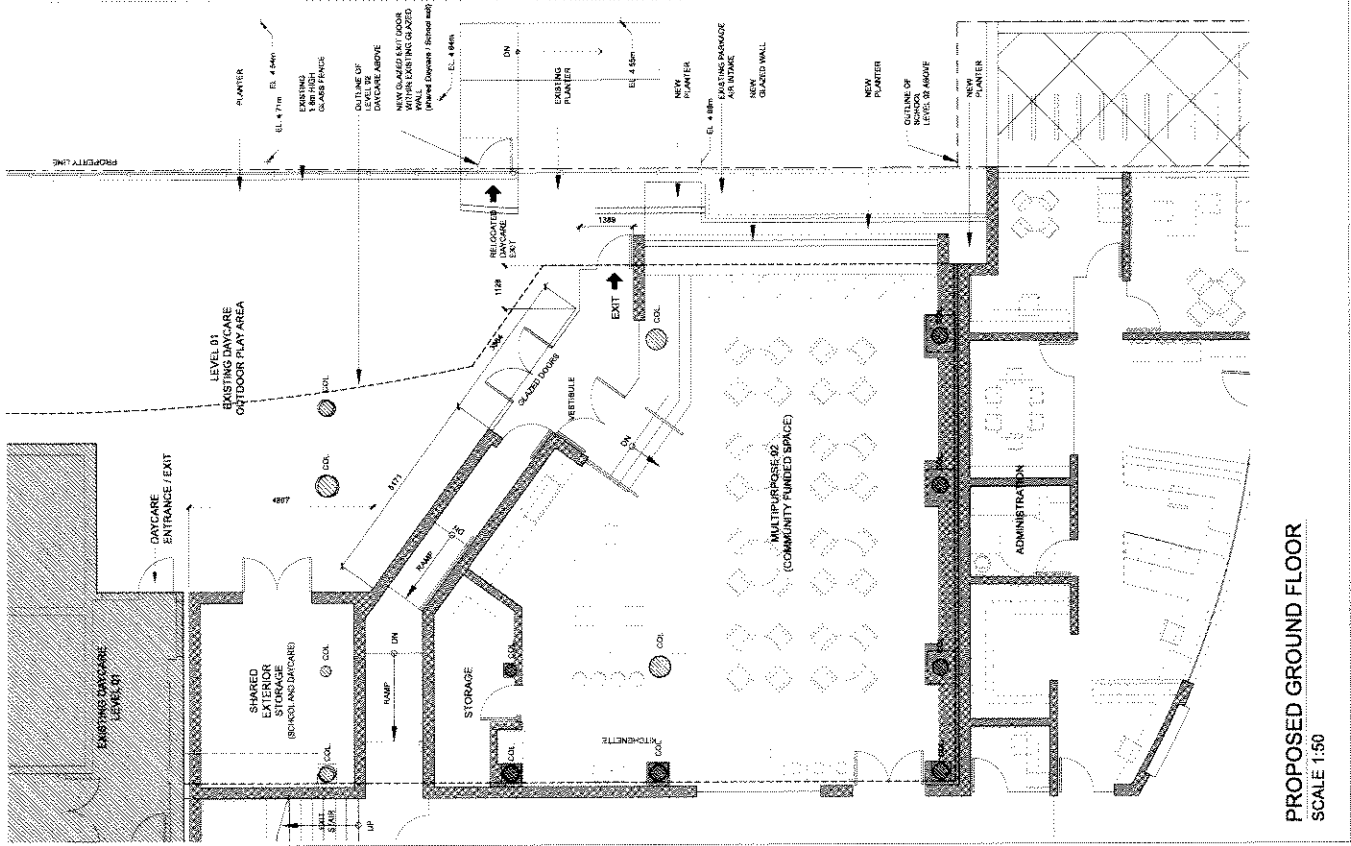
VSB

Appendix D; page 25 of 31

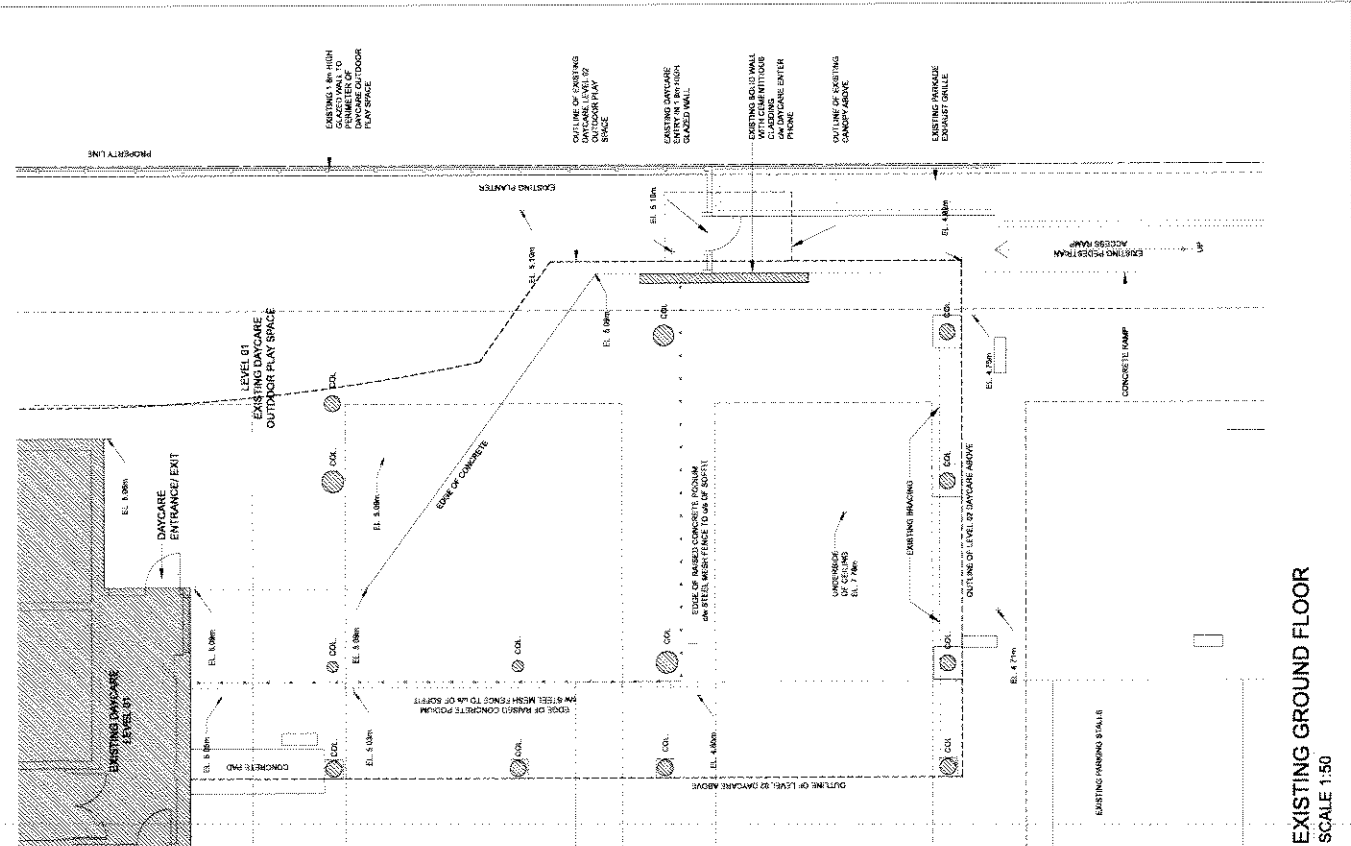
INTERNATIONAL VILLAGE ELEMENTARY SCHOOL

LEVEL #1 ENLARGED PLAN RELATIONSHIP TO EXISTING DAYCARE

DATE	08/11/13
PROJECT	INTERNATIONAL VILLAGE ELEMENTARY SCHOOL
SCALE	AS SHOWN
DRAWN	DP 25
CHECKED	
APPROVED	



PROPOSED GROUND FLOOR
SCALE 1:50



EXISTING GROUND FLOOR
SCALE 1:50

VSB

Appendix D, page 26 of 31

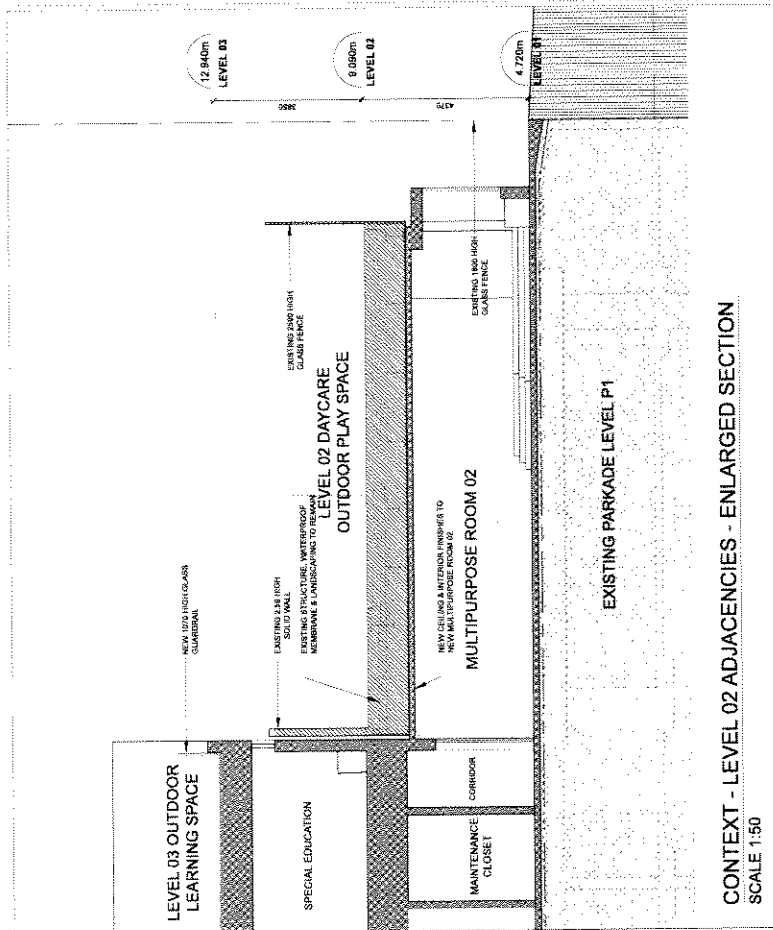
LEVEL 01 - 0' 0" FINISH
LEVEL 02 - 8' 0" FINISH
LEVEL 03 - 12' 0" FINISH

INTERNATIONAL VILLAGE ELEMENTARY SCHOOL

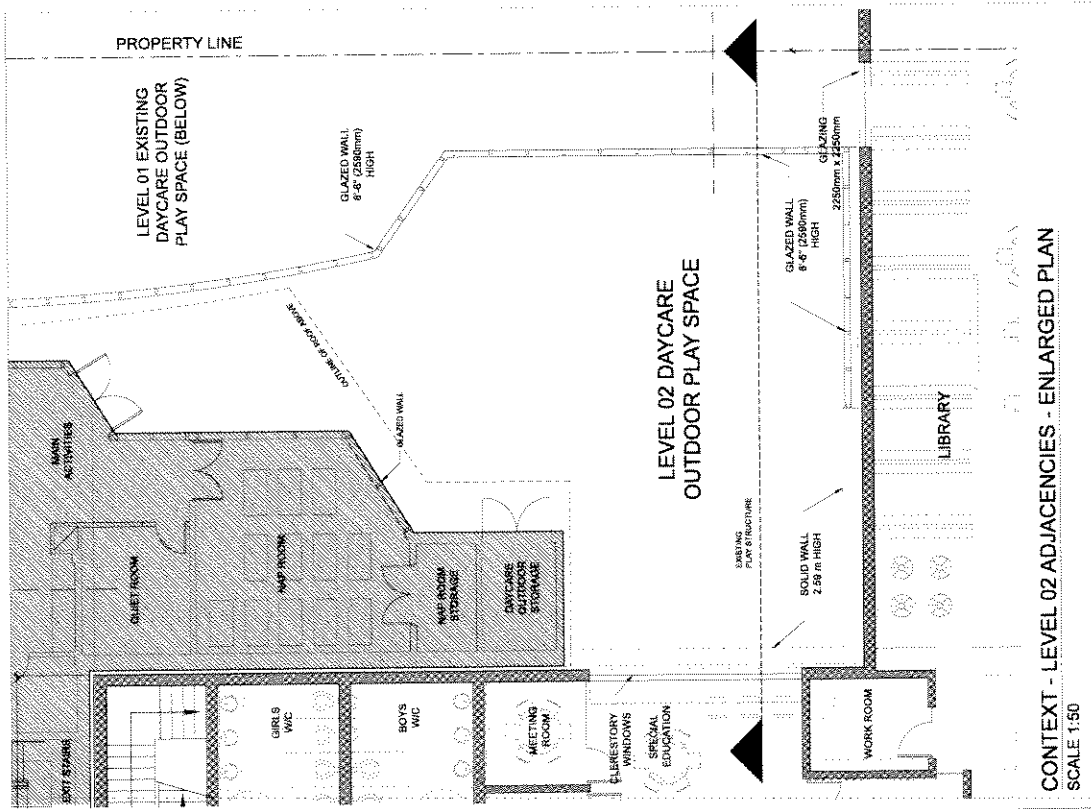
LEVEL 02 ENLARGED PLAN EXISTING DAYCARE

DATE: 01/11/17
SCALE: 1/8" = 1'-0"
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT: [Name]

DP 26



CONTEXT - LEVEL 02 ADJACENCIES - ENLARGED SECTION
SCALE 1:50



CONTEXT - LEVEL 02 ADJACENCIES - ENLARGED PLAN
SCALE 1:50

VSB

Appendix D; page 27 of 31

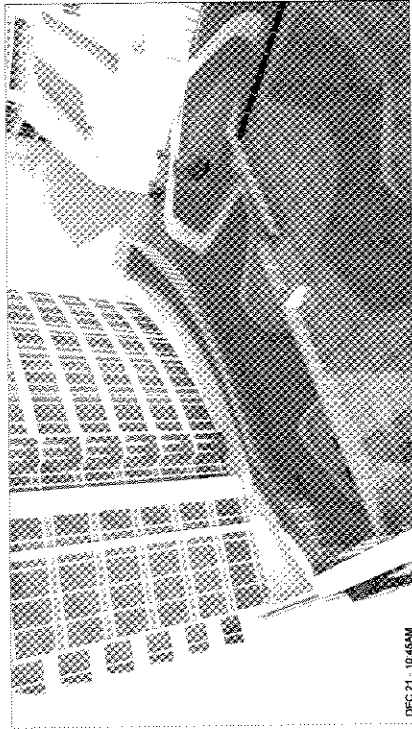
DATE: 12/21/16
 DRAWN BY: [Name]
 CHECKED BY: [Name]

INTERNATIONAL VILLAGE ELEMENTARY SCHOOL

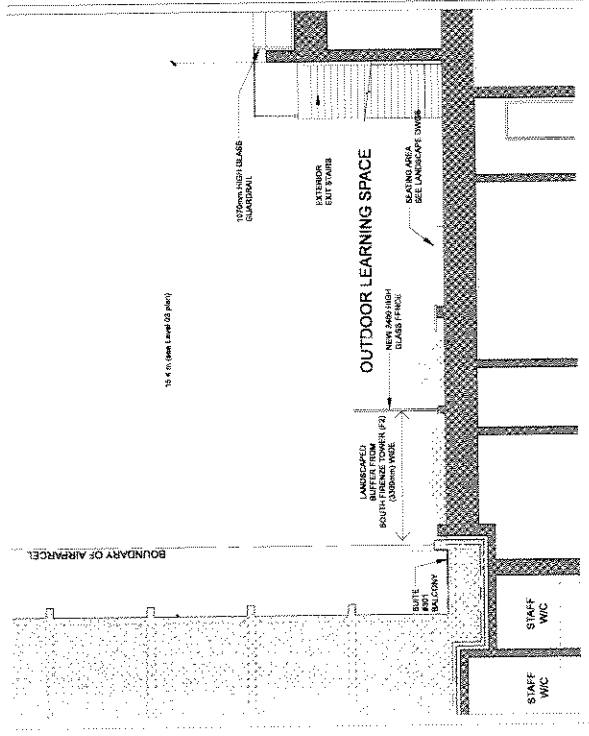
THIS PLAN IS ENLARGED PLAN RELATIONSHIP TO SOUTH FIRENZE TOWER (F2)



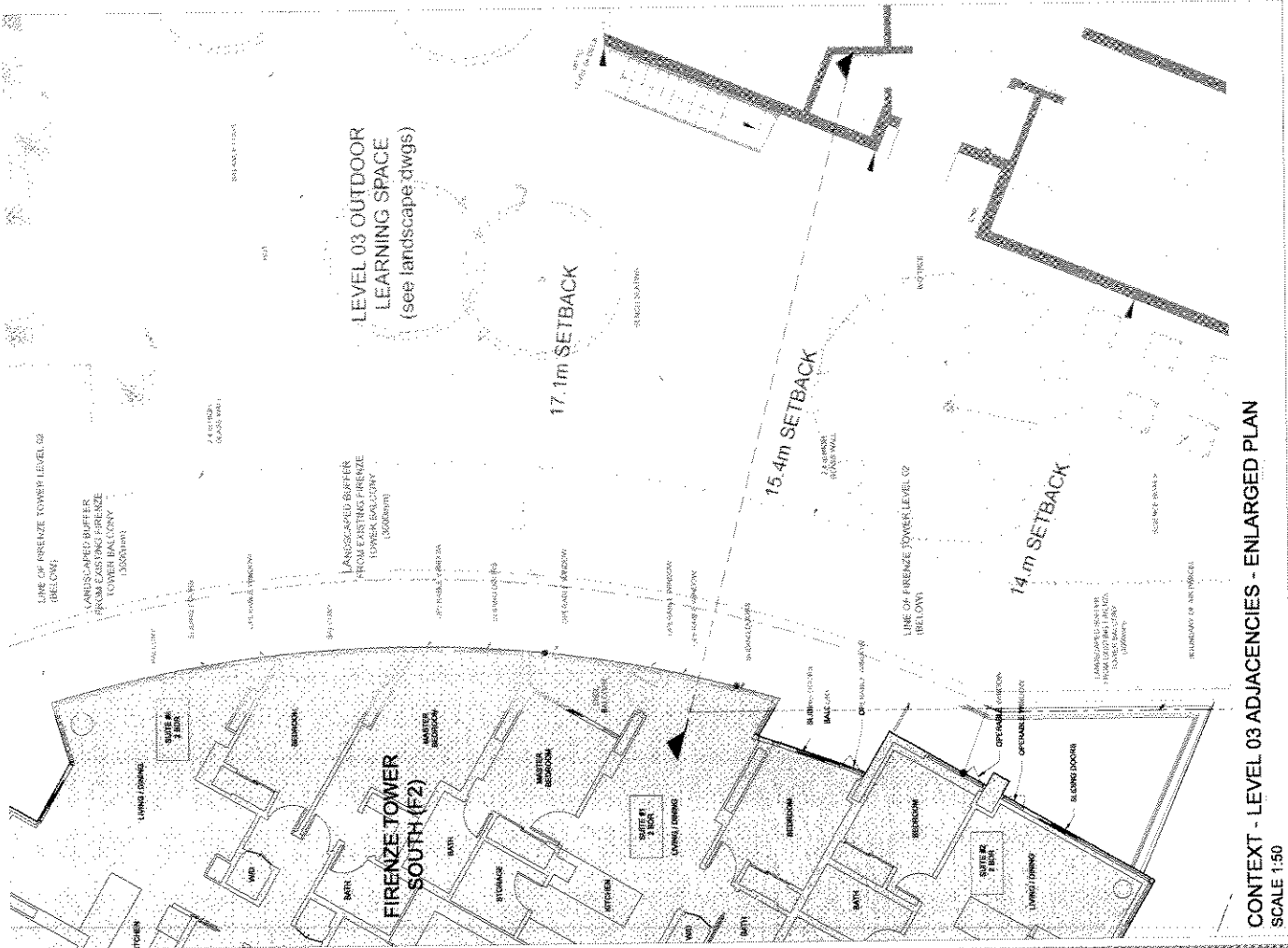
DP 27



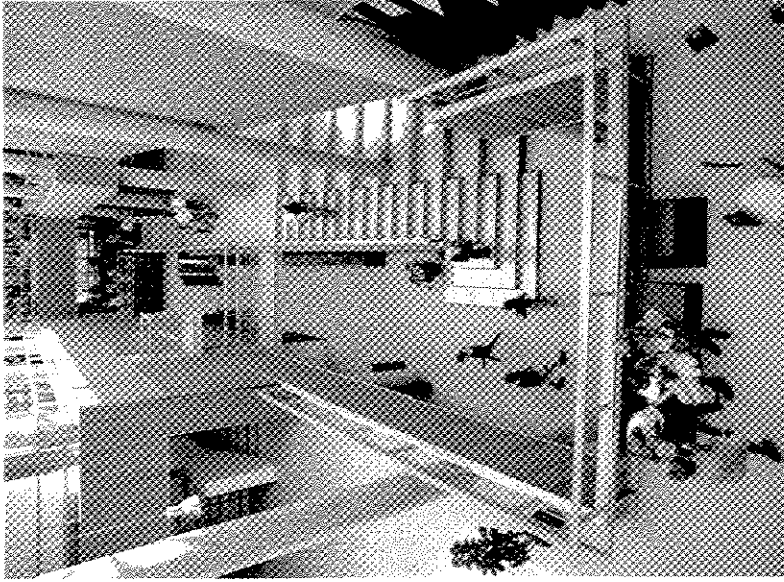
DEC 21 - 10:45AM
 SHADOW STUDY - Level 03



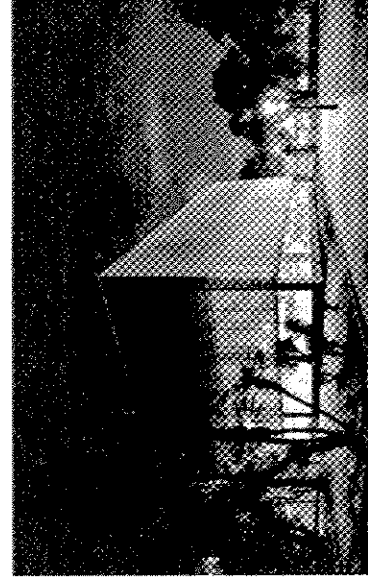
CONTEXT - LEVEL 03 ADJACENCIES - ENLARGED SECTION
 SCALE 1:50



CONTEXT - LEVEL 03 ADJACENCIES - ENLARGED PLAN
 SCALE 1:50



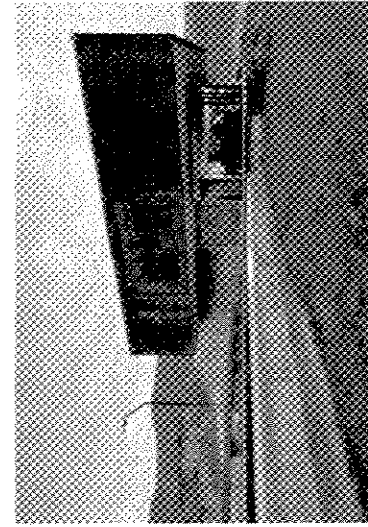
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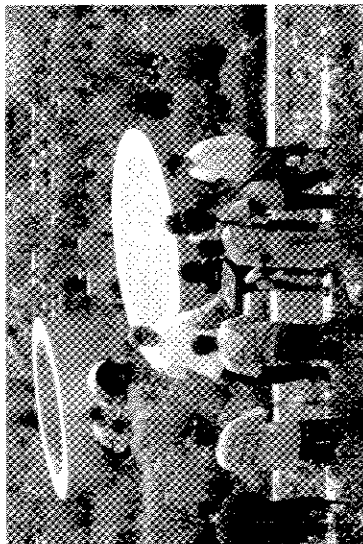
7



3



6



1



2



5

THESE IMAGES ARE PART OF A PRECEDENT STUDY OF SPACES THAT FACILITATE CHILDHOOD LEARNING.

1. OUTDOOR LEARNING AREA
2. ACTIVE LIBRARY
3. ACTIVE LIBRARY
4. CENTRAL CIRCULATION & INTERACTION SPACE
5. RAISED READING NOOK
6. BUILDING OVERHANG
7. EXTERIOR SHADING DEVICES



DWG: 18-113 Issues for IPR
DATE: 1/20/11
SCALE: 1/8" = 1'-0"



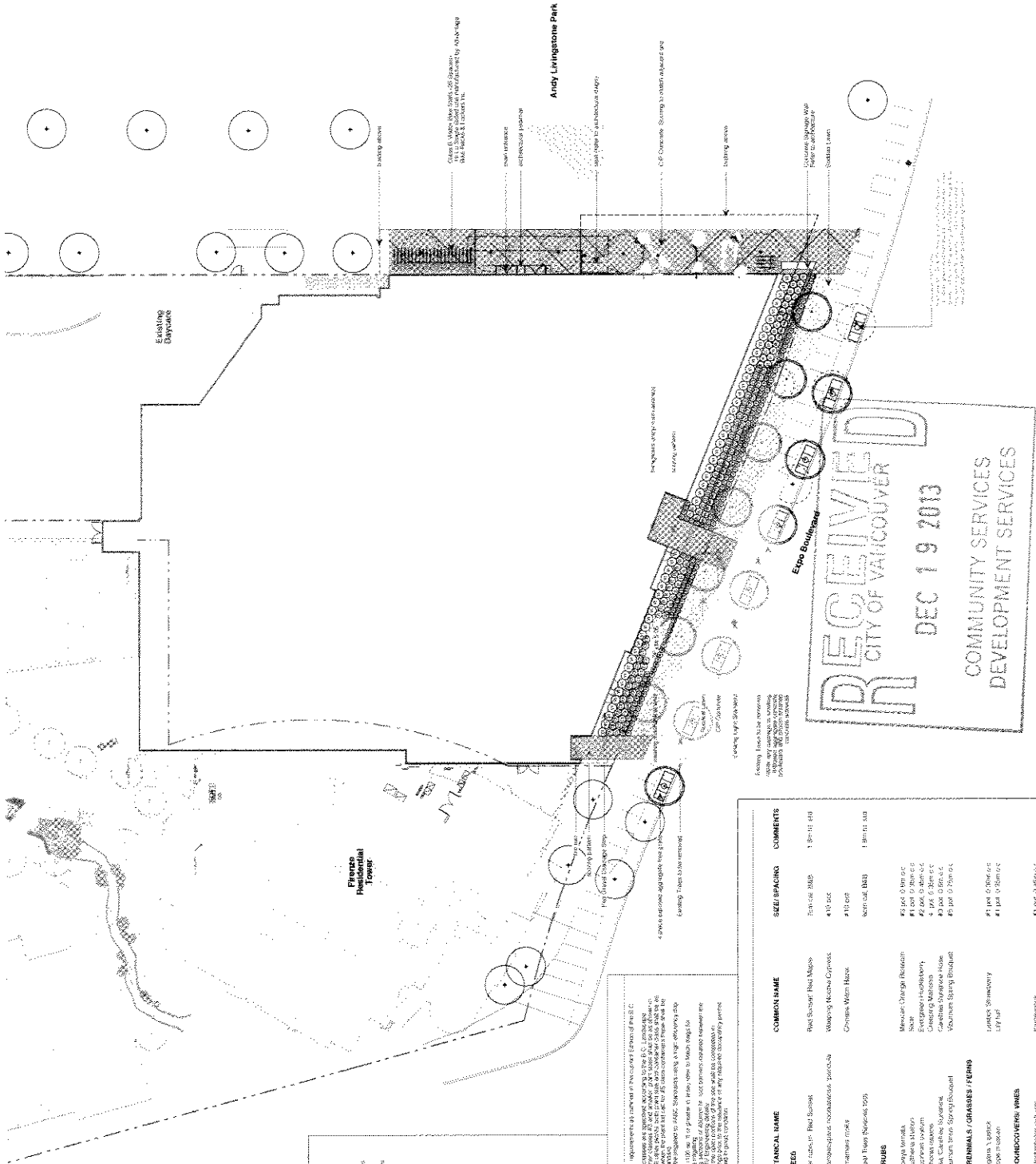
Project: International Village School

Client No:	A10
Client Name:	JK
Date:	December 2013
Scale:	1:100
Drawing No:	

Ground Level: **Planting Plan**

Project No:	12111
Sheet No:	Sheet 156

(1.1)



- MINOR IRRIGATION:**
- PVC Pipe (1/2" or 3/4" diameter)
 - Sprinkler Head
 - Emitter
 - Drip Tape
 - Valve
- PLANTING:**
- Tree
 - Shrub
 - Ground Cover
 - Lawn
 - Mulch
 - Water Feature
 - Path
 - Fence
 - Wall
 - Retaining Wall
 - Retaining Wall with Steps
 - Retaining Wall with Drainage
 - Retaining Wall with Drainage and Steps
 - Retaining Wall with Drainage and Steps and Fence

General Planting Notes:

1. All plantings shall be in accordance with the Vancouver Planting Manual (2008) and the BC Planting Manual (2008).

2. All plantings shall be in accordance with the Vancouver Planting Manual (2008) and the BC Planting Manual (2008).

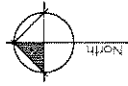
3. All plantings shall be in accordance with the Vancouver Planting Manual (2008) and the BC Planting Manual (2008).

4. All plantings shall be in accordance with the Vancouver Planting Manual (2008) and the BC Planting Manual (2008).

5. All plantings shall be in accordance with the Vancouver Planting Manual (2008) and the BC Planting Manual (2008).

Plant List

S/W	QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	COMMENTS
	3	Acer glabrum (Red Maple)	Red Maple	10-15' x 10'	10-15' x 10'
	4	Quercus macrocarpa (Northern Red Oak)	Walking Maple	10-15' x 10'	10-15' x 10'
	5	Hamamelis virginica (Witch Hazel)	Witch Hazel	10-15' x 10'	10-15' x 10'
	14	Street Trees (Various)	Street Trees	10-15' x 10'	10-15' x 10'
	25	Chrysanthemum	Miscellaneous	10-15' x 10'	10-15' x 10'
	10	Hydrangea	Hydrangea	10-15' x 10'	10-15' x 10'
	7	Malva	Malva	10-15' x 10'	10-15' x 10'
	4	Hibiscus	Hibiscus	10-15' x 10'	10-15' x 10'
	5	Verbena	Verbena	10-15' x 10'	10-15' x 10'
	1	PERENNIALS / GRASSES / FERNS			
	1	PERENNIALS	PERENNIALS		
	1	GRASSES	GRASSES		
	1	FERNS	FERNS		
	4	GROUNDCOVERS / WRELS	GROUNDCOVERS / WRELS		



1. Date: 08-13
 2. Drawn by: [Name]
 3. Checked by: [Name]
 4. Approved by: [Name]



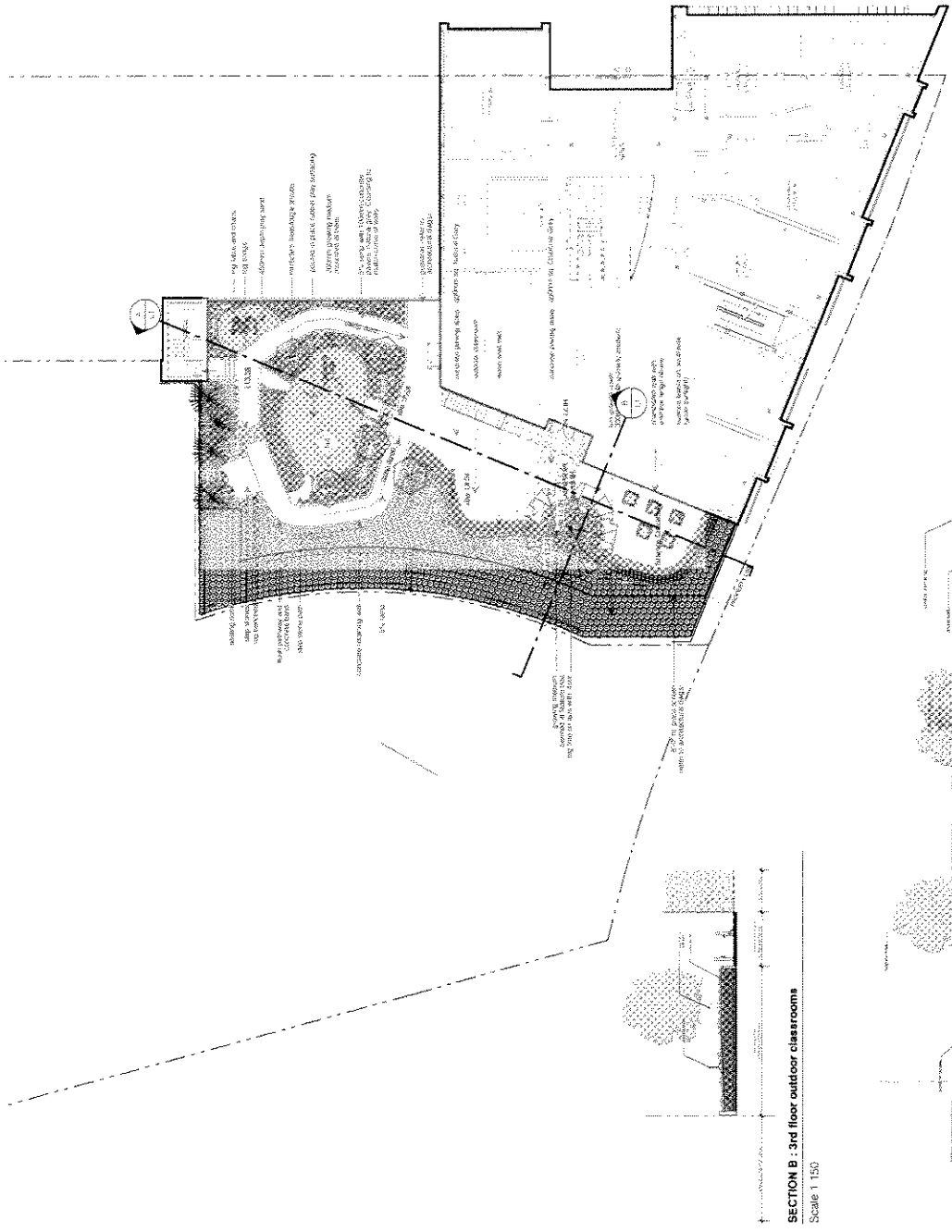
Project:
International Village School

Drawn by:	AG
Checked by:	R
Date:	December 2013
Scale:	1:50
Drawing No.:	

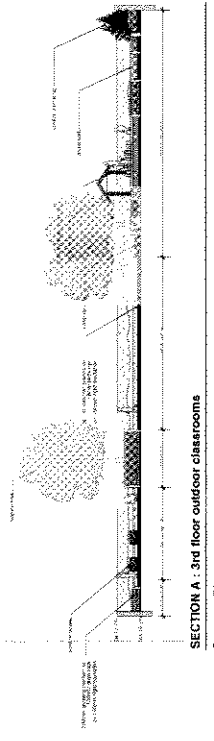
**Level 3:
 Planting Plan**

Project No.:	12311
Sheet No.:	

L1.2



SECTION B : 3rd floor outdoor classrooms
 Scale 1:150



SECTION A : 3rd floor outdoor classrooms
 Scale 1:150



1. Date: 08/13
 2. Issue: Final
 3. Revision: 0



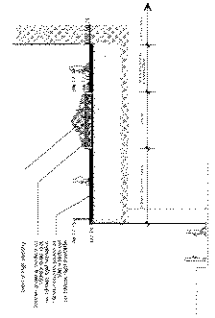
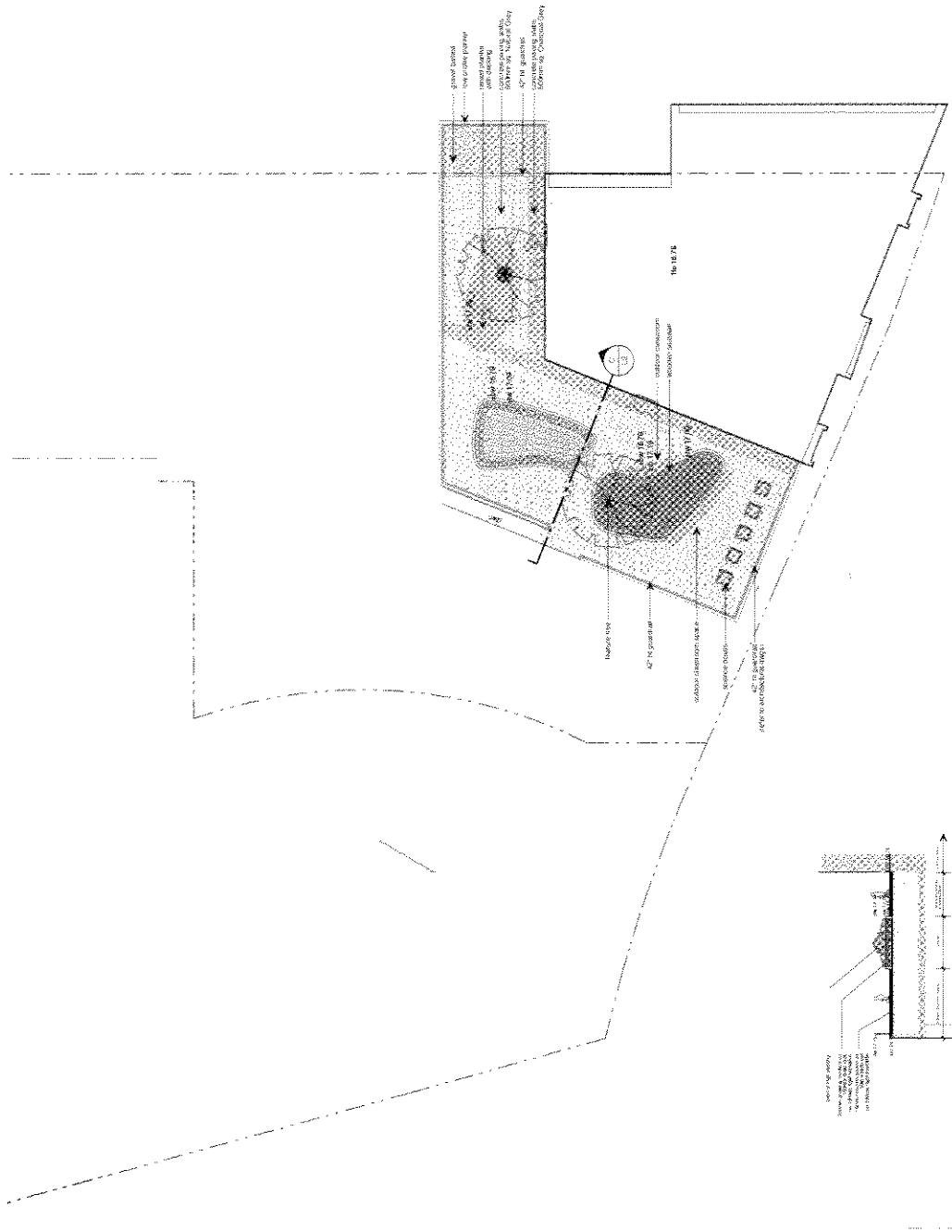
Project: International Village School

Drawn By:	AG
Checked By:	A
Date:	September 2013
Scale:	1:150
Drawn/Checked:	

**Level 4:
Planting Plan**

Project No.:	12111
Sheet No.:	

11.3



SECTION C - 4th floor outdoor classrooms
 Scale 1:150

Urban Design Response and Massing

The new school at International Village is being proposed on a compact site with several building constraints that define the overall massing. At the ground plane, the most public functions of the program include multi-purpose rooms and reception areas that front the street and park with large transparent facades. On the upper floors, the building massing responds to its context in several ways, the most prominent being the setbacks from the adjacent residential tower and daycare. In order to protect the residents' park views and exposure to eastern daylight, levels 3 and 4 of the school step away from the tower 15 and 27 metres respectively. These set-backs also serve to mitigate shading on the existing daycare's outdoor play area to the north. In turn, these two setbacks create usable outdoor areas to serve as passive learning environments for the students. To maintain the program, spatial requirements, and design standards of the school, the massing has had to respond by extending a 5m overhang of Andy Livingstone Park.

Architectural Character

The massing and articulation of the school is designed as a response to its context and programmatic elements. Each of the set-backs from the residential tower are expressed on the southern facade of the building as a definitive linear transition at each level. This stepped massing extends out towards Andy Livingstone Park, creating a 3-storey box above an open, transparent ground floor. This box is punctuated with a series of small reading nooks that project from the classrooms through the facade, creating a visual connection to the street while facilitating interaction and study. The proportions, scale, and colours of these reading nooks are varied, giving a lively and dynamic expression along Expo Boulevard.

Along the building's eastern facade, the upper levels of the school are effectively composed of two distinct frames that are separated to define the main entrance below. The two elements are fragmented and articulated through a differentiation of paneling and colour. Linking these elements together are the school's learning commons which sit behind a continuous glazed wall that creates a vertical connection through all levels of the building.

Connections

The school's connection to Andy Livingstone Park and the surrounding community is expressed through the treatment of the ground floor. The large glazed walls that enclose the multipurpose space and main entrance to the building create strong visual connections to the street and promote an enhanced community presence within the school. The flexibility of the multipurpose space extends to its opening onto the park, whereby it creates a relationship with the playground and extends the school's programme into the public realm.

Multipurpose room 02, located directly below and adjacent the Daycare, will be funded by the City of Vancouver. The City will use this space in conjunction with multipurpose room 01 for a 60 child, before and after school care program. The ground floor has been designed to allow active use, from the local community after school and on weekends, of both Multipurpose Rooms, the Kitchen and the Gymnasium.

Sustainable Building Design

Through the conscientious use of solar shading devices, connections to existing heating systems, and a mixed-use program promoting transit and offering amenities for the immediate neighbourhood, this proposal seeks a high level of design and sustainability as it will be designed to reach or exceed the equivalent to LEED Gold

On the building's south facade, horizontal solar shading devices are employed to mitigate the heat gain through the glazing system. Similar vertical components are used on the east side of the building, which in addition to their sustainable features, add greater rhythm and variation to this facade.

The new school is tightly knit into the existing Tower and Daycare development, sharing the parkade, garbage/waste facilities, electrical and mechanical connections as well as an existing foundation. These shared amenities, which were all part of the original development plans are combined with the relatively small footprint and non-typical multiple storey layout of the new school to significantly reduce the environmental impact of the project.

The new mechanical system will utilize the existing incoming steam connection in conjunction with radiant panels and low velocity displacement air in each classroom to form an efficient heating system. The efficiency of this system will be enhanced by a durable, air tight exterior envelope system that includes rainscreen cladding, continuous insulation, and reduced thermal bridging throughout.

VBE School Design Principles

Maximum flexibility and adaptability for today and the future

- Design reflects current understanding of how students learn
- Spaces designed for large groups, small groups and individual activity
- Support for a variety of teaching style
- Every space fosters interaction and learning

School Community Connections

- The design promotes feeling of belonging and sense of community
- Classrooms are clustered to create learning communities
- Learning communities provide home base and serve as gathering space for students

Professional Support

- Educators have access to resources and spaces to share knowledge with each other
- Ability to connect with experts in their field, students and families
- Learning communities incorporate space to promote collaboration and professional sharing

Healthy and Sustainable Environment

- A healthy, safe environment is provided for all users
- Optimization of natural lighting, temperature control and acoustics
- Provisions for outdoor learning and physical activities
- Integration of sustainable design concepts through durability, energy efficiency and reduction in maintenance costs

Connections to the Wider Community

- The design invites community participation
- The design allows for separation of learning space from community usage space (gym, multi-purpose room, library, meeting rooms)
- Establishes an appropriate civic presence in the neighbourhood



ADMINISTRATIVE REPORT

Report Date: July 15, 2013
Contact: Kevin McNaney
Contact No.: 604.871.6851
RTS No.: 10197
VanRIMS No.: 08-2000-20
Meeting Date: July 24, 2013

TO: Standing Committee on Planning, Transportation and Environment

FROM: General Manager of Planning and Development Services in collaboration with the General Managers of the Parks and Recreation, Community Services and Real Estate and Facilities Management

SUBJECT: New Elementary School at International Village - 55 Expo Boulevard Considerations and Approvals

RECOMMENDATION

It is recommended that Council indicate support for the planning and on-going resolution of matters needed to advance the construction of a new school at International Village through approval of the following recommendations:

- A. THAT Council authorize the Director of Real Estate Services to enter into a purchase and sale agreement on behalf of the City with the Board of Education of School District No. 39 (Vancouver) (the "VSB") pursuant to which the City will sell to the VSB for \$100.00 the City-owned air space parcel (the "Air Space Parcel") located above the parking structure at 618 Abbott Street (legally described as PID: 027-045-765, Air Space Parcel 1 False Creek Air Space Plan BCP29637), on the following conditions:
- i) the VSB will lease back to the City, at nominal cost, the area used for the International Village Children's Centre (the "Childcare Centre") located at 680 Abbott Street, which area is generally shown on Appendix A;
 - ii) the City will enter into a new sublease of the Childcare Centre to the Vancouver Society of Children's Centres ("VSOCC") on substantially the same terms and conditions as the existing lease of the Childcare Centre entered into by the City and VSOCC as of November 18, 2009; and
 - iii) all of the above to be on such terms and conditions as may be required by the Director of Real Estate Services and the Director of Legal Services.

- B. THAT Council authorize the Director of Legal Services to execute such legal documents and take such steps on behalf of the City as she may determine in her discretion to be reasonably necessary to enable an application to the British Columbia Supreme Court to be made by the VSB and/or the City, subject to all required consents of the Province, to vary the Restrictive Covenant registered under numbers BJ133626 and BJ133627 ("the Restrictive Covenant") on title to Andy Livingstone Park (the "Park") to allow for the proposed new elementary school at International Village (the "School") to cantilever 5m into and over the Park and to enable additional areas of the Park to be used by School staff, students and parents and the public for entering and exiting the School, and by Children's Centre staff, children and parents and the public for entering and exiting the Children's Centre, generally as illustrated on Figure 2.
- C. THAT, if the Court varies the Restrictive Covenant as requested, Council authorize the Director of Legal Services and the Director of Real Estate Services to execute such legal documents and take such steps on behalf of the City as they may determine in their discretion to be reasonably necessary, to enter into an agreement with the VSB and the Province to grant such rights to the VSB as necessary to enable the portions of the Park identified in Figure 2 to be used for the School and for exiting and entering the School and the Childcare Centre.

REPORT SUMMARY

This report seeks approvals and consent needed to move forward with the construction of a new elementary School at International Village. To accommodate a larger school which is needed due to the growing number of children in the local area, meet program requirements and limit impacts on the adjacent residential tower and childcare centre, the school has been designed with the upper floors cantilevered five (5) metres over the property line common with Andy Livingstone Park. Because Andy Livingstone Park contains contaminated soils from the development of the former Expo Lands, it is owned by the Provincial Government and is the subject of a restrictive covenant limiting use to park purposes only. The City has a 999 year lease for the park and the Board of Parks and Recreation (Park Board) is responsible for management and maintenance of the park.

The ability for the Vancouver Board of Education (VSB) to proceed with the school as designed is predicated on a successful BC Supreme Court application to modify the restrictive covenant to allow school use in the park (5m cantilever). In addition, the cantilever requires complex approvals (yet to be resolved) involving the Vancouver Board of Education (VSB), the City Park Board, and the Province as the owner of Andy Livingstone Park. Council approval and consent on the recommendations in this report.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

False Creek North Official Development Plan (1990)

International Village Rezoning (1990)

Northeast False Creek: Directions for the Future (2009)

Greenest City 2020: A Bright Green Future

Transportation 2040 Plan

Healthy City Strategy

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

In a letter dated March 1, 2013 the VSB advised that all of the existing elementary and secondary public schools in the downtown area west of Main Street are operating at full capacity. New schools are required to meet the needs of the growing population of young families downtown and allow children to attend school in their own neighbourhoods.

The proposed school design is an innovative approach that addresses both program and design objectives. Implementing the project as proposed is complex and requires a willingness on the part of all parties involved to do things differently. This project is an example of the real challenges facing the VSB and the City in the downtown area and of how we can work together to develop creative and sensitive solutions that optimizes use of public land while minimizing impacts.

REPORT

Background and Context

Two elementary schools were included in the planning of False Creek North. The Elsie Roy School was constructed in 2004 as part of the Roundhouse Neighbourhood. An addition of four (4) classrooms was built in 2011, including accommodation for school-age childcare. This site has no opportunity for further expansion.

The International Village (IV) site was rezoned for comprehensive development with accommodation for a school, community centre space and a childcare as community amenities to serve the new population. Initially, it was anticipated that all three facilities would be built at the same time, sharing the same building located in a City-owned air space parcel. Provincial funding for the school was not available at that time and the City had subsequently completed design testing that indicated it would be a significant challenge to fit the school, a childcare and satellite community centre into the available air space parcel and even more challenging to phase the construction. To avoid compromising the design of a future school and because of operational concerns with a satellite community space, Council accepted a \$2,100,000 payment to be used to increase the size of the future childcare facility and for restoration of the artificial playing field at Andy Livingstone Park in lieu of requiring the developer to build the community space (RTS 07121). Consequently, the childcare centre was developed on its own within the air space parcel and completed in 2009.

The Province has now funded the new school at International Village to meet existing and the growing number of children living downtown. Funding for the school was approved in 2012 and the VSB has been advancing the planning so that construction of the school can be completed for fall 2015.

The City and the VSB have recently signed a Childcare Facility Funding Agreement to facilitate the creation of school-age care spaces within schools (June 2013). This partnership

identifies the value of creating early care and learning spaces that are integrated, designed and purpose-built with joint uses in mind.

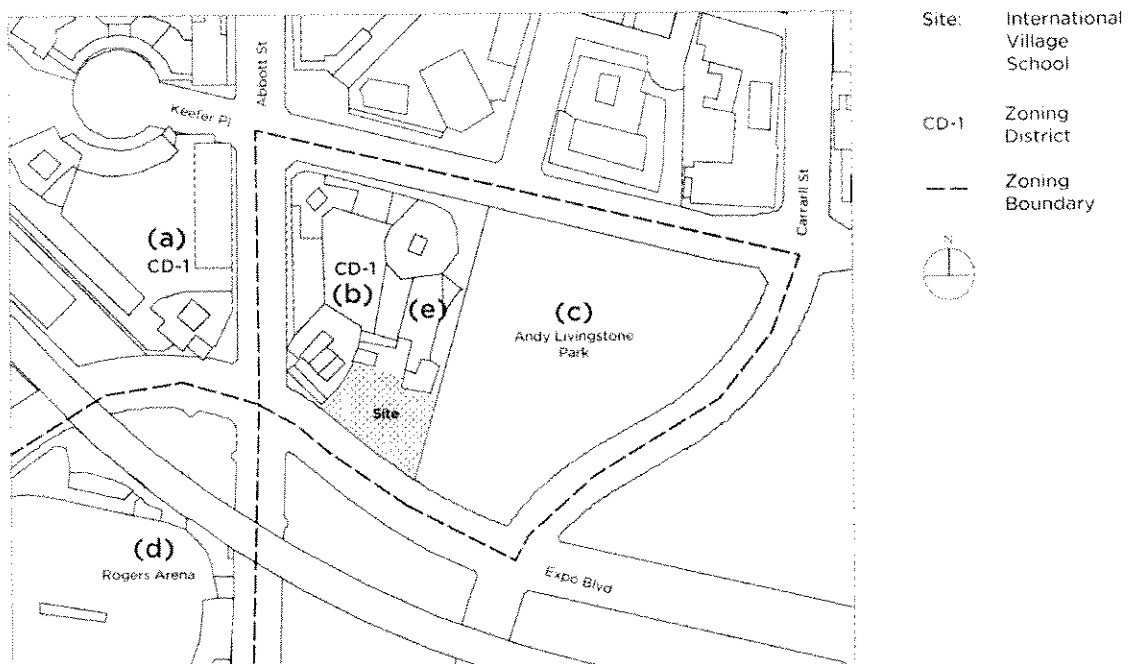
Andy Livingstone Park is owned by the Province and is a permanent contaminated soils storage facility (part of the development of the former Expo lands). The City has a 999 year lease from the Province for the park and a restrictive covenant is registered on title limiting the use of the land for park purposes only. The restrictive covenant (registered in 1995) identified some of the large development parcels adjacent to the park as beneficiaries of the covenant. The parcels have since been developed and strata titled so that today there are approximately 1,100 beneficiaries and the covenant can only be modified with the consent of all of the beneficiaries (strata owners) or by order of the BC Supreme Court.

The Proposal

A new school at International Village School is to be built in an air space parcel situated above the existing surface parking lot (constructed as part of the Firenze development) located north of Expo Boulevard and west of Andy Livingstone Park. See Figure 1 below.

Figure 1: Significant adjacent development includes:

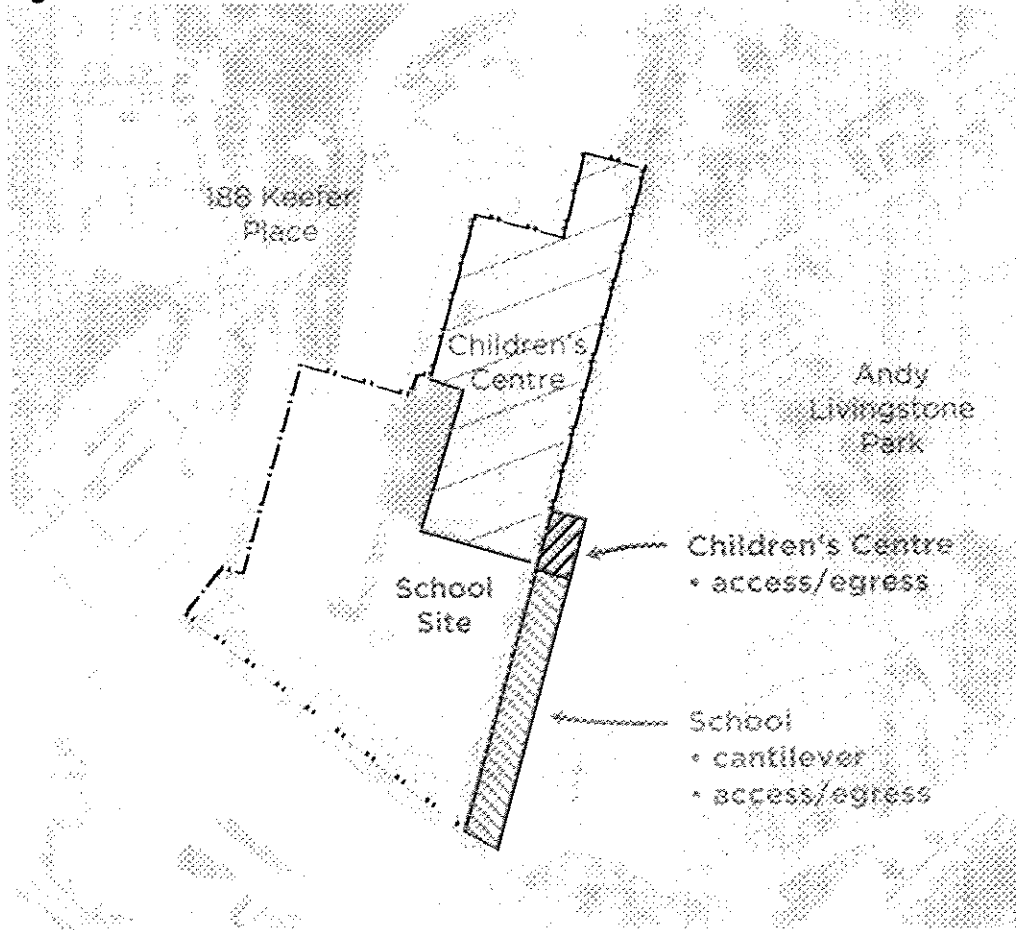
- (a) 188 Keefer Place
- (b) 618 Abbott Street
- (c) Andy Livingstone Park
- (d) Rogers Arena
- (e) International Village Children's Centre



The program for the school has expanded from 3 storeys and 350 students to 4 storeys and 510 students (due to population growth downtown), including an all-day kindergarten and flexible multi-purpose space to accommodate school-age childcare. To allow the expanded program to fit into the tight site, provide a minimum 15m setback from the adjacent residential tower and limit shadow impacts on the outdoor play area to the north, the VSB is proposing to build the school over the property line common with Andy Livingstone Park (the upper floors of the school cantilever approximately 5m into the park). A further benefit of the proposed design is that it allows for the creation of outdoor learning garden spaces on the two upper floors.

The proposed design creates a strong connection between the school and the park with a major school entrance located at the property line common with the park. Pedestrian access/egress for the new school and the existing childcare centre is proposed via the park (see section 3 - Impacts and Implications).

Figure 2: Illustration of School Cantilever and Pedestrian Access/Egress



The Vancouver Building By-law (VBBL) generally prohibits buildings from crossing property lines. However, the VBBL allows the Chief Building Official to consider an alternative way of meeting the requirements of the VBBL referred to as an "Alternative Solution".

The City is proposing to partner with the VSB to accommodate school-age care within the multi-purpose spaces planned for the school with City funding anticipated to be provided through NEFC community amenity contributions. Opportunities to meet any demand for additional multi-purpose community space will also be explored and be included in future recommendations to Council along with the scope, costs and final funding sources.

Strategic Analysis

Alignment with City Priorities and Policies

The construction of a new school at International Village has been long anticipated as part of the planning and build out of False Creek North. International Village School is the second school to be developed as part of False Creek North. Future development in Northeast False Creek is expected to add another 7200 people or more to the area with potential viaduct removal. The growing population of school-aged children downtown, the addition of all-day kindergarten and the limited availability of sites is creating significant challenges for the VSB and the City to provide schools required to meet present and future needs. Elementary school aged children that now reside in the International Village school catchment area are attending school at Strathcona Elementary School, Elsie Roy and beyond.

The completion of the new school at International Village benefits the community and supports Council priorities and policies as follows:

- supports building strong, safe and inclusive communities;
- facilitates healthy child development;
- supports the active transportation goals of the 2040 Transportation Plan and Greenest City 2020 Strategy, to get children walking and cycling to school by connecting all primary and secondary schools in Vancouver within 300m of the existing greenway system; and
- aligns with other key building blocks of the emerging Healthy City Strategy, including belonging, inclusion and critical social connections close to home;
- aligns with the Joint Childcare Council (JCC) mandate (involves City Council, Park Board and VSB) to plan for and develop childcare on public lands and promote the joint use of space for all types of early care and learning opportunities.
- New licensed school-age spaces provided in the school will count towards Council's target to facilitate the creation of 500 new spaces in the years between 2012-2014.
- aligns with the objectives of the Memorandum of Understanding being developed between the City, the Board of Parks and Recreation, the Vancouver Public Library Board and the VSB for the optimization of public spaces.

Impacts and Implications

1. *Building Design*

While a school has always been anticipated on this site, a smaller 3 storey building was originally envisioned affording generous setbacks from the adjacent residential tower and views toward the park. One of the design objectives in the planning of this larger school is to maintain generous setbacks from the adjacent resident tower to protect livability. A further design objective is to limit the loss of sunlight access to the International Village Children's Centre outdoor play area immediately to the north. These objectives led to the exploration of possible options and identified the cantilever option as the best performing design solution.

If the VSB is not successful with the Court application to revise the restrictive covenant or if the Province, the City and Park Board do not all provide consent to the approvals required for the cantilever into Andy Livingstone Park, the school will need to be constructed within the property lines. This means that the 3rd floor would get smaller (creating program challenges) and the 4th floor would need to get larger to compensate lost floor area. The 4th floor is currently setback approximately 25m from the adjacent tower. Without the cantilever the 4th floor would shift to the west and extend further north. The 4th floor setback from the adjacent tower would be reduced from 25m to 15m and no setback would be provided from the adjacent childcare outdoor play area. This massing arrangement would have a greater impact on the light and views from the adjacent residential units and would significantly limit sun exposure to the childcare play area (sunlight access to outdoor play area is a childcare licensing requirement). Another option would be to construct a smaller school within the air space parcel. However this would mean reductions to the capacity and program of the school neither of which would be desirable to the VSB or the community. As the implications of requiring the school to be constructed within the existing air space parcel are severe, and the impacts on the park can be mitigated, staff support the cantilever as the preferred design solution.

2. School and Park Relationship

When the school site was originally secured it was anticipated that the school would use the adjacent Andy Livingstone Park for recess and before and after school play. This arrangement exists throughout Vancouver with many schools such as Elsie Roy School reliance on David Lam Park. The playground was built in 1994 and is in need of renewal to meet the increased intensity of use that will come with the construction of the school. The park renewal design process will include the VSB and the neighbourhood. Once a concept plan is confirmed in 2014, a total project budget and funding sources can be finalized with the objective of having the renewed playground constructed for school opening in the fall of 2015.

The upper floors of the proposed school will extend 5m into Andy Livingstone Park at a height of approximately 3.6m (12) above grade. Parks Board staff have reviewed the implications of the cantilever in terms of any limitations it may place on park use and the potential to attract uses that are not compatible with playground use. The park facilities along this western edge are limited to grass, small trees and pathway paving. The existing playground nearby is not impacted by the school cantilever into the park. While the design of the school and the relationship with the adjacent park are still evolving, staff have had an initial meeting with the VSB design team and are confident that design solutions are possible that would allow the space below the cantilever to be used by children for play while also discouraging other undesirable uses in the evenings and weekends. Staff anticipate that a preferred design solution will be identified and refined as part of the Development Permit process.

3. International Village Children's Centre - Access and Lease Provisions

The design of the existing International Village Children's Centre provided for some level of integration and shared entry with the future school. The current childcare entry gate adjacent to the park is accessed by a ramp built on the future school site. Due to building code differences between the childcare and the future school, it is no longer possible to share an entry. Consequently, this childcare centre entrance will need to be modified so that it is separate from the school entry and accessed directly from Andy Livingstone Park.

The childcare centre is leased to and operated by the Vancouver Society of Children's Centres (VSSOC). The pre-existing lease with VSOCC will continue on the same terms and conditions and will continue to operate independently from and free of charge of the VSB. VSSOC is directly involved in the on-going school planning discussions and is aware of all implications for the International Village Children's Centre.

4. *Contaminated Soils*

As part of the City's current agreements with the Province, liability for environmental and soils risks and other park use risks are clearly established. As a condition of a future easement or other tenure arrangements, the VSB will need to indemnify the Province and the City from any incremental environmental and contaminated soils liability related to the school building extending into the park and related school use over a limited area of the park.

5. *Precedent*

As the school is a critical amenity needed to support the existing and future population of the area, and as the project involves only public entities (City, Parks Board, VSB, and Province) staff support the design as proposed with a cantilever across the property line common with the park and all of the approvals related to that. As this is a public project, involving only public lands the situation is unique such that it will not provide a precedent for private projects.

6. *Agreements and Approvals*

The VSB would like to advance the project as designed with the cantilever into the park. All conditions and requirements for the project have not been fully resolved. However, to expedite the project, all parties involved have adopted a framework for the approvals/consent that will be required. In addition to obtaining a development and building permits, this proposal requires the following special considerations and approvals:

- a. British Columbia Supreme Court - An application to the Court will require broad notification and could take some months for a decision so the VSB is taking steps to initiate this as soon as possible.
- b. The Province (Ministry of Forests, Land and Natural Resources) - As owner of Andy Livingstone Park, the Province must consent to an agreement required for the school to cantilever into the park. In discussions to date with staff from the VSB and the City, the Province has indicated that it does not object to the school cantilevering into the park as proposed.
- c. Vancouver Park Board - The Park Board is responsible for the management and maintenance of the park and must approve an agreement required for the school to cantilever into the park.
- d. Vancouver City Council - Staff recommend that Council approve the following:
 - i. Transfer of the air space parcel to the VSB - As construction funding has been approved by the Province and the VSB is working towards permit applications, staff recommend transfer of the school site to the VSB now. The terms of the purchase and sale agreement with the City require that the VSB lease back the

- portion of the air space parcel occupied by the International Village Childcare Centre (owned by the City and leased to the Vancouver Society of Children's Centres (VSOCC) and that if the air space parcel is no longer required for school purposes the City would have an option to buy it back for a nominal price;
- ii. Tenure Over Andy Livingstone Park - If the VSB is successful in its application to modify the restrictive covenant now registered on Andy Livingstone Park to allow for the cantilever into the park and pedestrian access/egress for the school from the park, an agreement (e.g. lease, easement, right-of-way or sale) will be required to allow the VSB to proceed with the project. The modification to the covenant must also allow for pedestrian access/egress for the International Village Children's Centre from the park. Over the coming months the VSB, City and Province will determine the best method to secure long term tenure for the school cantilever in the park.

Implications/Related Issues/Risk (if applicable)

Financial

The value of the sale of the City-owned air space parcel to the VSB and the lease back of the daycare centre will be nominal amounts.

It is anticipated that the VSB will be responsible for all financial aspects of the proposed overhang over Andy Livingstone Park (construction, building maintenance, repairs, insurance, etc.).

Environmental

The VSB will need to indemnify the City from any incremental environmental and contaminated soils liability related to the school building extending into the Andy Livingstone Park and related school use over a limited area of the park.

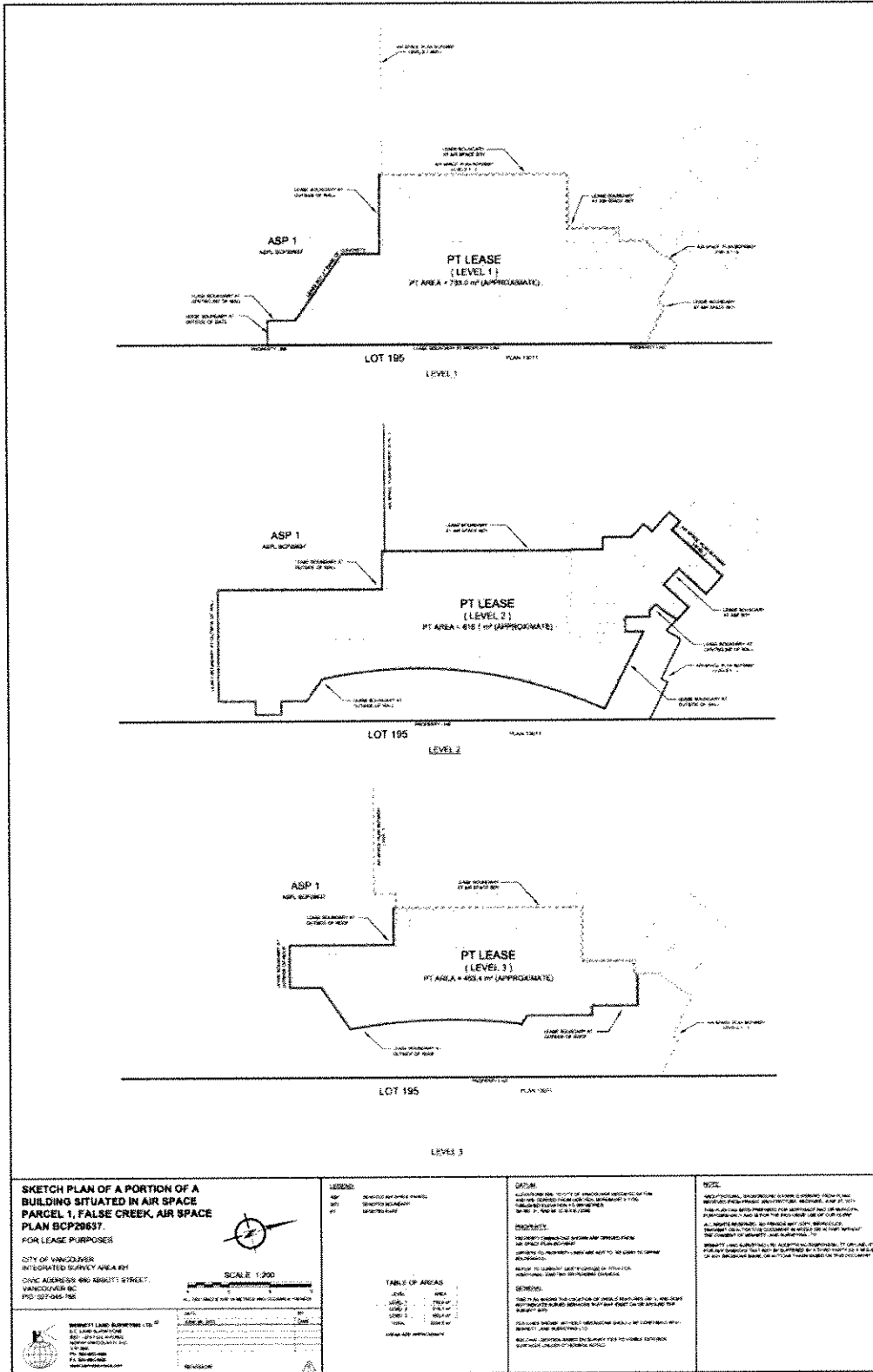
Consultation

The VSB has met with the Strata Council of the Firenze project and has also discussed the project with the False Creek Residents Association and with the Northeast False Creek Joint Working Group. Further meetings with the FCRA the NEFC JWG and the broader neighbourhood are planned including a Public Information Meeting to be held on July 16, 2013. This project will also be reviewed by the Park Board at their July 22, 2013 meeting.

A summary of the response from both of these meetings will be provided to Council prior to consideration of this report.

CONCLUSION

The construction of the new school at International Village is critical to the existing neighbourhood and future development of the Northeast False Creek Area. While complex and not fully resolved, staff recommend support for all the considerations and approvals needed at this time to advance the project as proposed.



**New Elementary School at International Village
Community Information Session
Summary of Comments**

We would like to thank everyone who took the time to come to the Community Information Session. VSB Staff, representatives from the City of Vancouver and the Project Architect Team were in attendance to explain the design concept, answer questions and to receive community feedback.

53 people attended the Community Information Session (17 were neighbours, and 27 were parents of future students, and 9 did not identify a particular relationship the project) and 26 comment forms were completed.

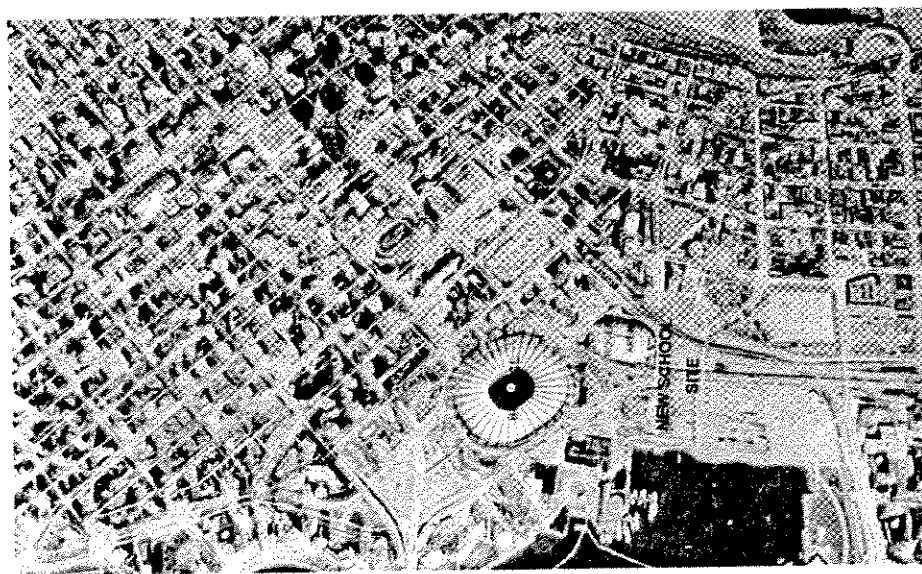
45 people participated in the **Mode of Transportation Survey**.

Parents of future student(s)	24
Community members - no children	21
TOTAL	45

	Parent	Community	TOTALS
Car	0	1	1
Transit	0	2	2
Walking	22	16	38
Bicycle	2	2	4
TOTAL	24	21	45

General Distribution of Where People Live that Attended the Community Information Session

Green Dot = Parent
Yellow Dot = Community Member



1 Do you have any comments regarding the **building design**?

- Have concerns regarding height at top level – potential view disruption and privacy
- Sensory impacts ie. Lighting, noise pollution and structural vibration during and post construction
- Installation / operation of structural fans, vents, exhausts
- It would be a good idea to make it possible for persons using the daycare to arrive and leave via the park. The present situation of having little children running in the parkade may lead to a child being run over by a car.
- The design does not seem to fit with the rest of the complex.
- It's a different aesthetic and does not fit in.
- I think it looks amazing. Very modern.
- I think it looks great.
- Love the 4 storey urban building. Great scale!
- Key is to make sure the ground floor classrooms do not create blank walls facing the street.
- It looks great. Better than an unused parking lot.
- I love it! Use as much natural light which I believe is being done.
- Request for a full size gym

2 Do you have any comments regarding the **rooftop outdoor learning areas**?

- Sensory and noise from students during school hours
- Types of activities and VSB curriculum that will be implemented or takes place in the space
- Good idea
- Great idea
- Very nice
- Excellent
- One of the problems living so close to two tall condos are things being thrown off the balconies by tenants. How will the students be protected from potential objects falling on them?
- Are the outdoor learning areas intended to hold a full complement of students during lunch breaks or is the park going to be used as well?

3 Do you have any comments on the **proposed building overhang** into Andy Livingstone Park?

- No problem. Good use of the park. Greater use of the park will improve the overall quality of the park.
- This seems extreme but I understand why it's needed
- How are you going to manage the homeless sleeping under the overhang?
- Totally fine
- That's ok.
- Overhang creates an interesting relationship to the park.
- Creates an interesting look to the building.
- It is fine providing it is well lit.
- Will the overhang be an issue with earth quake designs and codes?
- I think it will only provide rain cover for passer-bys and of course a place to live for the homeless.

4 Do you **use** Andy Livingstone Park? Yes 7 Noa. If Yes, how **often**?

- Almost daily
- 1 – 2 / week (4)
- A few times (2)
- 2 – 3 / week (2)

5 What **activities** do you do at Andy Livingstone Park?

- Walk / picnic
- Read / run
- Playing in the playground
- Soccer / sitting in the park
- Play, kicking soccer balls, discovering nature and some unnatural things (syringes)
- Mostly use the play structures

6 Do you have **any other comments**?

- Hours of construction, especially if timeline becomes tight
- Use of school after hours? Impacts?
- The overall project looks good. Please ensure that parents dropping off children by car have a safe space to do so. A safe space would not be in the parking garage.
- I am very concerned about the car traffic and pick up / drop off by parents. I would like to see this on Expo and not Abbott or in the Firenze parkade area, so as not to slow down traffic flow on Abbott which has major traffic in this area.
- I am hoping that the school will be ready by 2015!
- I would like the VSB website to have clear information about registration and registration for after school care.
- I would appreciate if you could provide updates about when the school is going to be ready for sure. Thank you.
- I look forward to sending our daughter through kindergarten and her elementary years there. We will be living right beside all the construction noise and dirtiness but as long as we have a place at the end of all that for our daughter it will be worth it.
- Is the timeline practical?



VANCOUVER
BOARD OF
PARKS AND
RECREATION

Appendix H ; page 1 of 1

Supports Item No. 3
PT&E Agenda
July 24, 2013

July 23, 2013

MEMO TO : Vancouver City Council

FROM : Pat Boomhower
Vancouver Board of Parks and Recreation

SUBJECT : Andy Livingstone Park - International Village School

In reference to the Council Report "New Elementary School at International Village – 55 Expo Boulevard Considerations and Approvals" (scheduled for the Planning, Transportation & Environment Committee meeting on July 24, 2013), please be advised that the Park Board, at its regular meeting on July 22, 2013, received a staff report "Andy Livingstone Park - International Village School" seeking support for the proposed cantilever over the park, and passed the following motion unanimously:

THAT the Park Board support the proposed relationship between Andy Livingstone Park and the planned International Village Elementary School.

Pat Boomhower
Executive Assistant,
Office of the General Manager

Phone: 604.257.8453
Fax: 604.257.8427

cc: Malcolm Bromley, General Manager, Vancouver Park Board of Parks and Recreation
Tilo Driessen, Manager of Planning and Research, Parks

PARKING REQUIREMENTS

CD-1 BY-LAW & PARKING BY-LAW 4.3.14.1 & 4.3.8

Minimum	Maximum
11	18
536	536
22	22
7	2
6	9
7	11

COMMERCIAL RETAIL (R 603 of FSR)
 Min. 1 space / 100sq ft of FSR + 24 SPACES / UNIT
 Max. 1 space / 50sq ft of FSR + 24 SPACES / UNIT
MARKET RESIDENTIAL (R 603.03 of FSR)
 Min. 1 space / 100sq ft of FSR + 24 SPACES / UNIT
 Max. 1 space / 50sq ft of FSR + 24 SPACES / UNIT
SCHOOL (S 305 of FSR)
 Determined by the Director of Planning
DAYCARE (S 401 of FSR)
 2 permanent staff spaces, as per typical agmt.
 As per CD-1 Non-Residential Uses
COMM. CENTRE (S 607 of FSR)
 Min. 1 space / 100sq ft of FSR + 24 SPACES / UNIT
 Max. 1 space / 50sq ft of FSR + 24 SPACES / UNIT
COMM. CENTRE (S 607 of FSR)
 Min. 1 space / 100sq ft of FSR + 24 SPACES / UNIT
 Max. 1 space / 50sq ft of FSR + 24 SPACES / UNIT

PARKING PROVIDED

LEVEL	REGULAR	SMALL	DISABLED	TOTAL
LV1	32	12	2	46
LV2	20	12	2	34
LV3	20	12	2	34
LV4	20	12	2	34
LV5	20	12	2	34
LV6	20	12	2	34
LV7	20	12	2	34
LV8	20	12	2	34
LV9	20	12	2	34
LV10	20	12	2	34
LV11	20	12	2	34
LV12	20	12	2	34
LV13	20	12	2	34
LV14	20	12	2	34
LV15	20	12	2	34
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LV54	20	12	2	34
LV55	20	12	2	34
LV56	20	12	2	34
LV57	20	12	2	34
LV58	20	12	2	34
LV59	20	12	2	34
LV60	20	12	2	34
LV61	20	12	2	34
LV62	20	12	2	34
LV63	20	12	2	34
LV64	20	12	2	34
LV65	20	12	2	34
LV66	20	12	2	34
LV67	20	12	2	34
LV68	20	12	2	34
LV69	20	12	2	34
LV70	20	12	2	34
LV71	20	12	2	34
LV72	20	12	2	34
LV73	20	12	2	34
LV74	20	12	2	34
LV75	20	12	2	34
LV76	20	12	2	34
LV77	20	12	2	34
LV78	20	12	2	34
LV79	20	12	2	34
LV80	20	12	2	34
LV81	20	12	2	34
LV82	20	12	2	34
LV83	20	12	2	34
LV84	20	12	2	34
LV85	20	12	2	34
LV86	20	12	2	34
LV87	20	12	2	34
LV88	20	12	2	34
LV89	20	12	2	34
LV90	20	12	2	34
LV91	20	12	2	34
LV92	20	12	2	34
LV93	20	12	2	34
LV94	20	12	2	34
LV95	20	12	2	34
LV96	20	12	2	34
LV97	20	12	2	34
LV98	20	12	2	34
LV99	20	12	2	34
LV100	20	12	2	34

PROJECT DESCRIPTION

PROJECT NAME: FIRENZE 1 & II
 PROJECT NUMBER: 0395
 PROJECT ADDRESS: 600 ABBOTT STREET
 LEGAL DESCRIPTION: LOT 194, SITE F - FALSE CREEK, PLAN 23011 - GVSD
 ZONING BY-LAW: CD-1 (R65) BY-LAW PART INTERNATIONAL VILLAGE, OCTOBER 22, 2002
 INTERNATIONAL VILLAGE CD-1 GUIDELINES, NOVEMBER 1995
 SITE DIMENSIONS: 1,367' x 302' (110m x 80m)
 SITE AREA: 0.7902 ha (18,000 sq ft)

PROJECT DATA

PERMITTED	PROPOSED
10,764	9,893
379,231	379,231
1,337	1,337
373,407	378,588
6,661	6,661
394,671	394,671
37,390	7,875
20,338	31,471
15,087	15,087
16,404	16,404
1,337	1,337
229.6' (70m)	229.6' (70m)
282' (86m)	282' (86m)
108.9' (33m)	108.9' (33m)
24	25
36	31
64	7

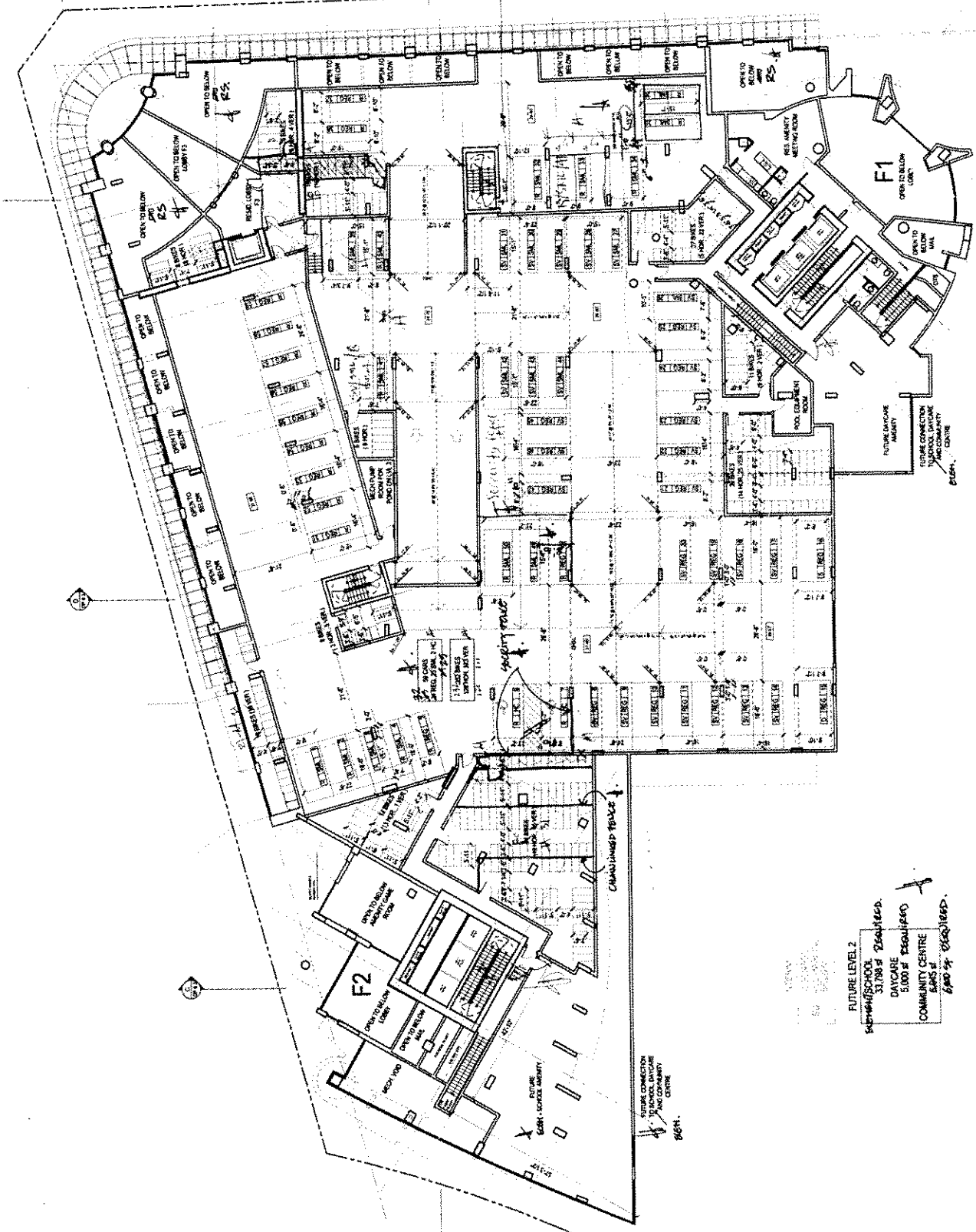
RESID. VISITOR PARKING PROVIDED: 0.4' per unit = 46 Stalls
 The 11 commercial stalls are proposed to serve as cross-over visitor parking.
 The 35 stalls are located on the visitor side.
COMMUNITY CENTRE: 28 Stalls
DAYCARE: 6 Stalls
COMMUNITY CENTRE: 7 Stalls

LOADING:
 RESIDENTIAL (CD-1): 200sq ft per unit = 2 Bays
 RETAIL (S 603 of FSR): 200sq ft per unit = 2 Bays
 SCHOOL (S 305 of FSR): 200sq ft per unit = 2 Bays
 COMMUNITY CENTRE (S 607 of FSR): 200sq ft per unit = 2 Bays
LOADING PROVIDED: 2 class B loading on LV1 + 1 class A loading on LV1
 RETAIL (S 603 of FSR): 1 class A loading on LV1
 COMMUNITY CENTRE (S 607 of FSR): 1 class B loading on LV1

UNIT SUMMARY

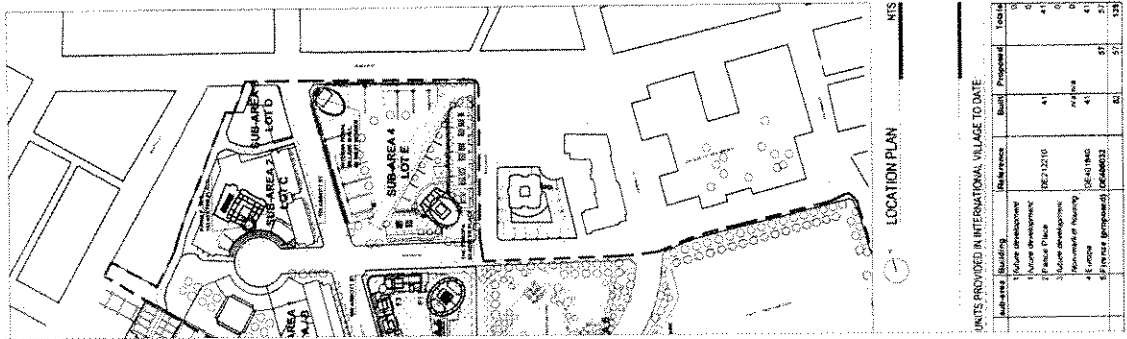
LEVEL	TYP	TYP	TYP	TYP	TOTAL
LEVEL 1	1	1	1	1	4
LEVEL 2	2	2	2	2	8
LEVEL 3	3	3	3	3	12
LEVEL 4	4	4	4	4	16
LEVEL 5	5	5	5	5	20
LEVEL 6	6	6	6	6	24
LEVEL 7	7	7	7	7	28
LEVEL 8	8	8	8	8	32
LEVEL 9	9	9	9	9	36
LEVEL 10	10	10	10	10	40
LEVEL 11	11	11	11	11	44
LEVEL 12	12	12	12	12	48
LEVEL 13	13	13	13	13	52
LEVEL 14	14	14	14	14	56
LEVEL 15	15	15	15	15	60
LEVEL 16	16	16	16	16	64
LEVEL 17	17	17	17	17	68
LEVEL 18	18	18	18	18	72
LEVEL 19	19	19	19	19	76
LEVEL 20	20	20	20	20	80
LEVEL 21	21	21	21	21	84
LEVEL 22	22	22	22	22	88
LEVEL 23	23	23	23	23	92
LEVEL 24	24	24	24	24	96
LEVEL 25	25	25	25	25	100
LEVEL 26	26	26	26	26	104
LEVEL 27	27	27	27	27	108
LEVEL 28	28	28	28	28	112
LEVEL 29	29	29	29	29	116
LEVEL 30	30	30	30	30	120
LEVEL 31	31	31	31	31	124
LEVEL 32	32	32	32	32	128
LEVEL 33	33	33	33	33	132
LEVEL 34	34	34	34	34	136
LEVEL 35	35	35	35	35	140
LEVEL 36	36	36	36	36	144
LEVEL 37	37	37	37	37	148
LEVEL 38	38	38	38	38	152
LEVEL 39	39	39	39	39	156
LEVEL 40	40	40	40	40	160
LEVEL 41	41	41	41	41	164
LEVEL 42	42	42	42	42	168
LEVEL 43	43	43	43	43	172
LEVEL 44	44	44	44	44	176
LEVEL 45	45	45	45	45	180
LEVEL 46	46	46	46	46	184
LEVEL 47	47	47	47	47	188
LEVEL 48	48	48	48	48	192
LEVEL 49	49	49	49	49	196
LEVEL 50	50	50	50	50	200
LEVEL 51	51	51	51	51	204
LEVEL 52	52	52	52	52	208
LEVEL 53	53	53	53	53	212
LEVEL 54	54	54	54	54	216
LEVEL 55	55	55	55	55	220
LEVEL 56	56	56	56	56	224
LEVEL 57	57	57	57	57	228
LEVEL 58	58	58	58	58	232
LEVEL 59	59	59	59	59	236
LEVEL 60	60	60	60	60	240
LEVEL 61	61	61	61	61	244
LEVEL 62	62	62	62	62	248
LEVEL 63	63	63	63	63	252
LEVEL 64	64	64	64	64	256
LEVEL 65	65	65	65	65	260
LEVEL 66	66	66	66	66	264
LEVEL 67	67	67	67	67	268
LEVEL 68	68	68	68	68	272
LEVEL 69	69	69	69	69	276
LEVEL 70	70	70	70	70	280
LEVEL 71	71	71	71	71	284
LEVEL 72	72	72	72	72	288
LEVEL 73	73	73	73	73	292
LEVEL 74	74	74	74	74	296
LEVEL 75	75	75	75	75	300
LEVEL 76	76	76	76	76	304
LEVEL 77	77	77	77	77	308
LEVEL 78	78	78	78	78	312
LEVEL 79	79	79	79	79	316
LEVEL 80	80	80	80	80	320
LEVEL 81	81	81	81	81	324
LEVEL 82	82	82	82	82	328
LEVEL 83	83	83	83	83	332
LEVEL 84	84	84	84	84	336
LEVEL 85	85	85	85	85	340
LEVEL 86	86	86	86	86	344
LEVEL 87	87	87	87	87	348
LEVEL 88	88	88	88	88	352
LEVEL 89	89	89	89	89	356
LEVEL 90	90	90	90	90	360
LEVEL 91	91	91	91	91	364
LEVEL 92	92	92	92	92	368
LEVEL 93	93	93	93	93	372
LEVEL 94	94	94	94	94	3

RS - RETAIL STORE



FUTURE LEVEL 2
 FUTURE SCHOOL 31,784 sq ft required.
 DAYCARE 5,000 sq ft required.
 COMMUNITY CENTRE 5,000 sq ft required.

Appendix I; page 3 of 9



UNITS PROVIDED IN INTERNATIONAL VILLAGE TO DATE

Sub-area	Building	Reference	Build	Proposed	Total
Phase 1	Phase 1 Development	02-1210	41	0	41
	Phase 1 Parking	02-1210	0	0	0
	Phase 1 Community	02-1210	0	0	0
	Phase 1 Other	02-1210	0	0	0
Phase 2	Phase 2 Development	02-1210	41	0	41
	Phase 2 Parking	02-1210	0	0	0
TOTAL			82	0	82

PROJECT DESCRIPTION
 FIRENZE I & II
 PROJECT NUMBER: 005
 PROJECT ADDRESS: 600 ABBOTT STREET
 LEGAL DESCRIPTION: LOT 194 - SITE F - FALSE CREEK - PLAN 20011 - GURD
 ZONING BY-LAW: CD-1 (200) BY-LAW 947 INTERNATIONAL VILLAGE (REZONING PUBLIC INTERNATIONAL VILLAGE CD-1 GUIDELINES: NOVEMBER 1995)
 SITE DIMENSIONS: 1,307' x 1,030' (80ft x 80ft)
 SITE AREA: 0.7827 ha (1.9400 ac)

PROJECT DATA

PERMITTED	PROPOSED
9,893	9,893
300,581	300,581

TOTAL PROJECT FSR: 399,469
 RESIDENTIAL FSR TRANSFER FROM LOT A AND LOT F: 399,469
 RESID. AMENITY AREA: MAX. 1% OF RESID. FSR
 BALC. 6% OF RESIDENTIAL FSR
 OPEN BALC. ENCL. BALC. MAX. 50% OF BALC. AREA
 BUILDING HEIGHT (CD-1 BY-LAW):
 TOWER F1: 228' (70m)
 TOWER F2: 228' (70m)
 LOW-RISE F3: 103.3' (32m)
 88.96' (27.2m)

OF STOREYS (CD-1 GUIDELINES):
 TOWER F1: 24
 TOWER F2: 26
 LOW-RISE F3: 6/5

FUTURE DEVELOPMENT (FOR REFERENCE ONLY)
 AS PER LEGAL AGREEMENT
 ALL AREAS IN \$/M²
 ELEMENTARY SCHOOLS: 33,758
 DAYCARE: 6,000
 INDOOR SPACE: 5,000
 OUTDOOR SPACE: 5,000

UNIT SUMMARY

LEVEL	1	2	3	4	5	6	7	TOTAL
TOWER F1								
TOWER F2								
LOW-RISE F3								
LEVEL 1	1	1	1	1	1	1	1	7
LEVEL 2	1	1	1	1	1	1	1	7
LEVEL 3	1	1	1	1	1	1	1	7
LEVEL 4	1	1	1	1	1	1	1	7
LEVEL 5	1	1	1	1	1	1	1	7
LEVEL 6	1	1	1	1	1	1	1	7
LEVEL 7	1	1	1	1	1	1	1	7
LEVEL 8	1	1	1	1	1	1	1	7
LEVEL 9	1	1	1	1	1	1	1	7
LEVEL 10	1	1	1	1	1	1	1	7
LEVEL 11	1	1	1	1	1	1	1	7
LEVEL 12	1	1	1	1	1	1	1	7
LEVEL 13	1	1	1	1	1	1	1	7
LEVEL 14	1	1	1	1	1	1	1	7
LEVEL 15	1	1	1	1	1	1	1	7
LEVEL 16	1	1	1	1	1	1	1	7
LEVEL 17	1	1	1	1	1	1	1	7
LEVEL 18	1	1	1	1	1	1	1	7
LEVEL 19	1	1	1	1	1	1	1	7
LEVEL 20	1	1	1	1	1	1	1	7
LEVEL 21	1	1	1	1	1	1	1	7
LEVEL 22	1	1	1	1	1	1	1	7
LEVEL 23	1	1	1	1	1	1	1	7
LEVEL 24	1	1	1	1	1	1	1	7
LEVEL 25	1	1	1	1	1	1	1	7
LEVEL 26	1	1	1	1	1	1	1	7
LEVEL 27	1	1	1	1	1	1	1	7
LEVEL 28	1	1	1	1	1	1	1	7
LEVEL 29	1	1	1	1	1	1	1	7
LEVEL 30	1	1	1	1	1	1	1	7
LEVEL 31	1	1	1	1	1	1	1	7
LEVEL 32	1	1	1	1	1	1	1	7
LEVEL 33	1	1	1	1	1	1	1	7
LEVEL 34	1	1	1	1	1	1	1	7
LEVEL 35	1	1	1	1	1	1	1	7
LEVEL 36	1	1	1	1	1	1	1	7
LEVEL 37	1	1	1	1	1	1	1	7
LEVEL 38	1	1	1	1	1	1	1	7
LEVEL 39	1	1	1	1	1	1	1	7
LEVEL 40	1	1	1	1	1	1	1	7
LEVEL 41	1	1	1	1	1	1	1	7
LEVEL 42	1	1	1	1	1	1	1	7
LEVEL 43	1	1	1	1	1	1	1	7
LEVEL 44	1	1	1	1	1	1	1	7
LEVEL 45	1	1	1	1	1	1	1	7
LEVEL 46	1	1	1	1	1	1	1	7
LEVEL 47	1	1	1	1	1	1	1	7
LEVEL 48	1	1	1	1	1	1	1	7
LEVEL 49	1	1	1	1	1	1	1	7
LEVEL 50	1	1	1	1	1	1	1	7
LEVEL 51	1	1	1	1	1	1	1	7
LEVEL 52	1	1	1	1	1	1	1	7
LEVEL 53	1	1	1	1	1	1	1	7
LEVEL 54	1	1	1	1	1	1	1	7
LEVEL 55	1	1	1	1	1	1	1	7
LEVEL 56	1	1	1	1	1	1	1	7
LEVEL 57	1	1	1	1	1	1	1	7
LEVEL 58	1	1	1	1	1	1	1	7
LEVEL 59	1	1	1	1	1	1	1	7
LEVEL 60	1	1	1	1	1	1	1	7
LEVEL 61	1	1	1	1	1	1	1	7
LEVEL 62	1	1	1	1	1	1	1	7
LEVEL 63	1	1	1	1	1	1	1	7
LEVEL 64	1	1	1	1	1	1	1	7
LEVEL 65	1	1	1	1	1	1	1	7
LEVEL 66	1	1	1	1	1	1	1	7
LEVEL 67	1	1	1	1	1	1	1	7
LEVEL 68	1	1	1	1	1	1	1	7
LEVEL 69	1	1	1	1	1	1	1	7
LEVEL 70	1	1	1	1	1	1	1	7
LEVEL 71	1	1	1	1	1	1	1	7
LEVEL 72	1	1	1	1	1	1	1	7
LEVEL 73	1	1	1	1	1	1	1	7
LEVEL 74	1	1	1	1	1	1	1	7
LEVEL 75	1	1	1	1	1	1	1	7
LEVEL 76	1	1	1	1	1	1	1	7
LEVEL 77	1	1	1	1	1	1	1	7
LEVEL 78	1	1	1	1	1	1	1	7
LEVEL 79	1	1	1	1	1	1	1	7
LEVEL 80	1	1	1	1	1	1	1	7
LEVEL 81	1	1	1	1	1	1	1	7
LEVEL 82	1	1	1	1	1	1	1	7
LEVEL 83	1	1	1	1	1	1	1	7
LEVEL 84	1	1	1	1	1	1	1	7
LEVEL 85	1	1	1	1	1	1	1	7
LEVEL 86	1	1	1	1	1	1	1	7
LEVEL 87	1	1	1	1	1	1	1	7
LEVEL 88	1	1	1	1	1	1	1	7
LEVEL 89	1	1	1	1	1	1	1	7
LEVEL 90	1	1	1	1	1	1	1	7
LEVEL 91	1	1	1	1	1	1	1	7
LEVEL 92	1	1	1	1	1	1	1	7
LEVEL 93	1	1	1	1	1	1	1	7
LEVEL 94	1	1	1	1	1	1	1	7
LEVEL 95	1	1	1	1	1	1	1	7
LEVEL 96	1	1	1	1	1	1	1	7
LEVEL 97	1	1	1	1	1	1	1	7
LEVEL 98	1	1	1	1	1	1	1	7
LEVEL 99	1	1	1	1	1	1	1	7
LEVEL 100	1	1	1	1	1	1	1	7
TOTAL	100	100	100	100	100	100	100	1000

PARKING REQUIREMENTS
 CD-1 BY-LAW & PARKING BY-LAW 4.31.18 & 4.35

COMMERCIAL-RETAIL (8,893 sq FSR)
 Min. 1 space / 180 sq FSR (100 sq FSR)
 Max. 1 space / 500 sq FSR (500 sq FSR)

MARKET RESIDENTIAL (300,300 sq FSR)
 Min. 1 space / 107 sq FSR (100 sq FSR) + 0.6 SPACES / UNIT
 Max. 1 space / 107 sq FSR (100 sq FSR) + 0.6 SPACES / UNIT

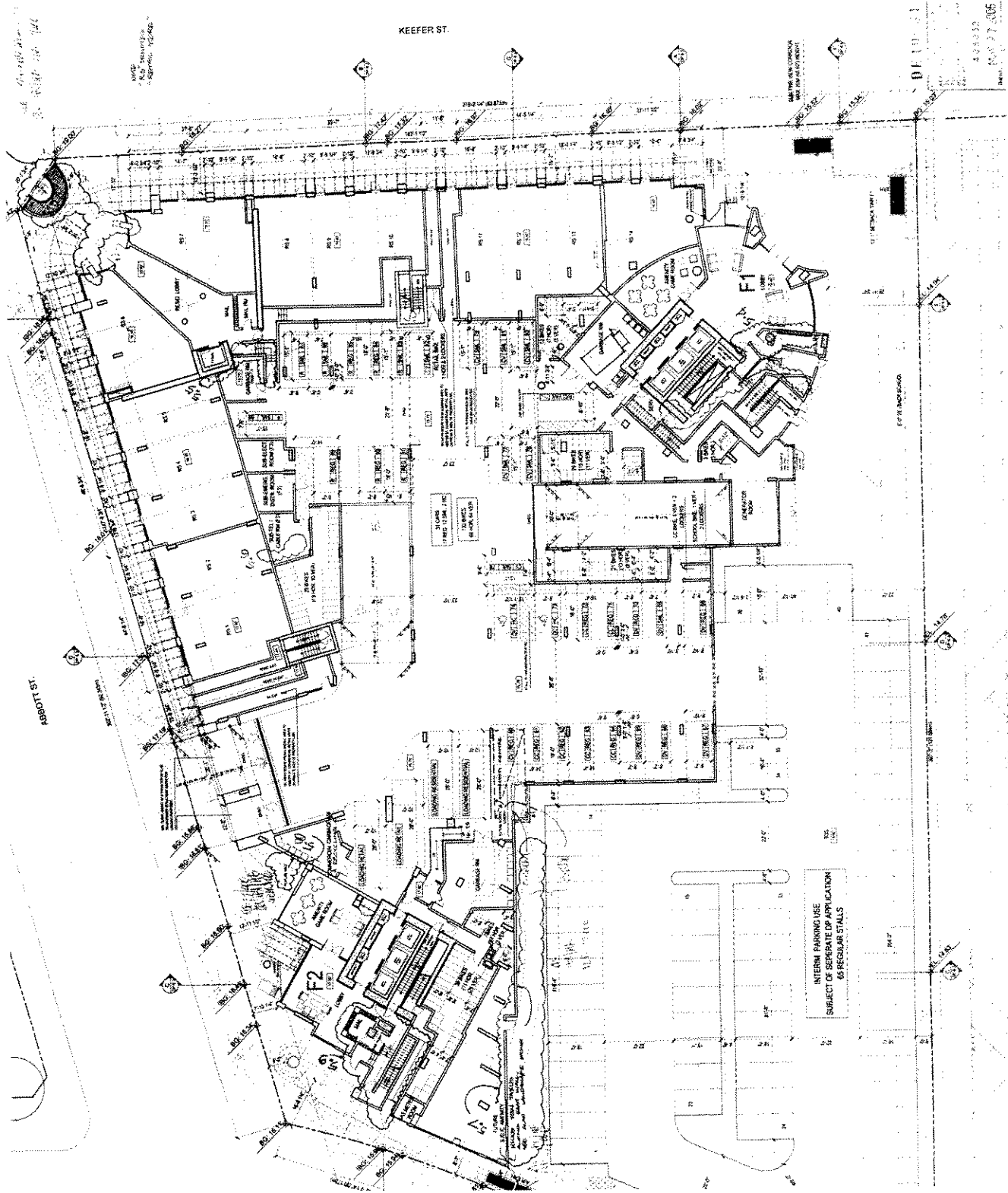
SCHOOL (36,146 sq FSR)
 Determined by the Director of Planning

DAYCARE (6,000 sq FSR)
 2 permanent staff spaces, as per legal agmt.
 As per CD-1 Non-Residential Uses:
 Min. 1 space / 180 sq FSR (180 sq FSR)
 Max. 1 space / 500 sq FSR (500 sq FSR)

COMM. CENTRE (6,548 sq FSR)
 As per CD-1 Non-Residential Uses:
 Min. 1 space / 180 sq FSR (180 sq FSR)
 Max. 1 space / 500 sq FSR (500 sq FSR)

TOTAL SPACES PARKING PROVIDED

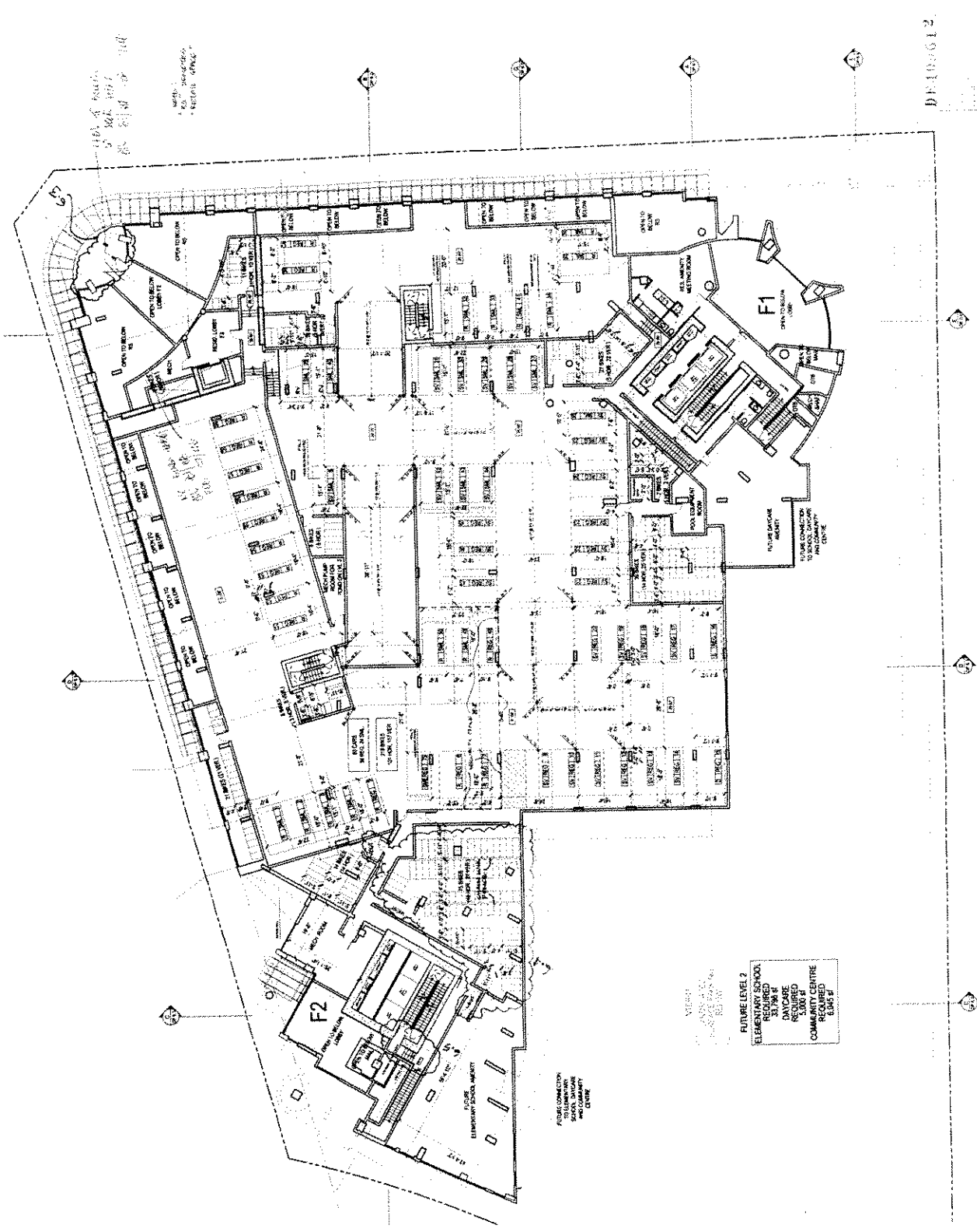
LEVEL	REGULAR	SMALL	DISABLED	TOTAL
LEVEL 1	17	31	4	52
LEVEL 2	17	31	4	52
LEVEL 3	17	31	4	52
LEVEL 4	17	31	4	52
LEVEL 5	17	31	4	52
LEVEL 6	17	31	4	52
LEVEL 7	17	31	4	52
LEVEL 8	17	31	4	52
LEVEL 9	17	31	4	52
LEVEL 10	17	31	4	52
LEVEL 11	17	31	4	52
LEVEL 12	17	31	4	52
LEVEL 13	17	31	4	52
LEVEL 14	17	31	4	52
LEVEL 15	17	31	4	52
LEVEL 16	17	31	4	52
LEVEL 17	17	31	4	52
LEVEL 18	17	31	4	52
LEVEL 19	17	31	4	52
LEVEL 20	17	31	4	52
LEVEL 21	17	31	4	52
LEVEL 22	17	31	4	52
LEVEL 23	17	31	4	52
LEVEL 24	17	31	4	52
LEVEL 25	17	31	4	52
LEVEL 26	17	31	4	52
LEVEL 27	17	31	4	52
LEVEL 28	17	31	4	52
LEVEL 29	17	31	4	52
LEVEL 30	17	31	4	52
LEVEL 31	17	31	4	52
LEVEL 32	17	31	4	52
LEVEL 33	17	31	4	52
LEVEL 34	17	31	4	52
LEVEL 35	17	31	4	52
LEVEL 36	17	31	4	52
LEVEL 37	17	31	4	52
LEVEL 38	17	31	4	52
LEVEL 39	17	31	4	52
LEVEL 40	17	31	4	52
LEVEL 41	17	31	4	52
LEVEL 42	17	31	4	52
LEVEL 43	17	31	4	52
LEVEL 44	17	31	4	52
LEVEL 45	17	31	4	52
LEVEL 46	17	31	4	52
LEVEL 47	17	31	4	52
LEVEL 48	17	31	4	52
LEVEL 49	17	31	4	52
LEVEL 50	17	31	4	52
LEVEL 51	17	31	4	52
LEVEL 52	17	31	4	52
LEVEL 53	17	31	4	52
LEVEL 54	17	31	4	52
LEVEL 55	17	31	4	52
LEVEL 56	17	31	4	52
LEVEL 57	17	31	4	52
LEVEL 58	17	31	4	52
LEVEL 59	17	31	4	52
LEVEL 60	17	31		



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DE409612

4-11-10
 MAY 27 2005



DE409612

409612
 10/11/11
 10/11/11

DE409612

Appendix I, page 6 of 9

PROJECT DESCRIPTION

PROJECT NAME: FIRENZE I & II
 PROJECT NUMBER: 0905
 PROJECT ADDRESS: 600 ABBOTT STREET
 LEGAL DESCRIPTION: LOT 194 - SITE F - FALSE CREEK - PLAN Z3011 - OVRD
 ZONING BY-LAW: CD-1 (2004) BY-LAW 0747, INTERNATIONAL VILLAGE, REZONING PUBLIC
 INTERNATIONAL VILLAGE (CD-1) GUIDELINES, NOVEMBER, 1996
 SITE DIMENSIONS: 1,360' x 282' (11m x 20m)
 SITE AREA: 6,789.2 sqm (184,030 sq ft)

PROJECT DATA

PERMITTED
 COMMERCIAL FSR: 0.883
 RESIDENTIAL FSR: 30.581
 TOTAL PROJECT FSR: 31.464
 RESIDENTIAL FSR TRANSFER FROM LOT A88 TO LOT F
 RESID. AMENITY AREA: MAX. 10% OF RESID. FSR
 BALC. 8% OF RESIDENTIAL FSR
 OPEN BALC. ENCL. BALC. MAX. 30% OF BALC. AREA
 BUILDING HEIGHT (CD-1 BY-LAW):
 TOWER F1: 226.6' (70m)
 TOWER F2: 222' (68m)
 LOW-RISE F3: 106.2' (32m)
 # OF STOREYS (CD-1 GUIDELINES):
 TOWER F1: 24
 TOWER F2: 30
 LOW-RISE F3: 6-8

FUTURE DEVELOPMENT (FOR REFERENCE ONLY)

AS PER LEGAL AGREEMENT
 ALL AREAS # (SF) PROPOSED
 ELEMENTARY SCHOOL: 16,867
 COMMUNITY CENTRE: 28,148
 DAYCARE (45 SPACES): 7,990
 INDOOR SPACE 5,000
 OUTDOOR SPACE 5,000

UNIT SUMMARY

LEVEL	TWR	F1	F2	F3	SPR	TOTAL
LEVEL 1	3	3	3	3	0	9
LEVEL 2	3	3	3	3	0	9
LEVEL 3	3	3	3	3	0	9
LEVEL 4	3	3	3	3	0	9
LEVEL 5	3	3	3	3	0	9
LEVEL 6	3	3	3	3	0	9
LEVEL 7	3	3	3	3	0	9
LEVEL 8	3	3	3	3	0	9
LEVEL 9	3	3	3	3	0	9
LEVEL 10	3	3	3	3	0	9
LEVEL 11	3	3	3	3	0	9
TOTAL F1	81	71	6	6	0	164
TOTAL F2	81	71	6	6	0	164
TOTAL F3	81	71	6	6	0	164
TOTAL	243	213	18	18	0	482

PARKING REQUIREMENTS

CD-1 BY-LAW & PARKING BY-LAW 4.3.1.4 & 4.3.1.6
 Min. 1 space / 90 sq ft (80m²) of FSR = 11
 Max. 1 space / 5384 sq ft (500m²) of FSR = 18
 MARKET RESIDENTIAL:
 Min. 1 space / 10764 sq ft (1000m²) of FSR = 438
 Max. 1 space / 10764 sq ft (1000m²) of FSR = 514
 FUTURE PHASE
 DETERMINED BY THE DIRECTOR OF PLANNING
 AS PER CD-1 NON-RESIDENTIAL USES:
 Min. 1 space / 90 sq ft (80m²) = 2
 Max. 1 space / 5384 sq ft (500m²) = 2
 COMM. CENTRE (6,316 sq ft):
 Min. 1 space / 90 sq ft (80m²) = 7
 Max. 1 space / 5384 sq ft (500m²) = 11

PARKING PROVIDED

LEVEL	SMALL	STANDARD	TOTAL
LEVEL 1	24	31	55
LEVEL 2	19	22	41
LEVEL 3	19	22	41
LEVEL 4	19	22	41
LEVEL 5	19	22	41
LEVEL 6	19	22	41
LEVEL 7	19	22	41
LEVEL 8	19	22	41
LEVEL 9	19	22	41
LEVEL 10	19	22	41
LEVEL 11	19	22	41
TOTAL	207	253	460

TABLE AS PER TABLE 4.3.1.4

LEVEL	SMALL	STANDARD	TOTAL
LEVEL 1	24	31	55
LEVEL 2	19	22	41
LEVEL 3	19	22	41
LEVEL 4	19	22	41
LEVEL 5	19	22	41
LEVEL 6	19	22	41
LEVEL 7	19	22	41
LEVEL 8	19	22	41
LEVEL 9	19	22	41
LEVEL 10	19	22	41
LEVEL 11	19	22	41
TOTAL	207	253	460

LOADING

LOADING PROVIDED: 2 class B loading at M 1
 RETAIL: 2 class B + 1 class A loading at M 1
 ELEMENTARY SCHOOL - COMMUNITY CENTRE: 1 class B loading at M 1 - FUTURE PHASE
 BICYCLE PARKING: CLASS A: 574, CLASS B: 30

LOADING PROVIDED

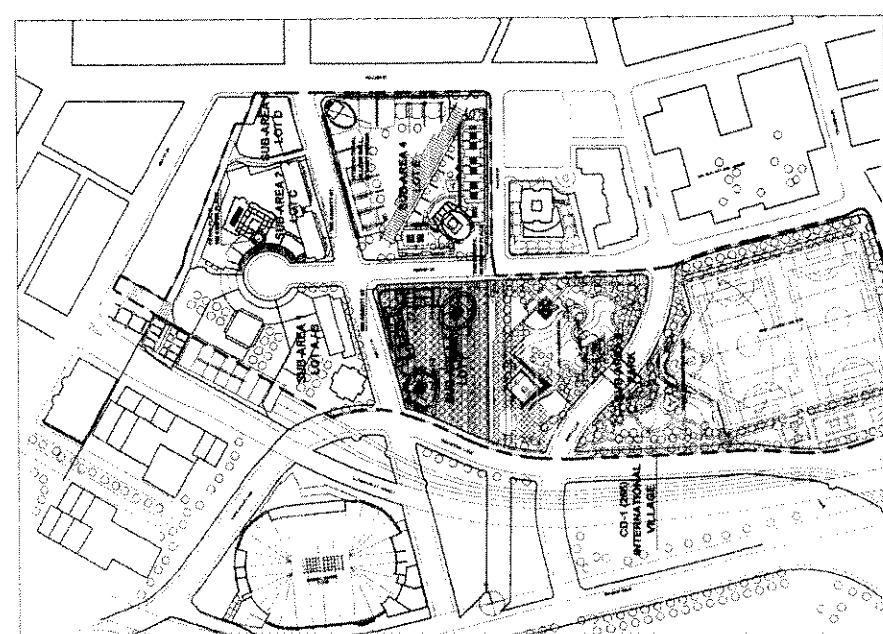
RESIDENTIAL (CD-1): Between 300-400 units = 2 Bays
 RETAIL (Parking By-law 5.2.2): Min. 10764 sq ft + heavy portion of street 20,000 sq ft = 2 Bays
 E. SCHOOL - COMMUNITY CENTRE (Parking By-law 5.2.3): Min. 10764 sq ft = 1 Bay
 FUTURE PHASE
 RESIDENTIAL: 2 class B loading at M 1
 RETAIL: 2 class B + 1 class A loading at M 1
 ELEMENTARY SCHOOL - COMMUNITY CENTRE: 1 class B loading at M 1 - FUTURE PHASE

BICYCLE PARKING

REQUIRED: CLASS A: 574, CLASS B: 30
 CLASS A: 1 stall per 100 sq ft of retail
 CLASS B: 1 stall per 100 sq ft of retail
 CLASS A: 1 stall per 100 sq ft of retail
 CLASS B: 1 stall per 100 sq ft of retail

REQUIRED

LEVEL	TWR	F1	F2	F3	SPR	TOTAL
LEVEL 1	3	3	3	3	0	9
LEVEL 2	3	3	3	3	0	9
LEVEL 3	3	3	3	3	0	9
LEVEL 4	3	3	3	3	0	9
LEVEL 5	3	3	3	3	0	9
LEVEL 6	3	3	3	3	0	9
LEVEL 7	3	3	3	3	0	9
LEVEL 8	3	3	3	3	0	9
LEVEL 9	3	3	3	3	0	9
LEVEL 10	3	3	3	3	0	9
LEVEL 11	3	3	3	3	0	9
TOTAL F1	81	71	6	6	0	164
TOTAL F2	81	71	6	6	0	164
TOTAL F3	81	71	6	6	0	164
TOTAL	243	213	18	18	0	482

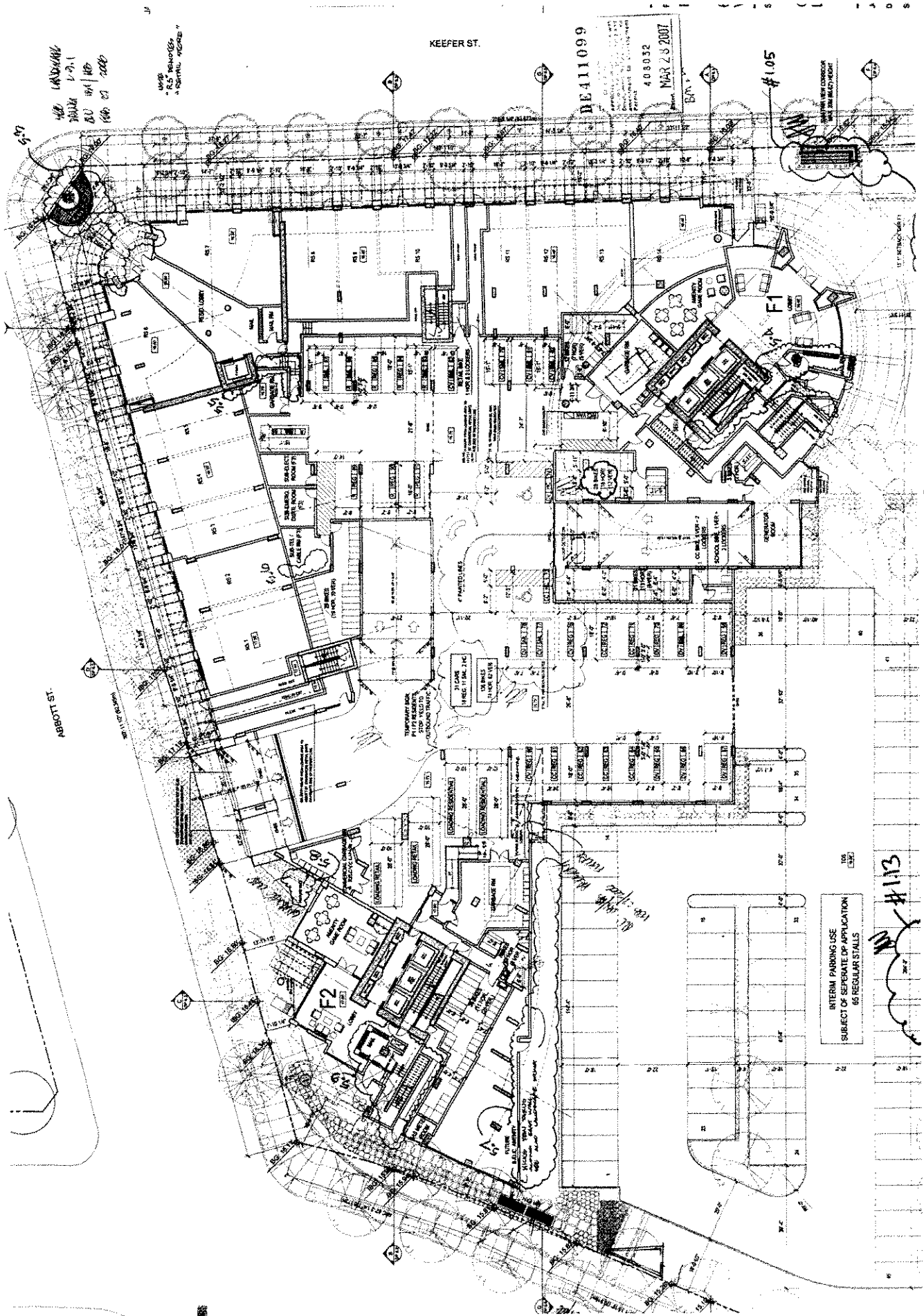


LOCATION PLAN

LOCATION PLAN showing site layout, streets, and building footprints. Includes labels for 'INTERNATIONAL VILLAGE' and 'SUBAREA 1-5'.

FAMILY UNITS PROVIDED IN INTERNATIONAL VILLAGE TO DATE

UNIT	Sub-area	Building	Units	Proposed	Total
A	Sub-area 1	Building 1	10	10	20
B	Sub-area 2	Building 2	15	15	35
C	Sub-area 3	Building 3	20	20	55
D	Sub-area 4	Building 4	25	25	80
E	Sub-area 5	Building 5	30	30	110
F	Sub-area 6	Building 6	35	35	145
G	Sub-area 7	Building 7	40	40	185
H	Sub-area 8	Building 8	45	45	230
I	Sub-area 9	Building 9	50	50	280
J	Sub-area 10	Building 10	55	55	335
K	Sub-area 11	Building 11	60	60	395
L	Sub-area 12	Building 12	65	65	460
M	Sub-area 13	Building 13	70	70	530
N	Sub-area 14	Building 14	75	75	605
O	Sub-area 15	Building 15	80	80	685
P	Sub-area 16	Building 16	85	85	770
Q	Sub-area 17	Building 17	90	90	860
R	Sub-area 18	Building 18	95	95	955
S	Sub-area 19	Building 19	100	100	1055
T	Sub-area 20	Building 20	105	105	1160
U	Sub-area 21	Building 21	110	110	1270
V	Sub-area 22	Building 22	115	115	1385
W	Sub-area 23	Building 23	120	120	1505
X	Sub-area 24	Building 24	125	125	1630
Y	Sub-area 25	Building 25	130	130	1760
Z	Sub-area 26	Building 26	135	135	1895
AA	Sub-area 27	Building 27	140	140	2035
AB	Sub-area 28	Building 28	145	145	2180
AC	Sub-area 29	Building 29	150	150	2330
AD	Sub-area 30	Building 30	155	155	2485
AE	Sub-area 31	Building 31	160	160	2645
AF	Sub-area 32	Building 32	165	165	2810
AG	Sub-area 33	Building 33	170	170	2980
AH	Sub-area 34	Building 34	175	175	3155
AI	Sub-area 35	Building 35	180	180	3335
AJ	Sub-area 36	Building 36	185	185	3520
AK	Sub-area 37	Building 37	190	190	3710
AL	Sub-area 38	Building 38	195	195	3905
AM	Sub-area 39	Building 39	200	200	4105
AN	Sub-area 40	Building 40	205	205	4310
AO	Sub-area 41	Building 41	210	210	4520
AP	Sub-area 42	Building 42	215	215	4735
AQ	Sub-area 43	Building 43	220	220	4955
AR	Sub-area 44	Building 44	225	225	5180
AS	Sub-area 45	Building 45	230	230	5410
AT	Sub-area 46	Building 46	235	235	5645
AU	Sub-area 47	Building 47	240	240	5885
AV	Sub-area 48	Building 48	245	245	6130
AW	Sub-area 49	Building 49	250	250	6380
AX	Sub-area 50	Building 50	255	255	6635
AY	Sub-area 51	Building 51	260	260	6895
AZ	Sub-area 52	Building 52	265	265	7160
BA	Sub-area 53	Building 53	270	270	7430
BB	Sub-area 54	Building 54	275	275	7705
BC	Sub-area 55	Building 55	280	280	7985
BD	Sub-area 56	Building 56	285	285	8270
BE	Sub-area 57	Building 57	290	290	8560
BF	Sub-area 58	Building 58	295	295	8855
BG	Sub-area 59	Building 59	300	300	9155
BH	Sub-area 60	Building 60	305	305	9460
BI	Sub-area 61	Building 61	310	310	9770
BJ	Sub-area 62	Building 62	315	315	10085
BK	Sub-area 63	Building 63	320	320	10405
BL	Sub-area 64	Building 64	325	325	10730
BM	Sub-area 65	Building 65	330	330	11060
BN	Sub-area 66	Building 66	335	335	11395
BO	Sub-area 67	Building 67	340	340	11735
BP	Sub-area 68	Building 68	345	345	12080
BQ	Sub-area 69	Building 69	350	350	12430
BR	Sub-area 70	Building 70	355	355	12785
BS	Sub-area 71	Building 71	360	360	13145
BT	Sub-area 72	Building 72	365	365	13510
BU	Sub-area 73	Building 73	370	370	13880
BV	Sub-area 74	Building 74	375	375	14255
BW	Sub-area 75	Building 75	380	380	14635
BX	Sub-area 76	Building 76	385	385	15020
BY	Sub-area 77	Building 77	390	390	15410
BZ	Sub-area 78	Building 78	395	395	15805
CA	Sub-area 79	Building 79	400	400	16205
CB	Sub-area 80	Building 80	405	405	16610
CC	Sub-area 81	Building 81	410	410	17020
CD	Sub-area 82	Building 82	415	415	17435
CE	Sub-area 83	Building 83	420	420	17855
CF	Sub-area 84	Building 84	425	425	18280
CG	Sub-area 85	Building 85	430	430	18710
CH	Sub-area 86	Building 86	435	435	19145
CI	Sub-area 87	Building 87	440	440	19585
CJ	Sub-area 88	Building 88	445	445	20030
CK	Sub-area 89	Building 89	450	450	20480
CL	Sub-area 90	Building 90	455	455	20935
CM	Sub-area 91	Building 91	460	460	21395
CN	Sub-area 92	Building 92	465	465	21860
CO	Sub-area 93	Building 93	470	470	22330
CP	Sub-area 94	Building 94	475	475	22805
CQ	Sub-area 95	Building 95	480	480	23285
CR	Sub-area 96	Building 96	485	485	23770
CS	Sub-area 97	Building 97	490	490	24260
CT	Sub-area 98	Building 98	495	495	24755
CU	Sub-area 99	Building 99	500	500	25255
CV	Sub-area 100	Building 100	505	505	25760
CW	Sub-area 101	Building 101	510	510	26270
CX	Sub-area 102	Building 102	515	515	26785
CY	Sub-area 103	Building 103	520	520	27305
CZ	Sub-area 104	Building 104	525	525	27830
CA	Sub-area 105	Building 105	530	530	28360
CB	Sub-area 106	Building 106	535	535	28895
CC	Sub-area 107	Building 107	540	540	29435
CD	Sub-area 108	Building 108	545	545	29980
CE	Sub-area 109	Building 109	550	550	30530
CF	Sub-area 110	Building 110			



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OPEN TO BELOW
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DU FOR AT FACE

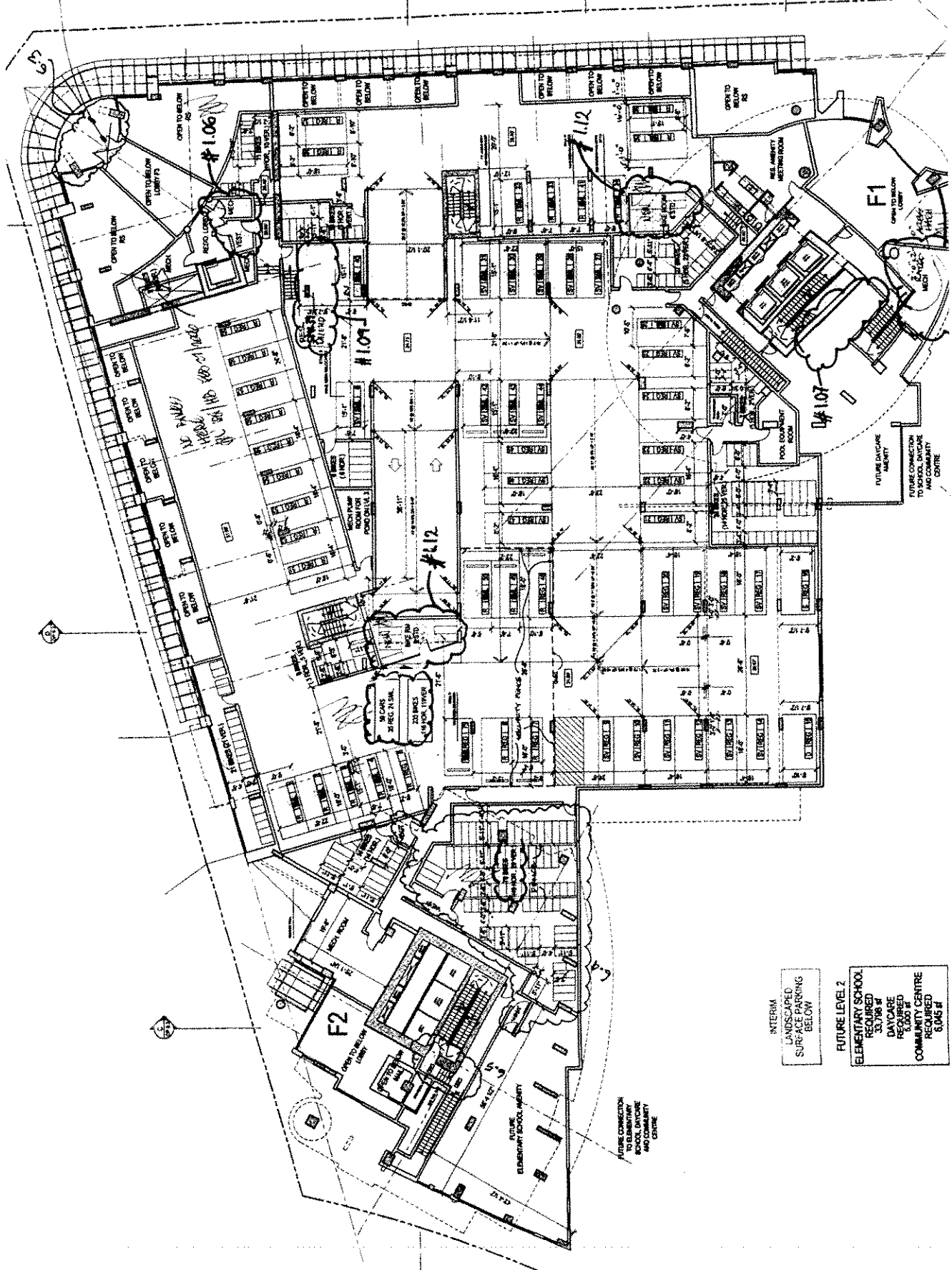
NOTE:
• 15" MINIMUM
• RETAIL SPACE

DE411099

408032
FEB. 23, 2007

DATE: 2/23/07

DE411099



Appendix I, page 9 of 9

INTERIM
LANDSCAPED
SURFACE PARKING
BELOW

FUTURE LEVEL 2
ELEMENTARY SCHOOL
REQUIRED
33,798 sf
DAYCARE
REQUIRED
COMMUNITY CENTRE
REQUIRED
6,045 sf

FUTURE CONNECTION
TO ELEMENTARY
SCHOOL, DAYCARE
AND COMMUNITY
CENTRE

FUTURE
ELEMENTARY SCHOOL, DAYCARE
AND COMMUNITY CENTRE