

**Rezoning 20-27 Revised SPOD Report
Summary Of Changes**

The proposed changes to the development at 6877, 6891, 6913, 6939, and 6945 Palm Avenue (REZ #20-27) are reflected in the amended suitable plan of development titled "Amended Development Plan - 6877, 6891, 6913, 6939, and 6945 Palm Avenue" (See **Part 1 of 12 to Part 12 of 12**).

A summary of the proposed changes is below:

- There will no longer be a residential podium with 34 units connecting the two residential towers;
- The majority of the double-height fitness area on Level 4 of the smaller tower will be replaced with two levels of residential units, resulting in an increase of the smaller tower from 15 to 16 storeys (the remainder of Level 4 on the smaller tower is proposed to be a double height office fitness area);
- The terraces on Level 18 and 19 of the taller tower will be replaced with residential units;
- The footprint for the commercial office link between the commercial podium and the taller (20 storey) residential tower will be reduced;
- The office podium and residential tower heights will be increased slightly in order to accommodate required infrastructure and enhance livability of the residential units;
- The residential unit mix will be generally the same as previously, with the proportion of larger units slightly more than previously;
- There will be two more adaptable units than previously;
- The print shop on Level 1 will be a storage area;
- There will be a new elevator from the underground parking Level P2 to at-grade Level 1, for the childcare facility and café patrons;
- There will be a reduction in the residential parking from 0.6 spaces per unit to 0.44 spaces per unit (including residential visitor parking), based on the submitted consultant report and Transportation Demand Management (TDM) measures, however proposed parking provided will be 10 spaces more than what the consultant recommends;
- The space identified previously as "conference centre/meeting rooms" on the main floor will be considered as "office (meeting rooms)," which results in a reduction in the parking requirement from 1 space per 9 m² to 1 space per 46 m². The applicant has indicated that the area is planned to primarily be for the use of BCGEU office tenants during business hours, and may be rented out to members of the community on evenings and weekends;
- There will be the elimination of one underground parking level;
- There will be TDM measures including:
 - Transit Pass Program – two-zone monthly transit passes for 100% of the residential units for two years.
 - Car Share Vehicle – one car share vehicle and one reserved car share parking space located on the underground parking Level P1.
 - Car Share Memberships – car share memberships for 100% of the residential units for two years (if MODO is the chosen car share provider, membership will be offered for free as part of the car share vehicle purchase).
 - Bike Parking – Two secured bike parking spaces (locker) for each residential unit.

ATTACHMENT 1

- Transportation Marketing Services – potential services to future residents include individualized communication campaigns, tailored marketing, and provision of incentives to encourage the use of sustainable transportation.
- Multi-Modal Wayfinding Information – directional signage to major destinations and public amenities throughout the site.
- The end-of-trip facility will be relocated from Level 4 to Level 3;
- There will be minor exterior changes including: window patterns and details, lobby entry details, canopies, balcony materials and details, reduction to balcony depth on a few balconies, and some at grade material;
- There will be minor revisions to amenity areas including the elimination the two guest suites; and,
- There will be other minor architectural, siting, and landscape changes, as reflected on the updated development plan.