

October 18th, 2018



Miguel Castillo Urena
Development Planner
Urban Design Division,
Planning, Urban Design & Sustainability
City of Vancouver

Dear Miguel,

**Re: Nature's Path Head Office, 2102 Keith Drive, Vancouver, BC
Additional Density and Height Under I-3 (Subsection A) District Schedule**

DIALOG is thrilled to be working with Nature's Path on the design and construction of their new head office proposed for the 2102 Keith Drive. It is a rare opportunity to have a Global brand relocate to the City of Vancouver bringing green jobs and a boost to our local economy. We are particularly excited that they have chosen an innovative wood structural solution with a strong architectural form that is an expression of their company brand and values and that it will be constructed adjacent to the VCC-Clark Skytrain Station at an important gateway to the False Creek Flats.

Following the submission of the Development Permit application, DP-2018-00502 on June 1, 2018, the project was presented to the Urban Design Panel on September 5, 2018 and received unanimous support with no conditions. The Nature's Path team was very encouraged by the response of the panel and their support for additional density and height on the site. This letter is advising the City Planning team that the applicant is revising the Development Permit submission to pursue additional density and height under the *False Creek Flats Area Plan* and the conditions outlined in the I-3 (Subsection A) District Schedule.

Fundamental to the spirit of the Area Plan is the intensification of employment around transit infrastructure, with an emphasis on creative culture and the food economy, through increases in density and height. The applicable I-3 (Subsection A) District Schedule allows for a conditional increase in density from 3.0 up to 5.0 FSR, and a conditional increase in maximum height from 18.3 m to 45.7 m, subject to approval from the Director of Planning or Development Permit Board. We appreciate that the City Planning team has been very supportive of pursuing the conditional increase in density and height, and the recognition that a Manufacturing use would be difficult to achieve given the complex site conditions, including limited site access, significant Statutory Rights of Way, constrained loading, and an 11.5 m grade differential from Keith Drive to Clark Drive.

PRINCIPALS

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This revised Development Permit submission will include a 4.0 FSR (1.0 FSR General Office and 3.0 FSR mix of CPM and DEICT) for a total of 15,517 sm including amenity space. This proposal employs the same approach to landscape and public realm treatment, building footprint, parking access and loading strategy, architectural expression and materials palette, as previously reviewed by the Urban Design Panel. A significant change to the current application would be the insertion of two storeys of a typical office floor plan and one additional level of underground parking. Overall height to top of level 10 roof parapet would increase to 44.9m when measured from the lowest interpolated building grade (base surface) near Keith Drive, at elevation 7.80m (geodetic).

As a globally recognized brand that is a leader in organic farming and sustainable food product design and development, Nature's Path has been confirmed as a Creative Products Manufacturing ("CPM") business entity by the City. The CPM category is a conditional approved use within the I-3 (Subsection A) Zoning and meets the intent and aspirations of the *False Creek Flats Area Plan*. We believe that this balance of creative, food economy-based manufacturing and office-based support uses underpins the vision that Council had intended for the False Creek Flats.

We hope that the above summary provides clarity and direction on our client's desire to pursue additional density and height available in the I-3 (Subsection A) District Schedule on the Keith Drive site. We look forward to discussing our approach in detail and gaining an understanding of timing for the approvals process at your earliest convenience.

Sincerely,

DIALOG® BC Architecture Engineering Interior Design Planning Inc.



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