

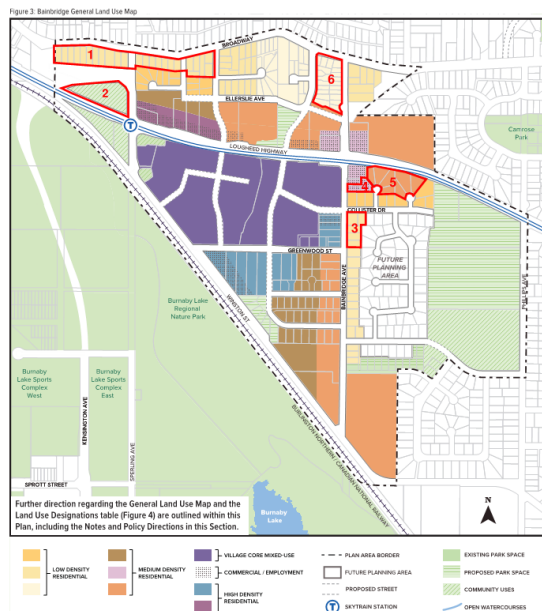
List of Revisions to the Phase 3 Draft Bainbridge Plan

The content below summarizes revisions that were made to the following aspects of the Phase 3 Draft Bainbridge Plan in preparation for the finalized Plan version:

- Figure 3 (Bainbridge General Land Use Map)
- Figure 4 (Bainbridge Land Use Designations)
- Figure 5 (Character Areas Connected by Public Green Corridors/Spaces and Multi-modal Hubs)
- General text revisions

These revisions were made as a result of public feedback received during Phase 3 public consultation, as well as further land use analysis, financial analysis, or architectural testing. It is noted that the general text revisions only includes substantial changes to the Draft Plan, and does not include more minor graphic, wording, and grammatical changes.

Figure 3 (Bainbridge General Land Use Map)



	Location	Land Use Designation Change
1	6606-6698 Broadway, 6726-6806 Broadway, 2535 Kingsford Avenue, 6842-6884 Broadway, 2636 Kingsford Avenue, 2595 Ellerslie Avenue	"Low Density Residential (1.5 FAR)" to "Low Density Residential (1.1 FAR)"
2	6657 Lougheed Highway	"Crown Land" to "Community Use" and removal of "Crown Land" designation from Plan
3	3032-3080 Bainbridge Avenue; 7124 Collister Drive	"Low Density Residential (1.5 FAR)" to "Low Density Residential (1.1 FAR)"
4	2962 Bainbridge Avenue; 2971 Coventry Place	"Low Density Residential (1.5 FAR)" to "Medium Density Residential (2.5 FAR)" and "Commercial / Employment"
5	2929-2976 Coventry Place; 2971-2968 Chicory Place	"Low Density Residential (1.5 FAR)" to "Medium Density Residential (2.2 FAR)"
6	3008-3080 Ellerslie Avenue; 7070-7080 Broadway; 2615-2699 Bainbridge Avenue	"Low Density Residential (1.1 FAR)" to "Low Density Residential (0.9 FAR)"

1. 6606-6698 Broadway, 6726-6806 Broadway, 2535 Kingsford Avenue, 6842-6884 Broadway, 2636 Kingsford Avenue, 2595 Ellerslie Avenue

Draft Bainbridge Land Use Map



Revised Final Land Use Map



Rationale

The re-designation of these properties from “Low Density Residential (1.5 FAR)” to “Low Density Residential (1.1 FAR)” allows for a more appropriate building density, scale and form transitions between higher-density uses to the south, and existing single-family areas outside of the Bainbridge Plan.

2. 6657 Lougheed Highway

Draft Bainbridge Land Use Map



Revised Final Land Use Map



Rationale

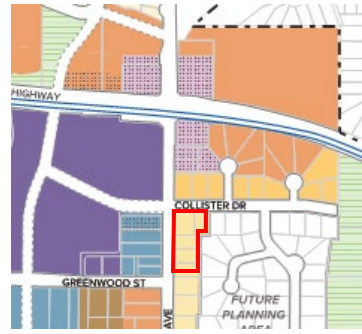
By designating this property for “Community Uses,” the Plan allows for this parcel to be considered in the mid to long-term future for a wider range of uses that may benefit the community. The property is within close proximity to the Sperling-Burnaby Lake SkyTrain station, and has the potential to provide future convenient and easily-accessible community uses.

3. 3032-3080 Bainbridge Avenue; 7124 Collister Drive

Draft Bainbridge Land Use Map



Revised Final Land Use Map

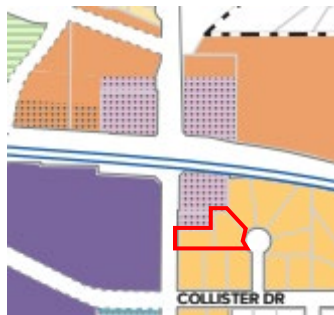


Rationale

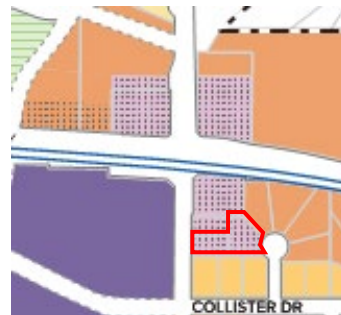
The re-designation of these properties from “Low Density Residential (1.5 FAR)” to “Low Density Residential (1.1 FAR)” ensures that the redevelopment of any properties abutting the property lines of the Future Planning Area will be limited to three storeys in height, to ease the immediate transition in scale to the adjacent single family neighbourhood.

4. 2962 Bainbridge Avenue & 2971 Coventry Place

Draft Bainbridge Land Use Map



Revised Final Land Use Map



Rationale

The finalized Plan designates 2962 Bainbridge Avenue accurately as Medium Density Residential and Commercial / Employment, in line with the Character area description for the subject property (see Section 4.2).

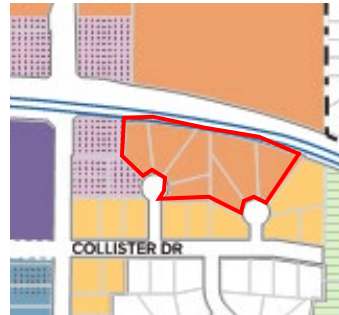
The addition of 2962 Bainbridge Avenue and 2971 Coventry Place in the Medium Density Residential and Commercial/Employment designation allows for more flexibility in future potential land assemblies and site access for the development as part of a future mixed-use Neighbourhood Square and secondary gateway to the Urban Village (see Section 4.2 Character Area Descriptions of the Plan).

5. 2929-2976 Coventry Place; 2971-2968 Chicory Place

Draft General Land Use Map



Revised Final Land Use Map



Rationale

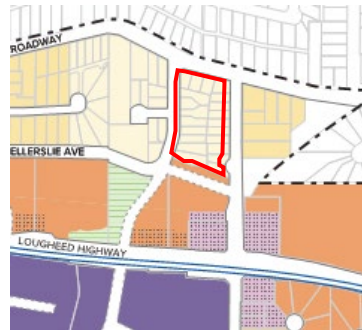
The finalized Plan re-designates these properties from “Low Density Residential (1.5 FAR)” to Medium Density Residential (2.2 FAR),” given the proximity of these properties to lands with the same land use designation across Lougheed Highway, as well as the continued presence of Low Density Residential uses to the south and east, creating a gradual transition to the forested park area, and to the Future Planning Area across Collister Drive, where existing single-family uses are present. This revision allows for future potential land assemblies of these properties, as well as surrounding properties, in accordance with their respective land use designations. Requests for moderate increases in density were also received as input from landowners in this area.

6. 3008-3080 Ellerslie Avenue; 7070-7080 Broadway; 2615-2699 Bainbridge Avenue

Draft Bainbridge General Land Use Map



Revised (Finalized) Land Use Map



Rationale

Given the presence of Pollywog Creek and surrounding riparian habitat in this area, the re-designation of these properties from “Low Density Residential (1.2 FAR)” to “Low Density Residential (0.9 FAR)” accommodates more context-appropriate future development potential that will still allow for alternative housing forms in the future, while also accommodating for protection of the watercourse and surrounding habitat.

Figure 4: Bainbridge Land Use Designations

Figure 4: Bainbridge Land Use Designations

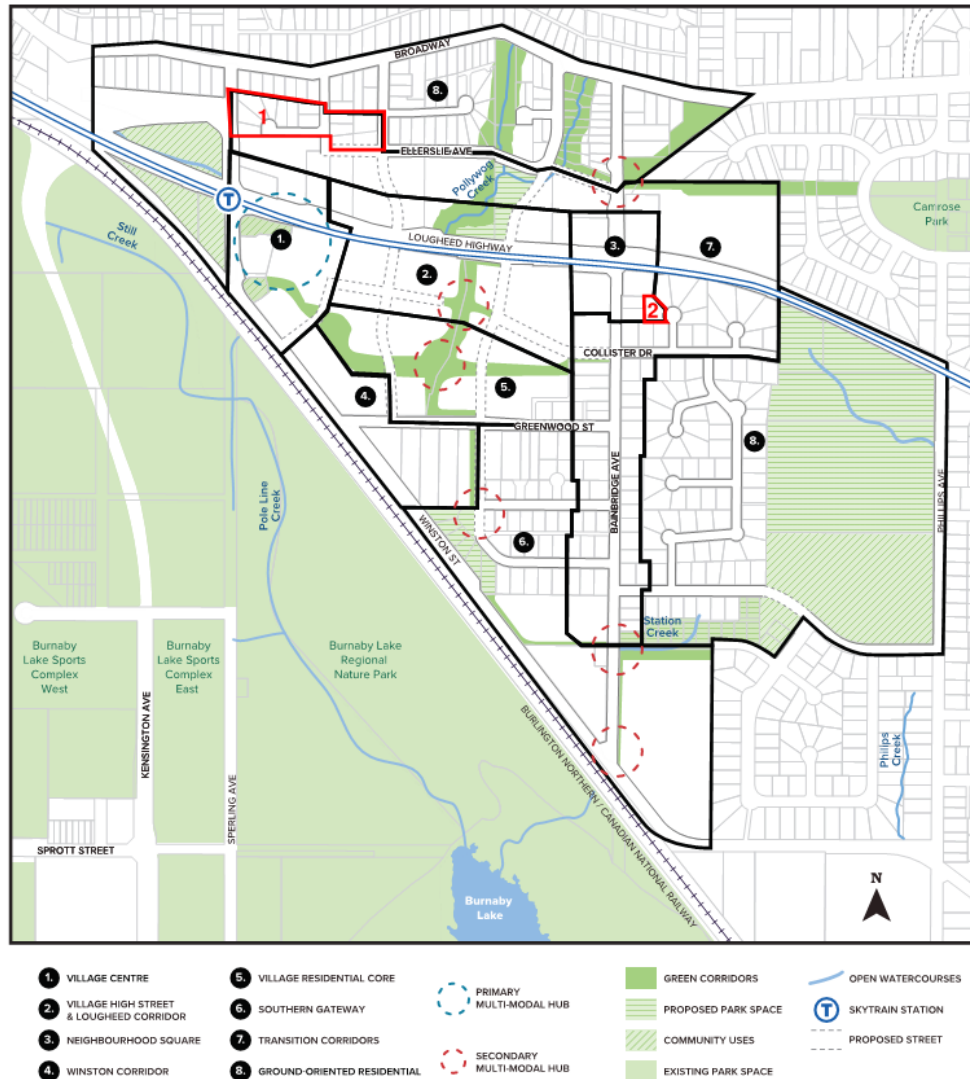
LAND USE DESIGNATIONS		MAXIMUM FAR	LAND USE AND BUILT FORM (see Section 4.2 Character Areas for more detailed descriptions)
Village Core Mixed-Use		0.2-1.3 commercial / employment 3.75 residential	10 to 25 storey mixed-use buildings 10 to 18 storey residential buildings
Commercial / Employment		0.1-1.3 commercial / employment	Commercial / employment opportunities in a mixed-use residential building
High Density Residential		3.5 residential	8-16 storey residential and mixed-use buildings
		3.0 residential	8-14 storey residential and mixed-use buildings
Medium Density Residential		2.7 residential	3-10 storey residential buildings
		2.5 residential	6-10 storey residential and mixed-use buildings
		2.2 residential	4-12 storey residential and mixed-use buildings
Low Density Residential		1.75 residential	3 to 4 storey rowhouses, townhouses, apartments
		1.1 residential	2 to 3 storey rowhouses and townhouses
		0.9 residential	2 to 2.5 storey detached and attached housing options*
Community Uses		Uses, densities, and building heights considered on a site-by-site basis under existing zoning or a rezoning process. Lands designated for Community Uses may include (but are not limited to) consideration of park/plaza space, community sports fields or gardens, community services, as well as local commercial, residential, institutional, schools/education, and childcare facilities	
Proposed Park Space			
Existing Park Space			

*In select locations between Mawhinney Close and Bainbridge Avenue, up to 3-4 storey multi-family buildings will be considered (see Section 4.2, Ground-Oriented Residential Character Area)

The following changes were made to **Figure 4** of the draft Plan as a result of public and stakeholder input, land use analysis, financial analysis, or architectural testing:

	Revision to Draft Plan	Rationale
1	Modification of height from 3-8 storeys to 3-10 storeys in the Medium Density Residential (2.7 FAR) designation	Increase in maximum height, from 8 to 10 storeys, for properties north of Lougheed Highway allows for flexible middle transition between the higher building heights in the Village Centre (south) and the lower building heights that front Kneale Place and Kingsford and Ellerslie Avenues (north).
2	Modification of density from 1.5 FAR to 1.75 FAR in the Low Density Residential (1.75 FAR) designation	Moderate increase in density, without changes to allowable height, as informed by further architectural testing and analysis of rental use zoning requirements.
3	Modification of density from 1.2 FAR to 1.1 FAR in the Low Density Residential (1.1 FAR) designation	Minor decrease in density without changes to allowable height, based on further architectural testing. It is further noted that this designation does not include rental use zoning requirements.
4	Additional text to allow consideration for 3-4 storey forms between Mawhinney Close and Bainbridge Avenue	Slightly taller forms (3-4 storey forms) considered in this particular area, to accommodate protection of watercourse and riparian habitats.
5	Addition of Community Uses, Proposed Park Space, and Existing Park Space to Land Use Designations table	Provides clarity on future potential land uses for properties assigned these land use designations.

Figure 5: Character Areas Connected by Public Green Corridors/Spaces and Multi-modal Hubs



	Revision to Draft Plan	Rationale
1	Inclusion of 6717 - 6757 Kneale Place, 2535-2649 Kingsford Avenue, and 6726-6806 Broadway as part of the Transition Corridor Character Area (instead of Ground-Oriented Residential)	The land use designation assigned to these properties in the finalized Plan facilitates future development that plays a role in creating building form and height transitions between higher density uses to the south (to Lougheed Highway and beyond), and lower density uses to the northern boundary of the plan area.
2	Inclusion of 2971 Coventry Place in the Neighbourhood Square Character Area	This revision allows for more consistency between the assigned land use designation for this property, and its intent for future development potential as part of the Neighbourhood Square Character Area.

General Text Revisions

Plan Section	Page No. (in Finalized Plan)	Description of Draft Plan Content Modified	Description of Revised (Finalized) Content
1.3	10	Modification of Section 1.3 Public Consultation text and graphics to provide a more complete summary of how public consultation played a role in shaping the Bainbridge Plan.	
3.2	22	N/A	<p><u>New policy direction added:</u> “Encourage designs and features that enhance community resiliency and mitigate the impacts of climate change, including:</p> <ul style="list-style-type: none"> • building designs that are better equipped to handle wildfire smoke events (e.g. HVAC) and to limit solar gain for residents during peak summer seasons • building and community amenity spaces that can be used for cooling centres and clean air stations, as needed • opportunities for shaded outdoor public spaces, seating areas, and mobility routes (e.g. through tree canopies or other features) • the addition of accessible public outdoor drinking water stations • vegetation to help clean air pollutants, such as particulate matter and ground level ozone.”
3.2	23	N/A	<p><u>New policy direction added:</u> “Protect and enhance streams and riparian areas and explore opportunities for restoring streams (daylighting) that were historically diverted below ground.”</p>
3.2	23	<p><u>Draft policy direction:</u> “Identify opportunities to preserve and acknowledge Bainbridge’s past through measures such as: public art opportunities.”</p>	<p><u>Revised policy direction:</u> “Identify opportunities to preserve and acknowledge Bainbridge’s past through measures such as: public art opportunities, including the incorporation of First Nations public art within the public realm.”</p>

Plan Section	Page No. (in Finalized Plan)	Description of Draft Plan Content Modified	Description of Revised (Finalized) Content
3.2	23	N/A	<p><u>New policy direction added:</u> “Explore opportunities to use Smart Cities technology and innovations in the Urban Village. Examples could include the use of technologies to assist with:</p> <ul style="list-style-type: none"> • dynamic guidance and parking way-finding • optimized traffic signals • adaptive lighting standards • water conservation and quality (e.g. water main leak detection, contaminants monitoring) • waste reduction and recyclables sorting • power smart applications for low-energy facilities • the expansion of City-owned IT infrastructure to facilitate access to services like public Wi-Fi • where possible, power-smart technologies with sustainable energy sources, such as solar”
4.1	25-27	Various text changes and additions to notes on Figure 3 (Bainbridge General Land Use Map) and Figure 4 (Bainbridge Land Use Designations) to provide further clarity and information on land uses, densities, urban forms, and land assemblies, including the refinement and consolidation of final land use map and designation notes onto one page (page 27).	
4.1	28-30	Reconfiguration of Land Use and Development policy directions to emphasize housing at the start of the Policy Directions, and to add the further clarity on the range of uses that could be considered on a site-by-site basis for small-scale commercial opportunities in residential areas, or for lands designated for Community Uses, including but not limited to “park/plaza space, community sports fields or gardens, community services, local commercial, residential, institutional, schools/education, childcare, and community services and facilities.”	
4.2	34	<p><u>Draft text (Building Forms, Village Centre):</u> “Building heights on the north side of Lougheed Highway are on average lower, between 8 to 16 storeys.”</p>	<p><u>Revised text:</u> “Building heights on the north side of Lougheed Highway are generally lower, up to 16 storeys.”</p>

Plan Section	Page No. (in Finalized Plan)	Description of Draft Plan Content Modified	Description of Revised (Finalized) Content
4.2	36	<u>Draft text (Building Forms, Village High Street and Loughheed Corridor):</u> “Buildings along Loughheed Highway consist of terraced mid-rise building forms, with general building heights between 12-16 storeys along the south side, including the Village High Street, and 8-12 storeys along the north side of Loughheed Highway.”	<u>Revised text:</u> “Buildings along Loughheed Highway consist of terraced mid-rise building forms, with general building heights between 12-16 storeys along the south side including the Village High Street, and primarily between 8-12 storeys along the north side of Loughheed Highway, with the exception of up to 14 storeys west of the proposed new intersection along Loughheed Highway that is located closest to the Village Centre.”
4.2	39	<u>Draft text (Building Forms, Village Residential Core)</u> “Mid-rise residential building forms, between 10-14 storeys, are shaped and oriented to maximize surrounding public space and access to sunlight.”	<u>Revised text</u> “Primarily mid-rise residential building forms (with select opportunities for mixed-use buildings) that are shaped and oriented to maximize surrounding public space and access to sunlight. Building heights are between 10-14 storeys.”
4.2	41	<u>Draft text (Building Forms, Transition Corridors):</u> “Building heights north of Loughheed Highway are generally between 3-8 storeys, with the potential for moderately higher heights west of Pollywog Creek where buildings are terracing from the Village Centre and Loughheed Corridor character areas”	<u>Revised text:</u> “Building heights north of Loughheed Highway are generally between 3-8 storeys, with the potential for moderately higher heights up to 10 storeys west of Pollywog Creek where developments transition from the Village Centre and Loughheed Corridor character areas. Notwithstanding, building heights north of Ellerslie Avenue should generally maintain a 3-4 storey form.”
4.2	41	<u>Draft text (Building Forms, Transition Corridors):</u> “South of Loughheed Highway and east of Bainbridge Avenue provides a stepped down transition of 2 to 3 storey townhouse forms generally south of Greenwood Street, and 3-	<u>Revised text:</u> “South of Loughheed Highway and east of Bainbridge Avenue provides a stepped down transition of 2 to 3 storey townhouse forms south of Collister Drive, and 3-4 storey multi-family housing types north of Collister Drive, with the exception of up to 6 storeys for sites oriented towards Loughheed Highway.”

Plan Section	Page No. (in Finalized Plan)	Description of Draft Plan Content Modified	Description of Revised (Finalized) Content
		4 storey multi-family housing types north of Greenwood Street and Collister Drive.”	
4.2	42	<u>Draft text (Ground-Oriented Residential):</u> “Ground-oriented residential neighbourhoods east of Bainbridge Avenue and north of Ellerslie Avenue provide lower-density housing options that fit within the character of detached homes, including various missing middle and infill housing options.”	<u>Revised text:</u> “Ground-oriented residential neighbourhoods east of Bainbridge Avenue and north of Ellerslie Avenue provide lower-density housing options that fit within the character of detached homes, including various missing middle and infill housing options, and low-rise multi-family buildings in select locations where there is significant benefits to riparian areas.”
4.2	42	N/A	<u>New text (Key Characteristics, Ground-Oriented Residential):</u> “...in select cases between the Mawhinney Close cul-de-sac and Bainbridge Avenue, lot assemblies with 3-4 storey multi-family buildings may be considered if they are sited away from the Broadway frontage, result in additional lands being protected for riparian habitat, and are designed to respect adjacent ground-oriented attached housing. Creative designs and siting may be considered for ground-oriented and low-rise housing forms to support compliance with SPEA requirements.”
4.2	42	<u>Draft text (Key Characteristics, Ground-Oriented Residential):</u> “There is potential for additional housing choices in the Future Planning Area (see Figure 3) that may be further investigated in the medium to longer term as part of city-wide or neighbourhood planning processes.”	<u>Revised text:</u> “The Future Planning Area is not identified for change from the prevailing Single Family Residential uses through this Plan.”

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4.2	42	N/A	<u>New text (Ground-Oriented Residential)</u> “Uses, improvements and building forms on lands designated for park or community uses are considered on a site by site basis, in line with the broader policy direction for these areas in the Plan.”
4.2	42	N/A	<u>New text (Ground-Oriented Residential)</u> “Notwithstanding the above, in select cases between the Mawhinney Close cul-de-sac and Bainbridge Avenue, lot assemblies with 3-4 storey multi-family buildings may be considered if they are sited away from the Broadway frontage, result in additional lands being protected for riparian habitat, and are designed to respect adjacent ground-oriented attached housing. Creative designs and siting may be considered for ground-oriented and low-rise housing forms to support compliance with SPEA requirements.”
4.2	43	<u>Draft text (Building Forms, Ground-Oriented Residential):</u> “Housing options within newer subdivisions, along local streets, or further removed from neighbourhood services are identified for attached housing forms that are lower in scale and more typical of small lot development, including duplexes, triplexes, fourplexes, and smaller townhouses up to 2.5 storeys. This includes properties east of the Mario Court cul-de-sac to Ellerslie Avenue, and in the longerterm, subject to further review and public consultation, properties in the Future Planning Area (see Figure 3) that are further east of the Bainbridge Avenue frontage and south of Collister Drive.”	<u>Revised Text</u> “Housing options within newer subdivisions or further removed from neighbourhood services are identified for attached housing forms that are lower in scale and more typical of small lot development, including duplexes, triplexes, fourplexes, and smaller townhouses up to 2.5 storeys. This includes properties generally east of the Mario Court cul-de-sac. Properties in the Future Planning Area (see Figure 3) that are further east of the Bainbridge Avenue frontage and south of Collister Drive have single family uses, and consideration for additional housing choices would be subject to further review and public consultation.”

Plan Section	Page No. (in Finalized Plan)	Description of Draft Plan Content Modified	Description of Revised (Finalized) Content
5.1	45	<u><i>Draft Text (the Green Network):</i></u> “The undeveloped, City-owned lands west of Phillips Avenue provide an opportunity to explore various uses that would benefit the community. Examples of such community uses that could be considered include park/plaza space, community sports fields or gardens, community services, non-market housing forms or an elementary school. It is also noted that Community Uses also recognize existing public uses serving the neighbourhood, such as the Sperling-Burnaby Lake SkyTrain Station.”	<u><i>Revised text:</i></u> “The undeveloped, City-owned lands west of Phillips Avenue provide an opportunity to explore various uses that would benefit the community. Examples of such community uses that could be considered in this area include natural areas, park/plaza space, community sports fields or gardens, community services, housing forms with a non-market focus, or an elementary school.”
5.2	50	<u><i>Draft policy direction:</i></u> “Review off-street vehicle parking requirements for multi-family and mixed-use development in Bainbridge, based on its adjacency to SkyTrain.”	<u><i>Revised policy direction:</i></u> "Allow for reduced off-street vehicle parking in new multi-family and mixed-use developments, commensurate with Town Centre developments, based on proximity to the Sperling-Burnaby Lake SkyTrain station."
5.5	68	<u><i>Draft TDM Strategy:</i></u> “Convenient, secured and covered long-term bicycle parking. Where longterm bicycle parking is provided below the first underground parking level, an elevator to ground level designated for bikes must be provided.”	<u><i>Revised TDM Strategy:</i></u> “Convenient, secured and covered long-term bicycle parking. Where longterm bicycle parking is provided below the first underground parking level, an elevator to ground level designated for bikes must be provided. Alternatively, an automated bicycle retrieval system to bring bikes to their owners at ground level or first underground parking level may be considered.”

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6.1	73	<u>Draft policy direction:</u> “Require new multi-family residential and mixed-use developments to provide a minimum of 20% of all new multi-family units as below-market housing, provided at 20% below CMHC market median rents, in line with the RUZP.”	<u>New policy direction added:</u> “Require new multi-family residential and mixed-use developments that utilize market multi-family base residential densities greater than 1.1 FAR to meet the inclusionary non-market housing expectations of the RUZP.”
6.1	73	<u>Draft policy direction:</u> “Encourage partnerships with organizations like BC Housing for non-market housing forms that could have greater levels of housing affordability.”	<u>Revised text:</u> “Encourage partnerships with higher orders of government, including corporations like BC Housing and CMHC, to achieve greater levels of housing affordability.”
6.1	73	N/A	<u>New policy direction:</u> “Apply the Tenant Assistance Policy for all proposed redevelopment on sites with existing multi-family purpose-built rental buildings with five or more dwelling units.”
6.1	73	N/A	<u>New policy direction:</u> “Explore opportunities to partner with non-market housing providers, including First Nations housing groups, to provide diverse and affordable housing options for individuals and families.”
7.2	79	N/A	<u>New policy direction:</u> “Through the development application process, identify engineering infrastructure improvements (e.g. transportation, services, utilities) necessary to incrementally achieve the Public Space and Mobility goals of this Plan.”

Plan Section	Page No. (in Finalized Plan)	Description of Draft Plan Content Modified	Description of Revised (Finalized) Content
7.2	79	<u>Draft policy direction:</u> Use the City's land acquisition program to secure future park space and community uses, or to protect for future development that is in line with the land use designations and character areas described in this Plan.	<u>Revised policy direction:</u> “As necessary, use the City's land acquisition programs to secure future park space, public space, and community uses, or to protect for future site development, subdivisions and consolidations that are in line with the land use designations and character areas described in this Plan.”