
238 WEST BROADWAY (COMPLETE APPLICATION)
DE415565 - ZONE C-3A

DM/BAB/MA/LH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
R. Thé, Engineering Services
L. Gayman, Real Estate Services
D. Naundorf, Housing Centre
D. Anderson Eng, Social Policy
T. Driessen, Park Board

Also Present:

D. Morgan, Urban Design & Development Planning
B. Balantzyan, Development Services
M. Au, Development Services

APPLICANT:

W.T. Leung Architects
Attention: Christiane Cottin
#300 - 973 West Broadway
Vancouver, BC
V5Z 1K3

PROPERTY OWNER:

Karen Voong
1060 East 22nd Avenue
Vancouver, BC
V5V 1W3

EXECUTIVE SUMMARY

- **Proposal:** To construct an eight-storey mixed-use building with Retail Store use on the ground floor, sixty-one (61) dwelling units on the second through eighth storeys, and two levels of underground parking accessed from the lane south of West Broadway, using a Heritage Density Transfer from a donor site at 163 West Hastings 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 View Analysis

- **Issues:** No significant issues.
 - **Urban Design Panel:** Support
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DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE415565 submitted, the plans and information forming a part thereof, thereby permitting the development of an eight-storey mixed-use building containing Retail Store use on the ground floor, sixty-one (61) dwelling units on the second through eighth storeys, and two levels of underground parking accessed from the lane south of West Broadway, using a Heritage Density Transfer from donor site at 163 West Hastings Street, subject to the following conditions:

1.0 Prior to the issuance of the development permit, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:

1.1 design development to improve sun access to the public realm, north sidewalk of Broadway, reducing shadowing by the proposed development;

Note to Applicant: This can be achieved by increasing the building setback by an additional 2 ½ ft. and by substituting glass canopies for the solid roof covers of the top floor balconies to achieve a shortened and more variegated shadow profile.

1.2 design development to the expression of the common residential entrance, to better distinguish it from the retail frontage;

Note to Applicant: Consider how to strengthen the visual identity of the entry.

1.3 design development to the expression of the lower walls at the side and rear property lines, introducing greater interest and variety to relieve blankness and a more compatible pedestrian scale;

Note to Applicant: The lower walls at the side and rear property lines are highly visible from the street, lane and adjacent properties. Consider stepping the wall at the rear property line to reduce height and provide terraced planting to further soften the lane edge.

1.4 design development to improve the livability of the common outdoor and indoor amenity space in the following manner:

- provide seating and a soft play area on the west side of the 2nd floor terrace with direct access to the interior amenity space;
- provide a trellis and/or rain cover on both the east and west sides of the 2nd floor terrace; and
- provide a wet bar and water closet for both indoor amenity rooms.

Note to Applicant: Also refer to Standard Social Infrastructure Conditions A.1.21 and A.1.22.

1.5 design development to introduce more greenery and planting for all roof levels providing stair access where required;

Note to Applicant: Provide either an intensive or extensive planting on all roof levels, and additional edible plants suitable for urban agriculture. (See also A.1.22) Means of access and railings may be considered for height relaxation as per Section 10.11 of the Zoning and Development By-law but height intrusions above the roof parapet wall should be minimized, utilizing stair hatches where possible to reduce height and view impacts on neighbouring buildings.

- 1.6 clarification on the drawings, that the exit stair at the lane is fully enclosed, with unclimbable walls, roof cover and a self-locking exit door;
- 2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.**
- 3.0 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	-	-	131.97 ft. x 120.99 ft.
Site Area	-	-	15,967.0 sf
Floor Area ¹	Conditional 47,901.0 sf Density Transfer <u>4,790.0 sf</u> Total 52,691.0 sf	-	Retail Store 5,629.5 sf Residential <u>46,225.5 sf</u> Total 51,855.0 sf
FSR ¹	Conditional 3.00 Heritage Density Transfer <u>0.30</u> Total 3.30	-	Retail Store 0.35 Residential <u>2.90</u> Total 3.25
Balconies	Open + Enclosed 3,698.0 sf (max. 8% of residential area)	-	Open 2,678.0 sf Enclosed <u>660.0 sf</u> Total 3,338.0 sf
Height ²	Outright 30.18 ft. Guideline recommended 70.00 ft. Conditional no limit View Cone 180.50 ft.	-	Top of roof parapet 80.18 ft. Top of elevator shaft 81.50 ft.
Yards	-	Rear Yard 15.00 ft. (residential)	Rear Yard 20.25 ft.
Horizontal Angle of Daylight ³	-	Min. 50° Unobstructed distance 80.0 ft.	East & west-facing rooms 20° Unobstructed distance 20.0 ft.
Parking ⁴	Non-residential (max) 13 Small Car (25% max.) Max. 17	Non-residential (min.) 5 Residential <u>55</u> Total 60 Disability (min.) 4	Non-residential 8 Residential <u>61</u> Total 69 Standard 52 Small Car 17 Disability <u>0</u> Total 69
Loading ⁵	-	Class A Class B Retail 0 2 Residential <u>0</u> <u>0</u> Total 0 2	Class A Class B Retail 0 1 Residential <u>0</u> <u>0</u> Total 0 1
Bicycle Parking ⁶	-	Class A Class B Retail 1 0 Residential <u>76</u> <u>6</u> Total 77 6	Class A Class B Retail 2 0 Residential <u>79</u> <u>0</u> Total 81 0
Amenity ⁷	Max. 10,538.0 sf (20% of permitted floor area)	-	Second floor 1,674.0 sf
Unit Type ⁸	-	-	One-bedroom 44 Two-bedroom <u>17</u> Total 61

¹ **Note on FSR and Floor Area:** The maximum permitted floor area and FSR include a 10 percent transfer of heritage floor space pursuant to Section 4.7.5 of the C-3A District Schedule. Standard Condition A.1.1 seeks a Letter "B" in order to confirm the transfer of heritage density to the site, and the balance of density remaining on the donor site.

² **Note on Height:** Although the C-3A District Schedule does not limit the increase to building height, as permitted by the Development Permit Board, the Design Guidelines recommend an increase to maximum 70.0 ft. This development proposal is constrained by a substantially sloping site (cross-fall of 11.71 ft.). The proposed building

height of 80.18 ft. to top-of-rooftop parapet, at worst amount, is considerably lower than the maximum permitted by the Queen Elizabeth Park to the Downtown skyline and North Shore mountains View Cone affecting the site.

³ **Note on Horizontal Angle of Daylight:** Pursuant to Section 5.2 of the C-3A District Schedule, the Development Permit Board may relax the Horizontal Angle of Daylight regulation, having regard to the livability of the resulting dwelling units, provided that a minimum distance of 12.0 ft. of unobstructed view is maintained.

⁴ **Note on Parking:** The proposal is deficient in the required number of disability parking spaces. Standard Condition A.1.11 seeks compliance.

⁵ **Note on Loading:** The proposed loading is deficient as required in the Parking By-law, Staff are seeking an alternative loading arrangement. See Standard Condition A.1.12.

⁶ **Note on Bicycles:** Although the proposal provides more than the required number of Class A bicycle spaces, it is deficient in the required number of bicycle lockers, horizontal spaces, Class B bicycle spaces, and clothing lockers. Bicycle space requirements are addressed in Standard Condition A.1.13 and A.1.14.

⁷ **Note on Amenity:** Clarification of the proposed use of the amenity rooms on the second floor is required by Standard Condition A.1.6.

⁸ **Note on Unit Type:** Notations regarding dens in dwelling units do not match unit layouts on the plans. Standard Condition A.1.2 seeks clarification.

Guideline Analysis- Central Broadway C-3A Urban Design Guidelines (Mt Pleasant Slopes Sub-Area)

SECTION	RECOMMENDED	PROPOSED
1.1 Local Services	Provide small neighbourhood shopping services.	Small commercial spaces provided at grade are considered optimum for grade level uses.
1.4 Residential	Encourage residential uses that link with other residential areas.	Meets Guideline objectives.
2.3 Rain Protection	Provide continuous rain cover along street frontages.	Continuous rain cover provided.
3.1 Street Wall	Maximum 30 ft. high to enable sun access to north side @ winter solstice. Massing above podium level not to exceed 50% of site frontage.	Exceeds height by 7 ft. to enable more desirable floor to floor heights. See discussion on massing on page 8 & 9. Massing above podium level is 64% of site frontage. Massing above 6 th floor is less than 50%. See discussion on page 8 & 9.
3.2 Height	Suggested Guideline maximum of 70 ft.	Some consideration for small increase in height because of sloping topography. Proposed height is 80.18 ft. See discussion on height on page 8.

• **Legal Description**

Lot: 4,5,6
Block: 24
Plan: 9361
District Lot: 302

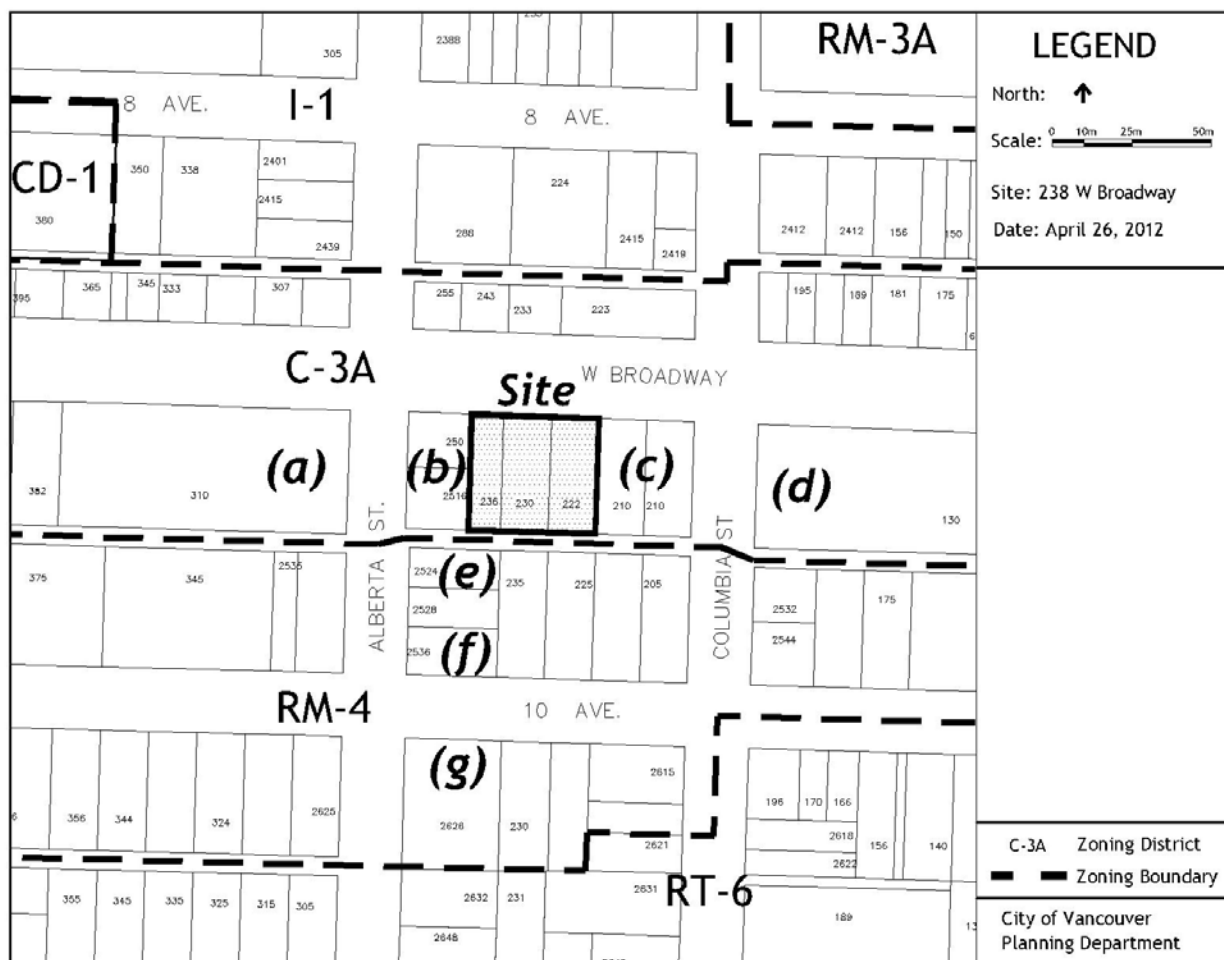
• **History of Application:**

12 02 20 Complete DE submitted
12 04 25 Urban Design Panel
12 05 23 Development Permit Staff Committee

• **Site:** The site is located on the south side of the 200 block of West Broadway between Alberta and Columbia Streets. The site has a frontage of 131 ft. and a depth of 121 ft. with a steep sloping grade falling 13 ft. from the lane to the street. The present use of the site is retail at grade and office above.

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

- (a) 310 W Broadway, 1 storey commercial with parking at roof level (underdeveloped)
- (b) 2510 Alberta Street, 2 storey commercial and 2 ½ storey character home (underdeveloped)
- (c) 210 W Broadway, 6 storey commercial
- (d) 130 W Broadway, 1 storey commercial with parking at roof level (underdeveloped)
- (e) 2524 Alberta Street, 2 ½ storey character home (view concerns)
- (f) 2536 Alberta Street, 2 ½ storey character home (view concerns)
- (g) 2626 Alberta Street, 4 storey multiple dwelling (view concerns)



Background: Existing C-3A policy is currently under review. Notwithstanding this, the recently completed Mount Pleasant Community Plan reconfirmed existing guideline development height and density for this sub-area of C-3A. As standard practice for steep sloping sites, staff would consider some extra height allowance within the range of 70 ft. to compensate for the site's significant grade change. Staff would also consider marginal increases in height to the podium level for higher retail heights and an enhanced street-wall. These height variations are subject to neighbourhood feedback and achieving design excellence. Staff reiterated that vehicle access is to come off the lane, despite the higher grade elevation. Staff had requested as part of this application that a feasibility study of the adjacent site to the west be undertaken to determine development potential.

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

- C-3A District Schedule
- Central Broadway C-3A Urban Design Guidelines, Mount Pleasant Sub-area
- Mount Pleasant Community Plan
- Central Area Plan: Goals and Land Use Policy C-3A - Central Broadway

1. C-3A District Schedule

Use: Retail is an outright approval use and residential use is a conditional approval use in the C-3A District.

Density and Height: The outright density permitted is 1.0 FSR with a maximum conditional density of 3.0 FSR in accordance with Section 4.7 of the C-3A District Schedule. A transfer of heritage density up to 10 percent of the maximum permitted density is permitted under Section 4.7.5 of the C-3A District Schedule.

The outright height is 9.2 m (30.2 ft.). The height can be increased to a maximum which is unspecified in the District Schedule through Section 4.3 of the Zoning and Development By-law. Increases to density and height may be permitted provided the Development Permit Board first considers:

- the overall resolution of the building and its effects on the surrounding areas, including existing views;
- the amount of open space, the design and general amenity provided by the proposal;
- traffic, pedestrian amenity and livability of any dwelling uses; and
- submissions of any advisory group, property owner or tenant.

2. Central Broadway C-3A Urban Design Guidelines: Mount Pleasant Sub-area:

In summary, the intent of the Guidelines as they relate to this development, are:

- provide for high density development within a mid-rise building form;
- assist in the creation of an attractive, cohesive, and residential neighbourhood with commercial uses at grade;
- ensure a high standard of livability; and
- high quality public realm with good sun access.

3. Mount Pleasant Community Plan:

- retain density and height limits as defined in the existing C-3A policy;
- retail uses that are local in scale and neighbourhood focused; and
- increase bike access.

4. Central Area Plan: Goals and Land Use Policy C-3A - Central Broadway:

- create neighborhoods outside the Broadway office uptown area where housing is the dominant use.

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

Use: Residential uses with retail at grade are considered optimum for this part of Broadway.

Density: The proposed density of 3.25 FSR, including an 8.3 percent transfer of heritage density is supportable for achieving the desired urban form, subject to “earning” of these increases according to the C-3A By-law and Guidelines.

Height: The proposed height of 80.18 ft. as measured from the low end of the site is within the acceptable guideline range of 70 ft. for this area. Staff’s conditional support of the proposed height is based on the following considerations:

- significant grade slope;
- net benefits to the public realm;
- potential impact on surrounding neighbours; and
- appropriate fit within the Broadway context.

Some allowances in height may be considered because of the steep sloping grades that fall 13 ft. from the lane to the street. Because of the steep grades, the ground floor area is significantly less than a typical floor and which in effect displaces density to a higher elevation. This is compounded by providing vehicle access off the higher lane elevation lane that must “chase” the sloping grade to get below the ground floor along Broadway, using up more potential floor area.

Another factor related to displaced density as it influences height are the improvements to the public realm achieved by widening the existing 12 ft. sidewalk with a 3½ ft. building setback (see also Design Condition 1.1 to further widen the sidewalk and discussion on sun access, page 9). Similarly, the extra height of the ground level retail measured at approximately 17 ft., is desirable in achieving both an attractive commercial space and enhanced public realm but does add some additional height to the building.

In terms of contextual fit, the adjacent office building east of the subject site has a comparable height of 85 ft., slightly higher than the proposed height as measured from the low end of the site along Broadway. The apparent height of the proposed development as perceived from the high side of the lane is a storey and a half lower and therefore more compatible in scale with the low and mid-rise heights of the neighbouring buildings to the south. As grades continue to rise southward, the height of neighbouring buildings increase relative to the proposed development, lessening impact on private views. In general, staff concluded there was no significant loss of private views. For a more detailed analysis refer to the discussion on view impacts, page 9.

Massing: There are two variations to the suggested guideline massing, occurring at the podium and mid-rise levels. These increases are supported by staff for the benefits of higher retail heights, a stronger street wall enclosure, maintaining good sun access to the north side of Broadway and are considered an appropriate response to the context.

The podium level at 37 ft. is 7 ft. higher than the recommended height and considered a better fit for optimum floor to floor heights at the lower level. Similarly, the higher podium heights provide an enhanced sense of street wall enclosure and that some extra height at the street level is desirable. For further analysis see discussion on shadowing, page 9.

Recommended guideline building widths above the podium level are 50 percent of the site frontage. The proposed mid-level massing up to 60 ft. in height is 64 percent of the site frontage, while the 2

upper floors above this height are less than the 50 percent maximum. This increase in building width at the mid-rise level up to 6 storeys still maintains good sun access (i.e. no shadowing of the north side of Broadway at the equinox), and provides transitional massing to the stepped massing of the neighbouring building to the east. Based on these considerations staff would therefore recommend support of these variances to the suggested guideline massing.

Sun Access: The guideline objective is to maintain good sun access and minimize shadowing where possible for the benefits of an attractive street environment and good livability. Current recommended C-3A guidelines for shadowing are presently under review to bring shadow performance standards in line with those applied city wide, which use the equinox solar angle of 41 degrees to evaluate shadowing. In contemplation of this change, the net benefits to the public realm and urban form have been considered.

Shadow studies taken at the equinox at mid-day (See Shadow Analysis, Appendix D, page 19) indicate partial shadowing of the north sidewalk by the top floor while the remainder of the north sidewalk is shadow free. To further reduce the shadow profile, staff recommend an additional increase of 2.5 ft. of the building setback (for a total setback of 6 ft., which will improve sun access and bring the sidewalk width into conformance with anticipated future sidewalk widths), and that the solid roof deck over the open 8th floor balconies is removed to achieve a more variegated and reduced shadow edge. These modifications will lessen and soften the shadowing on the north sidewalk and staff would recommend support of these measures, as covered under Design Condition 1.1.

Expression: The proposal has a restrained material palette of brick masonry with coloured panel and glass accents that animate the podium level and higher massing. Staff consider the expression well handled in a manner appropriate to the character of the Mount Pleasant neighbourhood. Minor improvements are sought to the expression of the common residential entry to lend it more distinction and to add more interest and scale to the lower blank walls at the side and rear property lines. These concerns are covered under Design Conditions 1.2 and 1.3.

View Impacts: There are no public view cones crossing the site. The guideline objective in regards to private view amenity is to minimize view impacts where possible, recognizing that as further build-out in the city continues, some private view loss may occur, particularly in low to mid-rise developments.

Neighbourhood notification resulted in several respondents concerned over view loss. (These are identified on the sites marked "e", "f" and "g" on the Context Map, page 6.) The building on site "e" is an original 2 ½ character house, whose 1st storey dining room window faces the lane, and is screened with a cedar hedge. (See View Analysis, Appendix F, page 1.) The location of the house relative to the subject site, window height and landscape screening indicate that view impacts are not significant. Similarly, for the house on site "f", views are limited by its proximity to other low rise buildings, orientation and existing trees.

The building on site "g" is a 4 storey, multi-unit development. This building is located a block and a half south west of the subject site and sits approximately 32 ft. higher than the street elevation of Broadway. A view analysis was taken from the northeast 4th floor unit. (See View Analysis, Appendix F, page 2.) The unit in question has panoramic vistas of the downtown and the North Shore Mountains which although altered at the lower levels by the proposed development are not in staff's consideration, significantly altered.

The proposed development has maintained good spatial separation between its higher massing and neighbouring buildings to the east and west to enable views thru the site and good sun access onto Broadway. The distance between its mid-rise and the office building to the east is 60 ft. which increases to 88 ft. for the upper floors, exceeding city wide standards for buildings of this size. Separation distances between the proposed building and a possible future development to the west is anticipated to be approximately 42 ft. is within the norm for a mid-rise development.

Livability: This development application meets livability standards for high density living on a commercial arterial. There is a good mix of one and two bedrooms with many corner suites offering multiple orientations that enhance day lighting and natural air circulation. All units have access to private outdoor space with the exception of the first two floors facing Broadway, which provide enclosed balconies as a suitable screen to traffic noise. Compensating for this is the provision of common indoor and outdoor amenity spaces closely accessible from the second floor level. In addition, this application has provided a children's play area which will receive good sun access during the morning and midday.

Minor improvements to livability would include providing an outdoor shading device adjacent to the children's play area, a children's soft play area on the west common outdoor space and a wet bar and water closet for both amenity rooms. These recommendations are covered under Design Condition 1.4, and Standard Condition A1.21.

Sustainability and Landscaping: At present there are no sustainable objectives in existing C-3A policy however there is a city wide expectation that all discretionary applications seek closer conformance to these outcomes. The applicant has offered to pursue the equivalency of LEED Silver and has provided a summary chart of possible targets to attain this standard. In addition staff is asking that all roof levels, have either intensive and/or extensive greening of the roof area and that more edible planting in the form of urban agriculture be introduced into the landscape environment. The applicant is asked to consider how all the planting in the semi-private domain will be maintained without requiring access from private units. These issues are covered under Design Condition 1.5. and Standard Condition A1.22.

CPTED: Generally, the design is in conformance with best practice to deter crime through building and landscape design that allows good visual supervision and avoids hidden covered areas. Staff seek clarification on the exit stair off the lane is enclosed, gated and roofed over and that the enclosure cannot be scaled. These concerns are addressed under Design Condition 1.6.

Parking, Loading and Utilities: All on-site parking is located underground and accessed from the higher lane elevation. Lane access is desirable for maintaining a pedestrian oriented public realm and considered an important part of earning the discretionary increases in height and density. A knock-out panel is requested within the underground parking structure to allow future parking access for the adjacent site to the west (see Standard Condition A.1.16). All commercial and residential garbage, recycling areas and utilities have been internalized and a class "B" loading bay off the lane has been proposed. Both the parking ramp and loading bay are integrated within the building envelope with a roof structure and gated. Along the lane edge is a 5 ft. deep raised planting strip to soften the lane edge condition. This will be reduced to 2 ½ ft. to enable a deeper building setback along Broadway, which is considered an acceptable depth for a landscape edge. There is a recommended consideration to step the rear wall at the lane to improve scale and further soften the lane edge. (See Design Condition 1.3) These design measures meet the staff's expectation for achieving a lane condition that supports building servicing while maintaining a more pleasing and pedestrian oriented lane environment.

● **Conclusion:** Staff consider this development proposal will be a positive contribution to the urban form of Broadway. Earning of discretionary increases in density and height has been achieved in the following manner:

- a well resolved midrise building form with the use of high quality materials achieving higher densities up to 3.25 FSR; (Subject to Design Condition 1.2 & 1.3)
- an expanded and enhanced public realm that maintains good sun access; (Subject to Design Condition 1.1)
- a respectful neighbourly interface;
- excellent livability of individual units and common indoor and outdoor amenity space (Subject to Design Condition 1.4)

- well landscaped with sustainable measures that target LEED Silver equivalency; and (Subject to Design Condition 1.5)
- provision of parking access off the lane where step grade conditions occur.

On that basis staff would recommend support of the proposed application, subject to meeting the approval conditions of this report.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on April 25, 2012, and provided the following comments:

EVALUATION: SUPPORT (10-0)

- **Introduction:** Dale Morgan, Development Planner, introduced the proposal for 8-storey mixed-use building with retail at grade and underground parking. The applicant is seeking a heritage density transfer and the project will be reviewed by the Development Permit Board. Mr. Morgan described the context noting that it is located in the Mount Pleasant neighbourhood. He noted that there are some street trees along the frontage. The C-3A zoning is under review however a community plan has just been completed for the Mount Pleasant neighbourhood. The consensus was that density and height along this part of Broadway will not increase. Height in this sub area has a suggested maximum of 70 feet. In terms of massing the policy calls for a continuous 30 foot high podium to insure sunlight access on the north side of Broadway at the winter solstice. Mr. Morgan explained that staff have suggested the podium height could go slightly higher for the benefit of higher retail without unduly compromising sun access. All the loading and building services are provided off the lane. The project will contain 44 one bedroom units and 17 two bedroom units. The lower residential floors have enclosed balconies along the street frontage while the upper floors have open balconies. There will be two indoor meeting and exercise amenity areas which open up onto a landscaped terrace on the second floor. Mr. Morgan described the materials noting that most of the façade is clad in brick masonry. In terms of sustainability the applicant will be meeting LEED™ Silver and includes extensive and intensive green roofs, high efficiency irrigation, the use of recycled materials and planting which reduces water run-off to the city's storm drains.

Advice from the Panel on this application is sought on the following:

- 1) Height: The proposed height is 80 feet, 10 feet more than the recommended guidelines. Does the Panel support the extra height?
- 2) Massing: The proposed massing exceeds the maximum 30 feet podium level by approximately 7 feet and a wider building width above the podium level that is 63% of site width, rather than 50%. Is that supportable?

Mr. Morgan took questions from the Panel.

- **Applicant's Introductory Comments:** W.T. Leung, Architect, further described the proposal and noted that given the arterial nature of Broadway they could have a higher streetwall and that the building has had a strong presence on the street for over 30 years. They developed a terracing form that is more sympathetic to the adjacent context. There is also a forecourt for the residential entry to give further emphasis to the residential entry. Christiane Cottin, Architect, noted there is an urban and commercial feel along Broadway so the idea was to provide a contextual response that is more orderly and linear. There are enclosed balconies on the lower floors while on the south elevation is more playful and open. The colour accents animate the building elevations.

Gerry Eckford, Landscape Architect, described the landscape plans. He noted that the street trees may need to be replaced. There is room for a planter and a green screen along the lane to provide more interest. The podium at the rear has private terraces with extensive and intensive green roofs that provide dedicated maintenance access. The trees are set back on the eastern wing to provide some visual privacy to the unit. In the outdoor amenity space a children's play area is proposed along with a small cabinet for book exchanges and toy storage for the children and a seating area.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**

- Height supportable subject to shadow analysis; massing may have to step back;
- Design development to the residential entry;
- Design development to the lower blank walls along the lane and side yard lane façade;
- Add more urban agriculture and more extensive and/or intensive green roofs;
- Provide access for landscape maintenance.

- **Related Commentary:** The Panel supported the proposal as well as the height, massing and materiality.

The Panel thought the project was well handled and supported the additional height to the podium as they thought it was within an acceptable height to the adjacent properties. Several Panel members had concerns with the ramp configuration to the underground parking and suggested possibly flipping the loading and sharing the entrance with the residential ramp. A couple of Panel members noted that the residential entry needed some improvement to distinguish it from the retail and as well improve the rain canopy. One Panel member suggested more lighting could be added in the entry as it faces north. They also thought any landscaping in the area needed to be shade tolerant.

A couple of Panel members thought the lane could be better animated so it's not a magnet for graffiti. One Panel member suggested taking some of the colour from the building into the lane and also a suggested having a unique painted mural on the west wall.

The Panel supported the landscape plans with one Panel member suggested more green space could be added to the upper parts of the building. Another Panel member suggested more landscaping to the roof terraces on the fifth level and as well several Panel members thought there could be some urban agriculture included. A couple of Panel members thought there should be some shading added in the children's play area. A number of Panel members were concerned that some of the landscaping wasn't accessible and thought it would be hard to maintain.

Regarding sustainability most of the Panel thought the solar response for the building was well done. Although there isn't a sustainability strategy required, one Panel member suggested adding an accessible green roof to the project.

- **Applicant's Response:** Mr. Leung thanked the Panel. He noted that the loading bay location is due to the width of the site and would not clear the street grade when it gets down to Broadway if it was changed. He also noted that the shadowing on the north side of Broadway doesn't hit the property line but does cross the sidewalk.

Mr. Eckford said they would look at access to the larger planting areas and thought adding urban agriculture was a good idea.

ENGINEERING SERVICES

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

SOCIAL PLANNING

PLAY AREA AND AMENITY ROOMS

The proposed 8 storey mixed use residential and commercial building on this site, include 17 units with two or more bedrooms (27.9 % of total units) which may be suitable for families with children. The High Density Housing for Families with Children Guidelines are therefore applicable to the plans for this site.

Consistent with these guidelines a multi-purpose amenity room is proposed adjacent to an outdoor amenity area. Design development is required to improve the multi-purpose functionality of this amenity room by adding an accessible washroom (with diaper change table), a storage closet and a kitchenette. (See Standard Condition A.1.21) Consistent with the Guidelines, a common outdoor amenity area includes an area suitable for a range of children's play activity including a creative wall / blackboard, playhouse, storage cabinet for toys and a resilient play surface.

URBAN AGRICULTURE

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The "Urban Agriculture Guidelines for the Private Realm" encourage edible landscaping and shared gardening opportunities in private developments. Design development to the plans for 238 West Broadway is required to include edible landscaping and/or garden plots, compost bins, and the necessary infrastructure to support urban agricultural activity such as tool storage, a potting bench and hose bibs. (See Standard Condition A.1.22)

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

On March 29th, 2012, 276 notification postcards were sent to neighboring property owners advising them of the application, and offering additional information on the city's website.

There were 5 formal responses to the notification, and 4 form letters. Neighbors were opposed to the proposed 8 storey height of the building, that it is out of character with the neighborhood compared to the 4-5 story buildings typically in the area. Some believe that the extra height and shadowing on the north side of Broadway goes against the design guidelines. There were also concerns in view blockage of the mountains and loss of privacy from the residents to the south of this development. Moreover, there were concerns on traffic impact in the area and additional noise generated along the lane from the added density by developments of this nature.

Response: The proposed height of 80.18 ft. is considered to be within the acceptable guideline range of 70 ft. for sloping sites. The predominate use of brick is in keeping with the traditional character of Mount Pleasant where brick cladding is the preferred material choice both for older and more recent development. The width of the higher massing is actually less than the recommended maximum and shadow performance has been improved with further increases to the building setback along Broadway and modifications to the top floor. (See Design Condition 1.1) The view analysis of the three properties concerned, indicated private view impacts were not significant. It is anticipated that additional traffic caused by the development is well within the capacity of the local streets and lane, further noting that a rapid transit station is two blocks away.

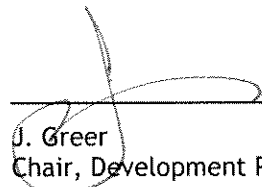
DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

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 consider a By-law Relaxation, per Section 5.2 (Horizontal Angle of Daylight) of the By-law and to exercise discretionary authority on Height and Density 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 relaxation of Section 5.2.5 of the Parking By-law for the number of Class B Loading spaces.


Development Permit Staff Committee has considered this application and supports the proposal with the conditions contained in this report.



J. Greer
Chair, Development Permit Staff Committee



D. Morgan, MAIBC
Development Planner



B. Balantzyan
Project Coordinator

Project Facilitator: M. Au

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 provision of "Letter B" which includes confirmation from the owner of the "donor" site that the Heritage Density Transfer Agreement has been finalized, and confirming the new "balance" of transferable density remaining on the donor site;

A.1.2 clarification and confirmation of proposed floor area and Floor Space Ratio (FSR), noting the following;

I. the gated entry area adjacent to the residential lobby on the ground floor must be included in the computation of the FSR;

II. the elevator overrun at the rooftop may be excluded from the computation of the FSR if it is not an accessible mechanical room;

III. unit types identified as 1BDR + DEN on the floor plans do not appear to contain dens; and

IV. East Elevation Section 1 drawing on Sheet No. A-3.03 and Intermediate Floor Plan on Sheet No. A-2.03 do not match at the underground parking entry;

Note to Applicant: Submission of revised detailed FSR overlays indicating all spaces and uses included or excluded from FSR calculations will be required. Corresponding floor areas on the overlays, floor plans, and project statistics should match.

A.1.3 provision of a minimum of 5.7 m³ (200 cu.ft.) of useable storage space for each dwelling unit for the storage of bulky items, e.g., winter tires, ski and barbecue equipment, excess furniture, etc., in accordance with Planning By-law Administration Bulletin entitled, "Bulk Storage - Residential Developments";

Note to Applicant: The storage area(s) may be below grade with individual lockers in a common space or may be provided ensuite. The proposed storage room in the southwest unit type, located on all floors, is less than the minimum required standard of 5.7 m³ (200 cu.ft.).

A.1.4 details of balcony enclosures;

Note to Applicant: To qualify for an exclusion from floor space ratio (FSR) calculations, an enclosed balcony must be a distinct space separated from the remainder of the dwelling unit by walls, glass, and glazed doors (hinged or sliding), have an impervious floor surface, a flush threshold at the bottom of the door (for disabled access), large, openable windows for ventilation, and distinct exterior architectural expression. In addition, each dwelling unit should have no more than one enclosed balcony, and all balconies, both open and enclosed, should be clearly identified on the floor plans. Notation should also be made on the plans stating: "All enclosed balconies shall be designed and constructed in accordance with the Council-approved Balcony Enclosure Guidelines." Limitations on the amount of exclusions and enclosures permitted are described within the regulations of the respective District Schedule or Official Development Plan that apply to the specific site. For further details and specifications on enclosure requirements, refer to the Council-approved Balcony Enclosure Guidelines.

A.1.5 clarification of the floor level and height of Retail 1 on the ground floor;

Note to Applicant: The floor levels shown on the ground floor plan and on Section 2 on Sheet No. A-3.05 do not match.

A.1.6 clarification of the proposed use(s) of the amenity rooms on the second floor, including details regarding type, finishing, equipment, and/or furnishings;

A.1.7 provision of an elevation drawing of the east façade;

A.1.8 provision of a minimum of 2.75 m (9.0 ft.) clear height under the sign band, and deletion of all references to the proposed signage, or notation on plans confirming that: "All signage is 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 height requirement does not apply to recessed sign bands which are flush with the storefront glazing. The Sign By-law Coordinator should be contacted at 604.871.6714 for further information.)

A.1.9 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impact on the building's open space and the public realm;

Note to Applicant: In order to prevent contaminated air from being drawn into the building, all fresh-air intake portals must be located away from driveways, and parking or loading areas.

A.1.10 compliance with Section 4.8.1 - Size of Parking Spaces, of the Parking By-law;

Note to Applicant: All parking stall and manoeuvring aisle dimensions should be shown on the plans.

A.1.11 compliance with Sections 4.8.1 and 4.8.4 - Disability Spaces, of the Parking By-law, noting the following:

- i. a minimum of three (3) disability parking spaces is required for the residential component and a minimum of one disability parking space is required for the commercial component of the proposed development;
- ii. a minimum of 2.3 m (7.5 ft.) unobstructed vertical clearance is required for a disability parking space and all entry points, manoeuvring aisles, and access ramps leading to the disability parking space;

Note to Applicant: Compliance with required vertical clearances should be clearly indicated on the submitted plans.

A.1.12 provision of one (1) Class B and one (1) Class A loading space;

A.1.13 provision of bicycle parking in accordance with Section 6 of the Parking By-law, as follows:

- i. at least 20 percent of the Class A bicycle spaces must be bicycle lockers;

Note to Applicant: Bicycle lockers, in accordance with Section 6.3.18 - Bicycle Locker Design and Security, of the Parking By-law should be graphically represented with doors for easier identification on the floor plans.

- ii. a maximum of 30 percent of the required Class A bicycle spaces may be vertical; and
- iii. a minimum of six (6) Class B bicycle spaces is required to be provided on site;

A.1.14 provision of clothing lockers for the Class A bicycle spaces proposed for the commercial component of the proposed development, in accordance with Section 6.5 - Clothing Lockers, of the Parking By-law;

Note to Applicant: A minimum of one Class A bicycle space is required for the commercial component of the proposed development. A minimum of one clothing locker for each gender is required for the provision of either one or two commercial Class A bicycle spaces.

A.1.15 provision of the following notes on the submitted plans:

- i. "The acoustical measures will be incorporated into the final design, based on the consultant's recommendations";
- ii. "The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law";
- iii. "The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law";
- iv. "A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces"; and
- v. "Mechanical equipment (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555";

A.1.16 provision of a knock out panel in the underground parking structure for future access for the adjacent site to the west;

Standard Landscape Conditions

A.1.17 provision to locate and indicate on the Site Plan and the Landscape Plan, all lane edge utilities and fully screen them to minimize their impact at the lane edge;

A.1.18 clarification of the type of planter proposed for the residential entrance planter, the names of plants for this planter, and a notation that this planter will be irrigated;

Note to Applicant: The plant symbols shown on the plan are not listed in the Plant List.

A.1.19 clarification of planting material represented by the diagonally hatched areas labeled, "sunken planting", and "shallow planter";

Note to Applicant: If these areas are extensive green roofs, a notation or specification should be added describing the planting mix or proprietary green roof system.

A.1.20 coordination of Landscape Section 1 of the lane edge planter and the Architectural Sections 2 and 3;

Note to Applicant: Landscape Section 1 shows an 18 inch deep planter and the Architectural Sections show an 8.0 ft. deep planter.

Standard Social Infrastructure Conditions

- A.1.21 design development to the amenity room to include an accessible washroom with diaper change table, a kitchenette, and storage closet;
- A.1.22 design development to the common outdoor areas to include edible landscaping and/or to include garden plots suitable for urban agricultural activity as well as the provision of compost bins;

Note to Applicant: If garden plots are included, the necessary supporting infrastructure such as tool storage (bench/chest or closet), a potting bench and hose-bibs should be provided.

A.2 Standard Engineering Conditions

- A.2.1 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and the Director of Planning, for consolidation of Lots 4 to 6, Block 24, District Lot 302, Plan 9361;
- A.2.2 arrangements shall be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a statutory right-of-way for pedestrian purposes to reflect the building setback on West Broadway.
- A.2.3 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, for the canopy encroachment over City property;

Note to Applicant: Canopies must be demountable and comply with the Vancouver Building By-law No. 9419. Submission of a canopy application is required.

- A.2.4 design elevations along the property line on both sides of all entrances and parking ramp, to the satisfaction of the General Manager of Engineering Services;
- A.2.5 compliance with the Parking and Loading Design Supplement, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: the following items are required to meet the Supplement:

- i. a parking ramp slope is not to exceed 10 percent for the first 20.0 ft. from the property line, and design elevations located 2.0 ft. off the wall through all curved sections and length of ramp at the specified slope are to be noted on the submitted plans;
- ii. provision of adequate two-way vehicle flow through the bend at the entry and through the section at Grid Lines 1 to 2;
- iii. improved visibility of oncoming vehicles at the top and bottom of the main parking ramp;
- iv. a smooth transition through the inside radius at the top of the main parking ramp; and
- v. provision of a minimum clear width of 20.0 ft. for the vehicular ramp and overhead gate at the building face leading to the underground parking, dimensioned on the submitted plans; A "jug-handle" design is preferable over the proposed ramp design. Engaging the services of a Transportation Consultant to assist with the design is suggested.

(Rob Waite of the Neighbourhood and Parking Transportation Branch in Engineering Services should be contacted at 604-873-7217 for more information.)

- A.2.6 design development to relocate the westerly end of the planter 1.0 ft. to the east to ensure adequate separation between the loading throat and planter wall;

Note to Applicant: This will ensure that the planter wall is not damaged by a truck.

- A.2.7 consideration to provide improved bicycle egress;

Note to Applicant: The parking ramp slope is steep and may discourage use by cyclists. Passage through the residential garbage room should also be avoided. Any necessary use of stairs should ensure that wheel ramps are provided.

- A.2.8 clarification of garbage pick-up operations;

Note to Applicant: Confirmation that a waste hauler can access and pick up from the location shown is required. Pick-up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

- A.2.9 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for the provision of street trees and/or sidewalk improvements;

Note to Applicant: A separate application to Engineering Services is required for street trees, tree grates and any other non-standard treatment of City sidewalks. A separate set of the Landscape Plans should be submitted directly to Engineering Services for review.

- A.2.10 written confirmation that all utilities will be underground and within private property is required;

Note to Applicant: The General Manager of Engineering Services will require all utility services to be underground for "conditional" developments.

All electrical services to the site must be primary with all electrical plant, including, but not limited to, junction boxes, switchgear, and pad-mounted transformers located on private property. There is to be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. BC Hydro is to be contacted in the initial stages of the development design to determine their electrical service requirements. Any alterations to the existing overhead/underground utility network to accommodate this development will require review and approval by the Utilities Management Branch. The applicant is required to show details of how the site will be provided with all services being underground. Bill Moloney of the Utilities Management Branch should be contacted at 604.873.7373 for further information.

Environmental Protection Branch Condition:

- A.3.1 provision to submit both a preliminary site investigation report and detailed site investigation report to the Environmental Protection Branch for review.

Note to Applicant: In the event of offsite contamination, a Soil's Agreement will be required.

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 May 23rd, 2012. 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 The Addressing Coordinator advises that additional addresses will be required prior to issuance of the Building Permit, and unit numbers are to be assigned, e.g., second storey (200 series), third storey (300 series), etc.

A floor layout plan, including addressing and unit numbers, is to be submitted prior to Building Permit issuance and shown on drawings submitted with the Building Permit application. Bonnie Lee should be contacted at 604.873.7986 for information.

B.1.3 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **December 3rd, 2012**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.

B.1.4 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.

B.1.5 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.1.6 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.1.7 The Canadian Electrical Code regulates high voltage overhead conductor clearances from structures and dielectric liquid-filled transformer clearances from combustible building surfaces, doors, windows and ventilation openings. All structures must have a horizontal distance of at least 3 m from existing BC Hydro high voltage overhead conductors. Combustible building surfaces, windows, doors and ventilation openings must be located at least 6 m from dielectric liquid-filled, pole-mounted BC Hydro transformers, unless an acceptable non-combustible barrier is constructed between these transformers and combustible building surfaces, doors, windows or ventilation openings.

If the building design cannot meet these requirements, modifications must be made. If you wish to discuss design options, please contact Electrical Inspections at 604.871.6401.

B.1.8 This site will be affected by a Development Cost Levy By-law. Levies will be required to be paid prior-to issuance of Building Permits. For more information, please refer to the Development Cost Levies Information Bulletin, available at the Planning Department Reception Counter, or online at vancouver.ca/financegrowth. Additional information about the increase can be found at vancouver.ca/commsvcs/planning/infobul1.pdf.

B.2 Conditions of Development Permit:

B.2.1 All services, including telephone, television cables and electricity, shall be completely underground.

B.2.2 Amenity areas of 1,674.0 sq. ft. on the second floor, excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or tenants of the building;

AND

Further, the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.

B.2.3 The enclosed balconies are to be maintained at all times in accordance with the balcony enclosure details on the approved plans and are not to be used as an integral part of the interior space of the building.

B.2.4 If the development is phased and construction is interrupted, the project will require an amendment, to the satisfaction of the Director of Planning, to address how the incomplete portions of the development will be treated.

B.2.5 In accordance with Protection of Trees By-law Number 9958, all trees are to be planted prior to issuance of any required occupancy permit, or use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.

B.2.6 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.

B.2.7 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.2.8 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.2.9 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health & Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the Health Acts necessitate changes to this permit and/or approved plans the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.

B.2.10 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered *during any surface work*.

B.2.11 A Waste Discharge Permit is required for any dewatering on the site.

B.2.12 An Erosion and Sediment Control Plan is required at the Building Permit application stage for review and acceptance.

B.2.13 A Certificate of Compliance or Final Determination is required from the Ministry of Environment prior to issuance of the Occupancy permit.

Processing Centre - Building comments

The following comments are based on the drawings prepared by W.T. Leung Architects Inc., dated February 20, 2012 for the proposed Development Permit. This is a preliminary review in order to identify issues which do not comply with the 2007 Vancouver Building By-law No. 9419 (VBBL), as amended, and includes a review of Subsection 3.2.5. - Provisions for Fire Fighting.

- *1. The double door at the principle street entry to ground floor suite Retail 3 swings open in such a way that it blocks the swing of the exterior exit door from the northeast corner stairwell of the storage garage in contravention of Sentences 3.4.3.3.(1) and (3) of the VBBL, resulting in non-conforming exiting from the storage garage.
- *2. At the "intermediate floor", a service room opens directly onto the central exit stairwell of the building in contravention of Sentence 3.4.4.4.(7) of the VBBL.
- *3. The east exit stair which serves Levels 2 & 3, and the south side of the central exit stair both discharge to an occupied roof area which has a stair to ground level at the lane. These 2 means of egress are not acceptable exits since the requirement to have occupants pass through an occupied roof space contravenes the intent of Sentence 3.4.4.4.(6) of the VBBL. There are also exit exposure issues to be addressed as regards Article 3.2.3.13 of the VBBL. Unless resolved in an acceptable manner, the building will not be considered to have conforming exits and the exit requirements of Sentence 3.4.2.1.(1) will not have been met.
- *4. The dead end public corridor at the rear of suites Retail 1 to Retail 3 exceeds the maximum allowable length of 6 m, contravening Sentences 3.3.1.9.(7) and 3.3.1.3.(9) of the VBBL.
- *5. The south residential parking area (elev. 61.45') at Level P1B is served by only 1 exit whereas Sentence 3.4.2.1.(1) of the VBBL requires a minimum of 2 exits. The ramp between levels is not an acceptable means of egress to reach a 2nd exit on Level P2A. However, it might be possible to amend the design and install a door and stair to provide access from Level P1B to a 2nd exit at the northwest exit stair at Level P1A.
- 6. Exposure protection will be required where the exterior exit door from the northeast corner stairwell of the storage garage is exposed to openings at suite Retail 3 located within 3 m horizontal distance and less than 5 m above, as per Sentences 3.2.3.13.(2) and (4) of the VBBL.
- 7. The 10 locker bike room at Level P1 and the 29 locker bike room at the ground floor must be accessible to disabled persons as per Clause 3.8.2.27.(4).(e) of the VBBL. These rooms do not have the required clearances, and clear and level areas to the latched side of the room entry doors, as required by Sub-Clauses 3.3.1.13.(10).(b).(i) and (ii) of the VBBL.
- 8. Electric vehicle charging is to be provided according to Section 13.2. of amending By-law 9936. Further details are available at http://vancouver.ca/sustainability/electric_vehicles.htm#1.
- 9. The development must comply with ASHRAE 90.1 - 2007 Standard. Compliance forms to be submitted for building permit stage.

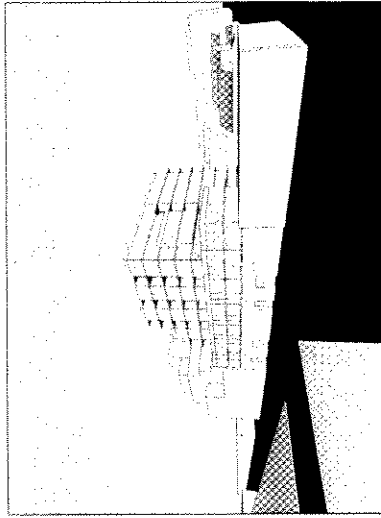
Note: Items marked with an asterisk (*) have been identified as serious non-conforming Building By-law issues.

Written confirmation that the applicant has read and 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 to assist in comprehending the comments and their potential impact on the proposal. Failure to address

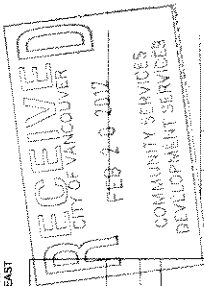
these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.



DE 415565



VIEW FROM ALBERTA @ WEST BROADWAY LOOKING SOUTH EAST



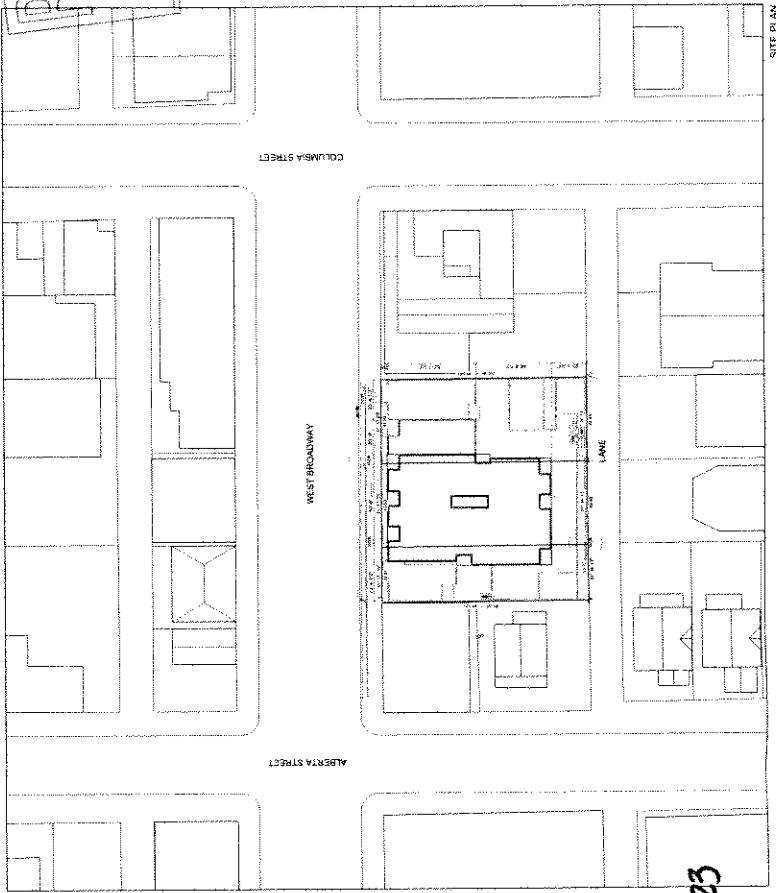
222, 230, 238 W. BROADWAY

VANCOUVER, BC

COVER

DATE: 11/20
DRAWN BY: CC, WK
CHECKED BY: JSC
DATE: FEBRUARY 13, 2012
SCALE: 1/32" = 1'-0"

A-1.00



SCALE: 1/32" = 1'-0" SITE PLAN

Site Address: 222, 230, 238 WEST BROADWAY
Legal Address: 606, 610, 614, 618, 622, 626 DISTRICT LOT 302, NEW WESTMINSTER
Current Zoning: C-3A
Site Dimensions: 121' x 132'
APPER SURVEY OF T. G. TANI AND ASSOCIATES

C-3A Area expansion based on C-3A zone	
required / allowed	proposed
1.0000	1.0000
15,320.00 sqm	15,320.00 sqm
150.00%	150.00%
57,027.4 sqft	4,811.3 sqm
57,027.4 sqft	5,291.8 sqm
57,027.4 sqft	495.5 sqm
57,027.4 sqft	520.3 sqm
57,027.4 sqft	520.3 sqm
57,027.4 sqft	1,388.9 sqm

Parking Analysis

required / allowed	proposed
0.5 car per unit from 500sqm	1.0
1.0 car per unit from 200sqm	0.5
1.0 car per unit from 200sqm (On-street)	2.8
500 sqm	2
500 sqm	15
500 sqm	15
500 sqm	41
500 sqm	7.5
500 sqm	0
500 sqm	2
500 sqm	7.5
500 sqm	0
500 sqm	1.1
500 sqm	2

Units Type	No. of Units	1.0000	1.0000	2.0000	2.0000	Total Units	Units sqm sqm
	0	0	0	0	0	0	0
	17	17	17	17	17	17	17

Area Calculation Summary

	Gross Area	Common Area	Open Balcony	Amenity	End Balcony	Storage	Wall Enclosure	Total Enclosure	Net Area
Ground Floor	6,668.8	5,796.3	0.0	1,979.7	153.9	237.7	89.7	8,966.1	8,966.1
2nd Floor	2,300.8	0.0	0.0	320.8	278.8	221.0	283.5	7,440.9	7,440.9
3rd Floor	2,300.8	0.0	0.0	320.8	278.8	221.0	283.5	7,440.9	7,440.9
4th Floor	2,300.8	0.0	0.0	320.8	278.8	221.0	283.5	7,440.9	7,440.9
5-6th Floor	13,766.1	0.0	0.0	348.4	0.0	0.0	0.0	14,114.5	14,114.5
Roof	171.3	0.0	0.0	0.0	0.0	0.0	0.0	171.3	171.3
Total	97,927.4	5,796.3	2,678.3	1,979.7	669.9	1,211.9	1,527.9	1,175.8	51,865.9

Area Summary

Construction Area	5,796.3 sqm
Proposed Net	49,148.7 sqm
Total Net	51,217.2 sqm
Residential Gross	51,217.2 sqm

Drawing List

- Architectural
 - A.100 Project Data, Site Plan
 - A.200 Parking Plan P1
 - A.200 Parking Plan P2
 - A.200 Interim Section
 - A.205 Interim Section Floor Plan
 - A.205 3rd Floor Plan
 - A.207 4th Floor Plan
 - A.208 5th Floor Plan
 - A.208 6th Floor Plan
 - A.300 North Elevation
 - A.300 South Elevation
 - A.304 West Elevation
 - A.305 Section 2
 - A.300 Staircase
 - A.301 Shadow Diagrams
- Landscaping Drawings
 - L.1 Landscape Plan Ground Floor
 - L.2 Landscape Plan 3rd Floor
 - L.3 Landscape Plan 4th Floor
 - L.4 Landscape Plan 5th Floor
- FEB A.2.02 Ground Floor SBR calculation
- FEB A.2.04 3rd Floor SBR calculation
- FEB A.2.06 4th Floor SBR calculation
- FEB A.2.08 5th Floor SBR calculation
- FEB A.2.08 7th-8th Floor SBR calculation



No.	Date	Revised/By
1	15.05.12	WTL/ML/CP

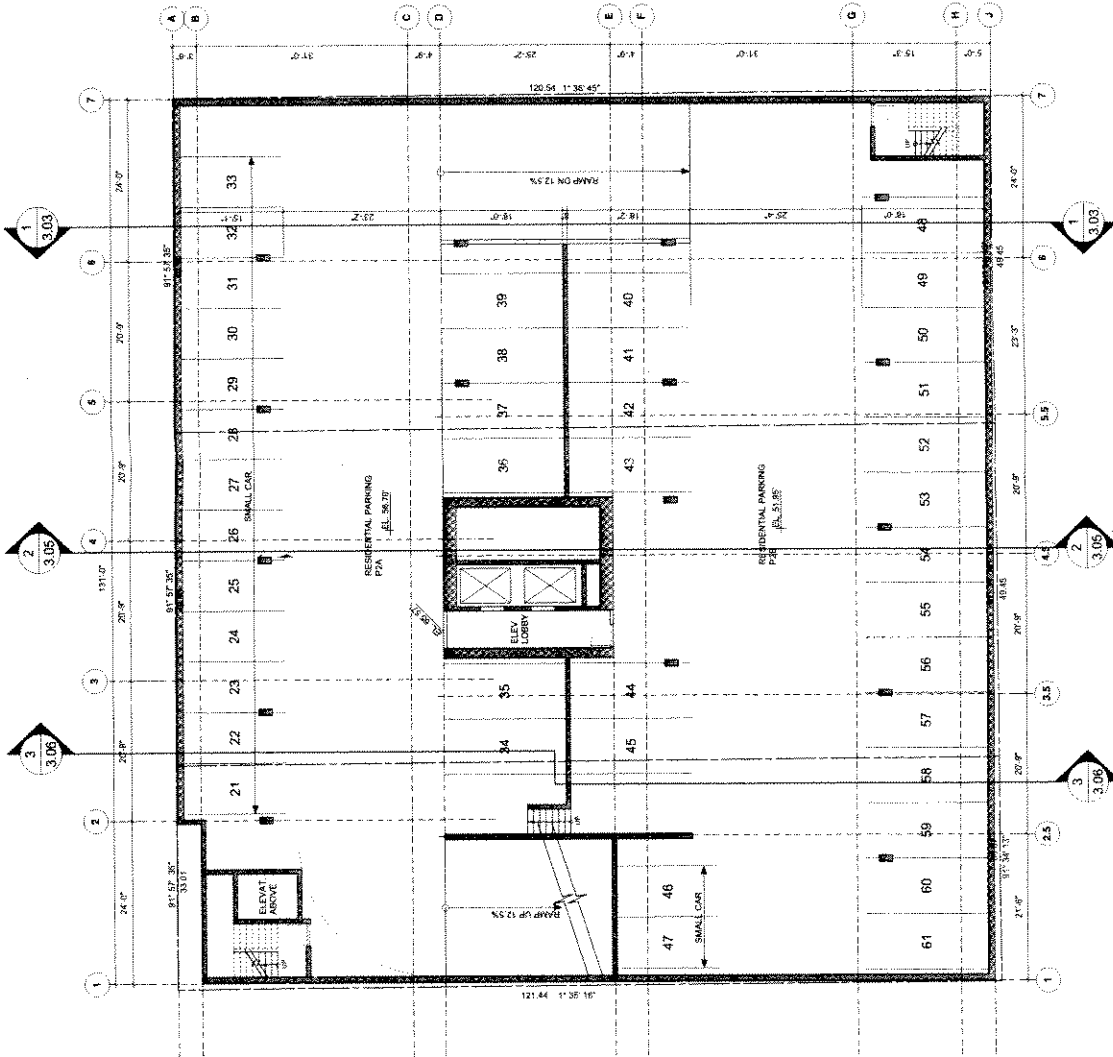
222, 230, 238
W. BROADWAY

VANCOUVER, BC

PARKING
P2

DATE:	11.20
SCALE:	1/8" = 1'-0"
PROJECT:	222, 230, 238 W. BROADWAY
CLIENT:	CC, YK
DATE:	FEBRUARY 15, 2012
PROJECT:	WTL

A-2.00



Appendix D ; page 2 of 23



NO.	DATE	DESCRIPTION
1	12/27/15	ISSUED FOR BID
2		
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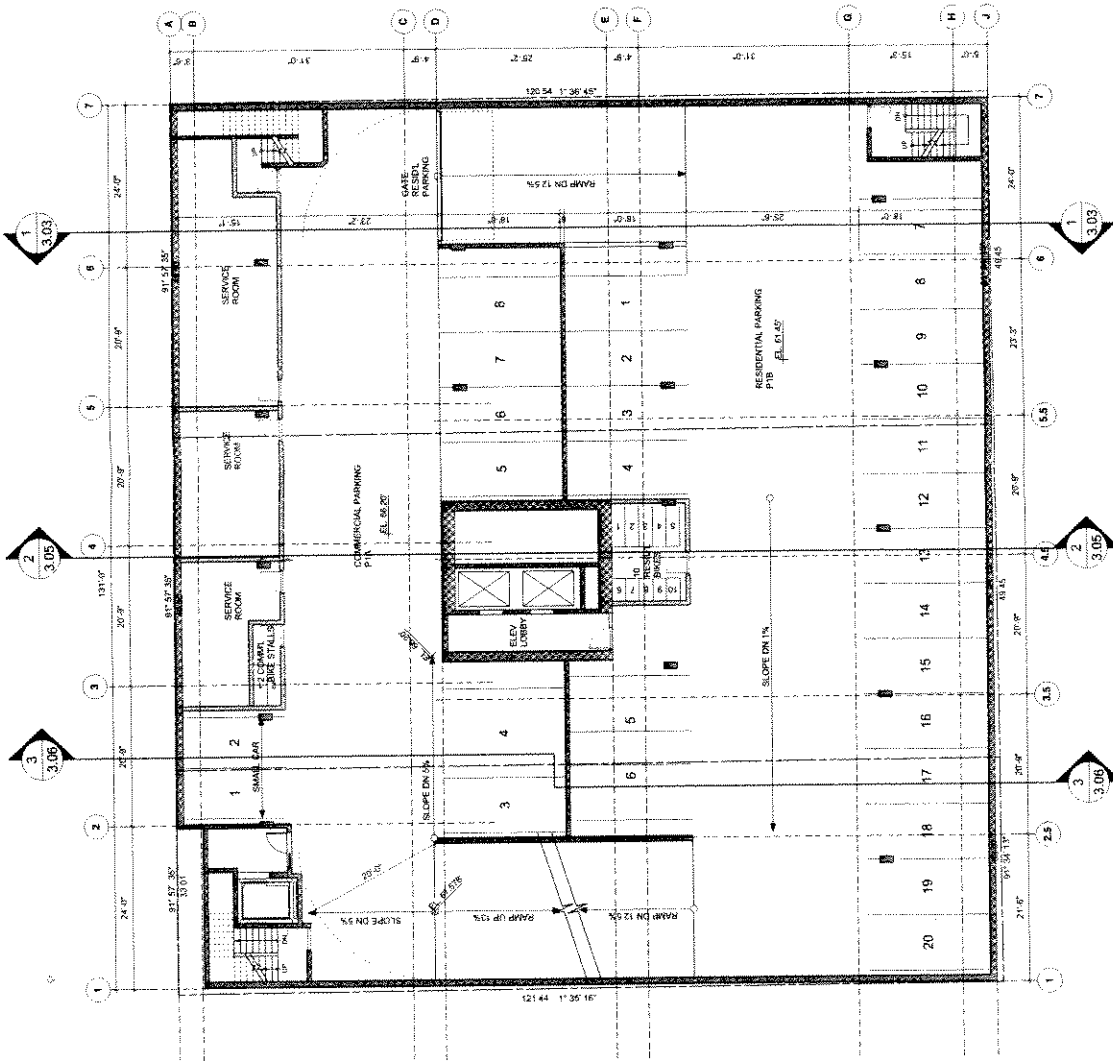
222, 230, 238
W. BROADWAY

VANCOUVER, BC

**PARKING
P1**

DATE	11-20
PROJECT	CC VIK
DATE	FEBRUARY 15, 2012
SCALE	1/8" = 1'-0"
BY	WTL
CHECKED BY	
APPROVED BY	

A-2.01





NO.	DATE	REVISION
1	02/03/15	ISSUED FOR RFP
2	02/03/15	REVISED
3	02/03/15	REVISED
4	02/03/15	REVISED
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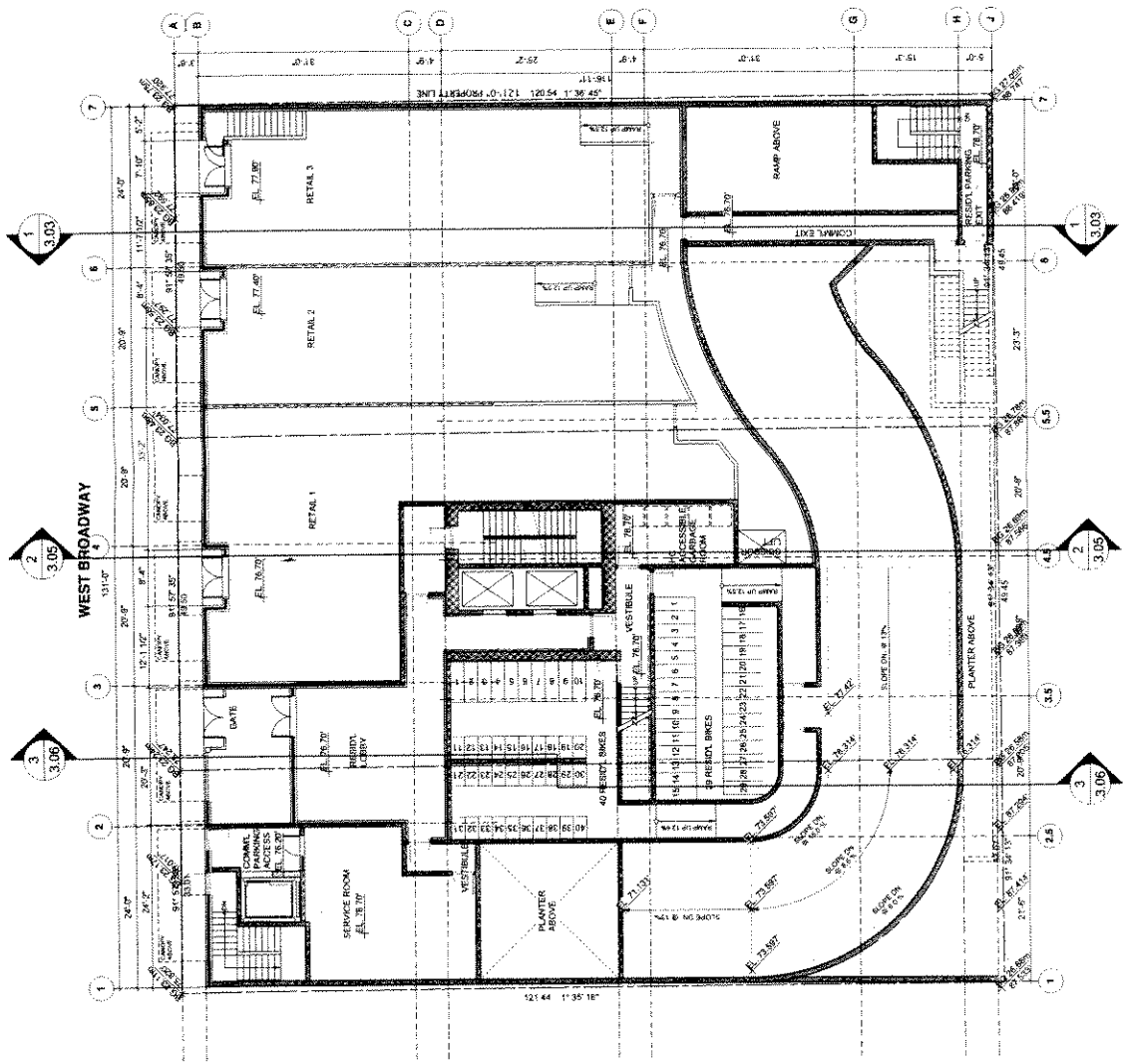
222, 230, 238
W. BROADWAY

VANCOUVER, BC

GROUND FLOOR

DATE	11-20
DESIGNER	CC, W
DATE	FEBRUARY 10, 2012
SCALE	1/8" = 1'-0"
PROJECT	WTL
CLIENT	W. T. LEUNG ARCHITECTS INC.
PROJECT NO.	11-20
DATE	11-20
DESIGNER	CC, W
DATE	FEBRUARY 10, 2012
SCALE	1/8" = 1'-0"
PROJECT	WTL
CLIENT	W. T. LEUNG ARCHITECTS INC.
PROJECT NO.	11-20

A-2.02





NO.	DATE	REVISION
1	2007.05.15	ISSUE FOR PERMIT

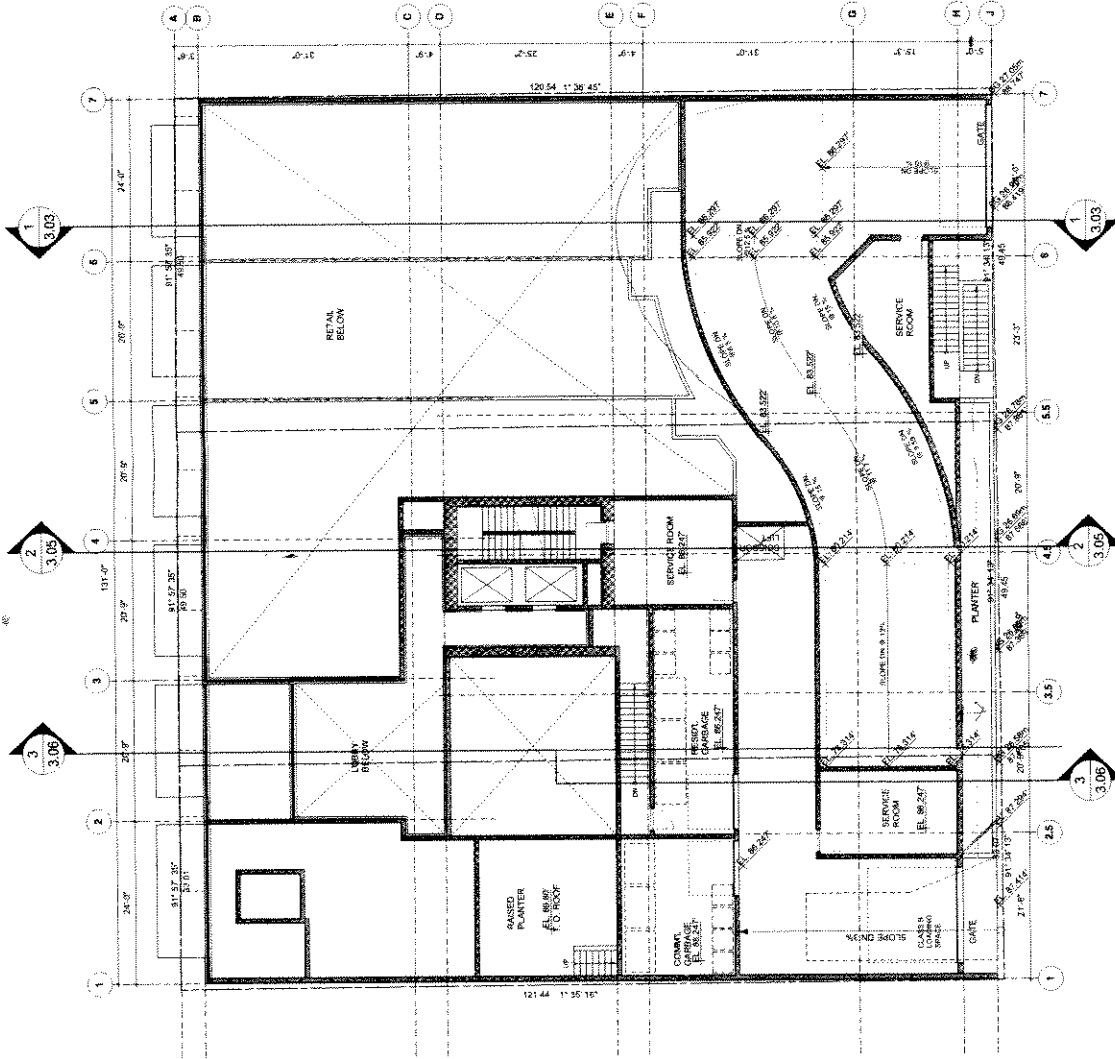
**222, 230, 238
W. BROADWAY**

VANCOUVER, BC

**INTERMEDIATE
FLOOR**

DATE	11.03.07
DRAWN	CC, VK
CHECKED	WTL
DATE	FEBRUARY 15, 2012
SCALE	1/8" = 1'-0"
PROJECT	WTL

A-2.03





No.	Date	Revised By
1		ISSUED FOR DP

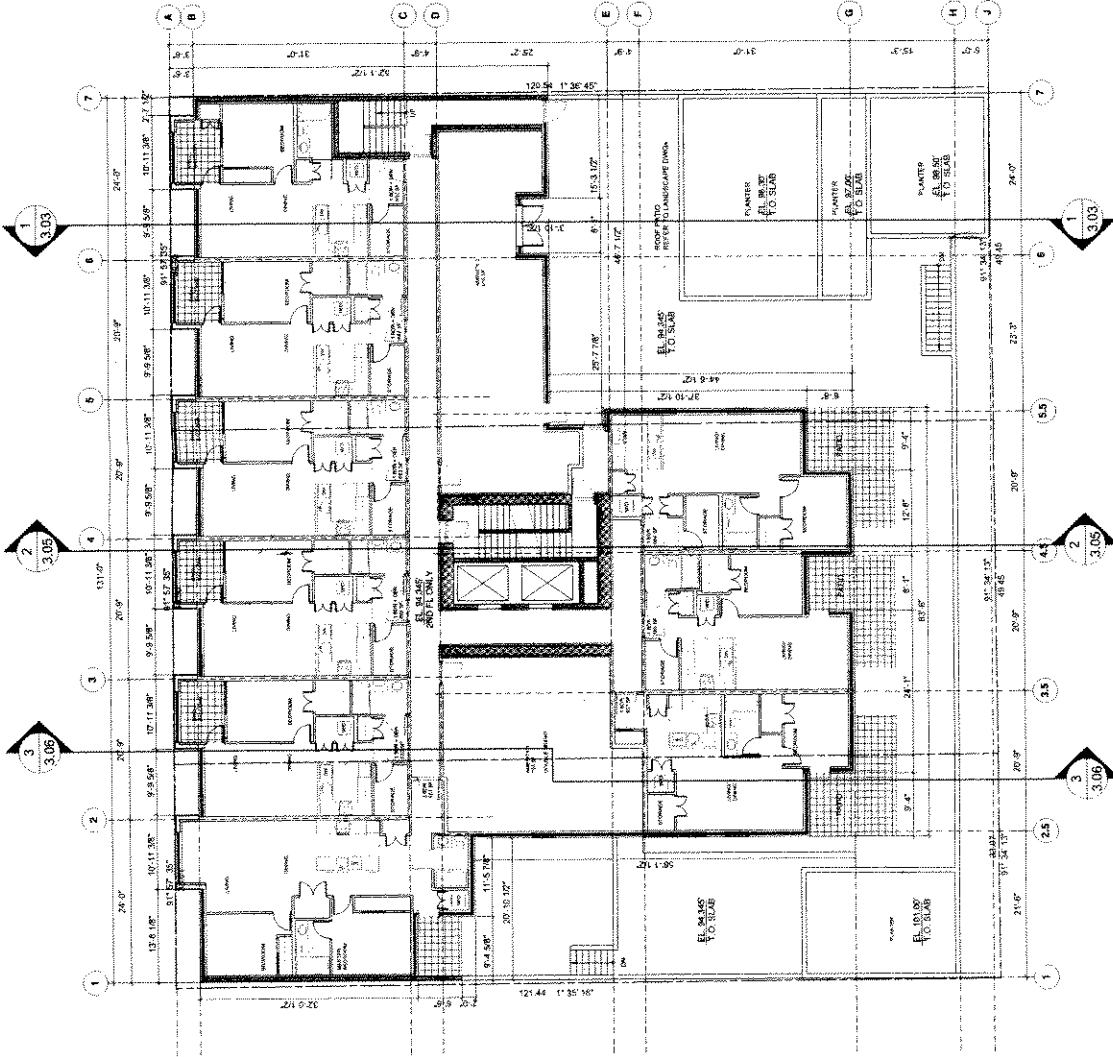
**222, 230, 238
 W. BROADWAY**

VANCOUVER, BC

2ND FLOOR

DATE	11.20
NAME	CC VK
CITY	VANCOUVER
DATE	FEBRUARY 16, 2012
SCALE	1/8" = 1'-0"
PROJECT	WTL

A-2.04



Appendix D ; page 6 of 23



NO.	DATE	REVISION
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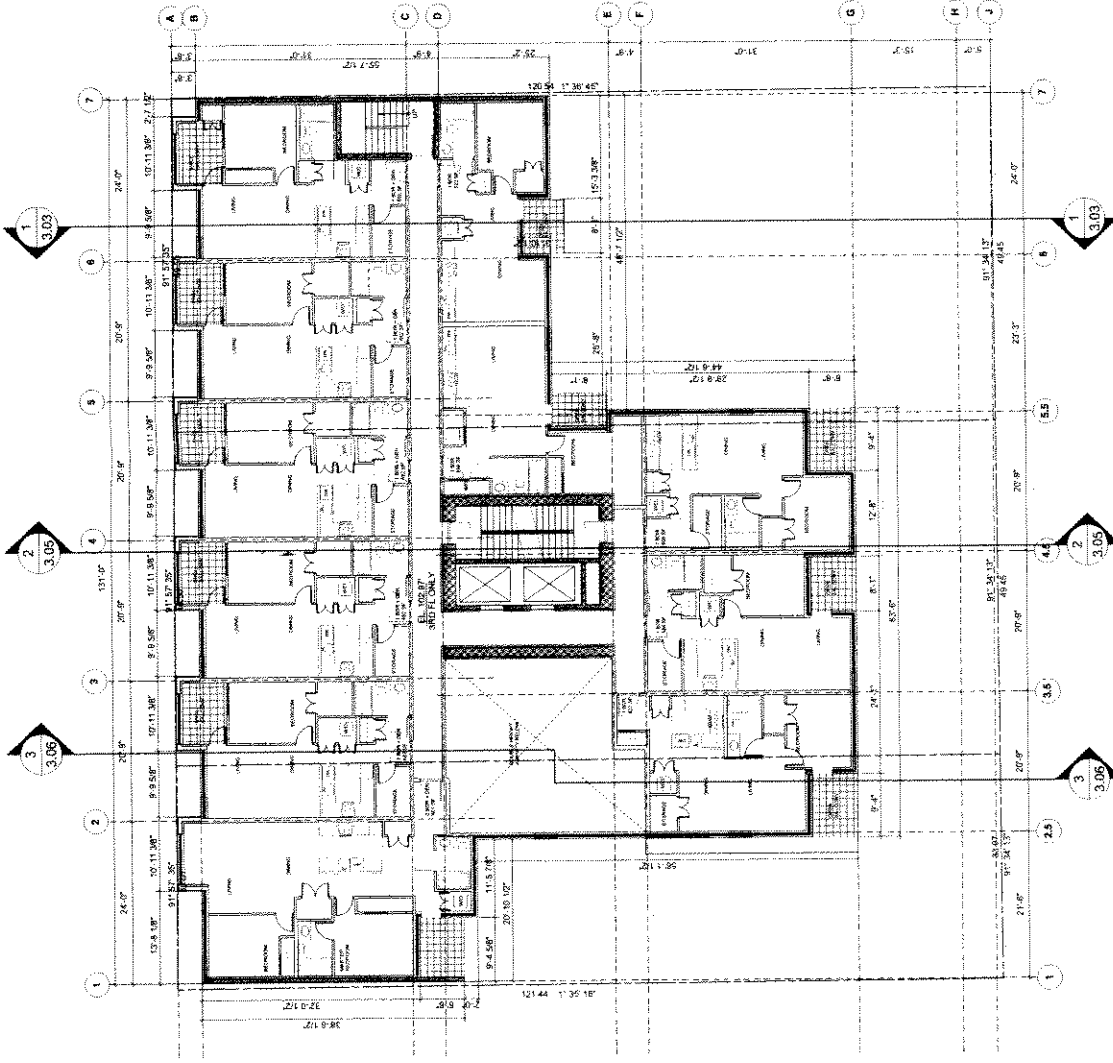
PROJECT
222, 230, 238
W. BROADWAY

VANCOUVER, BC

**3RD
FLOOR**

DATE	11.20
PROJECT	CC, VIK
DATE	FEBRUARY 15, 2012
SCALE	1/8" = 1'-0"
BY	WTL

A-2.05





NO.	DATE	REVISION
1	10/27/15	ISSUED FOR SP

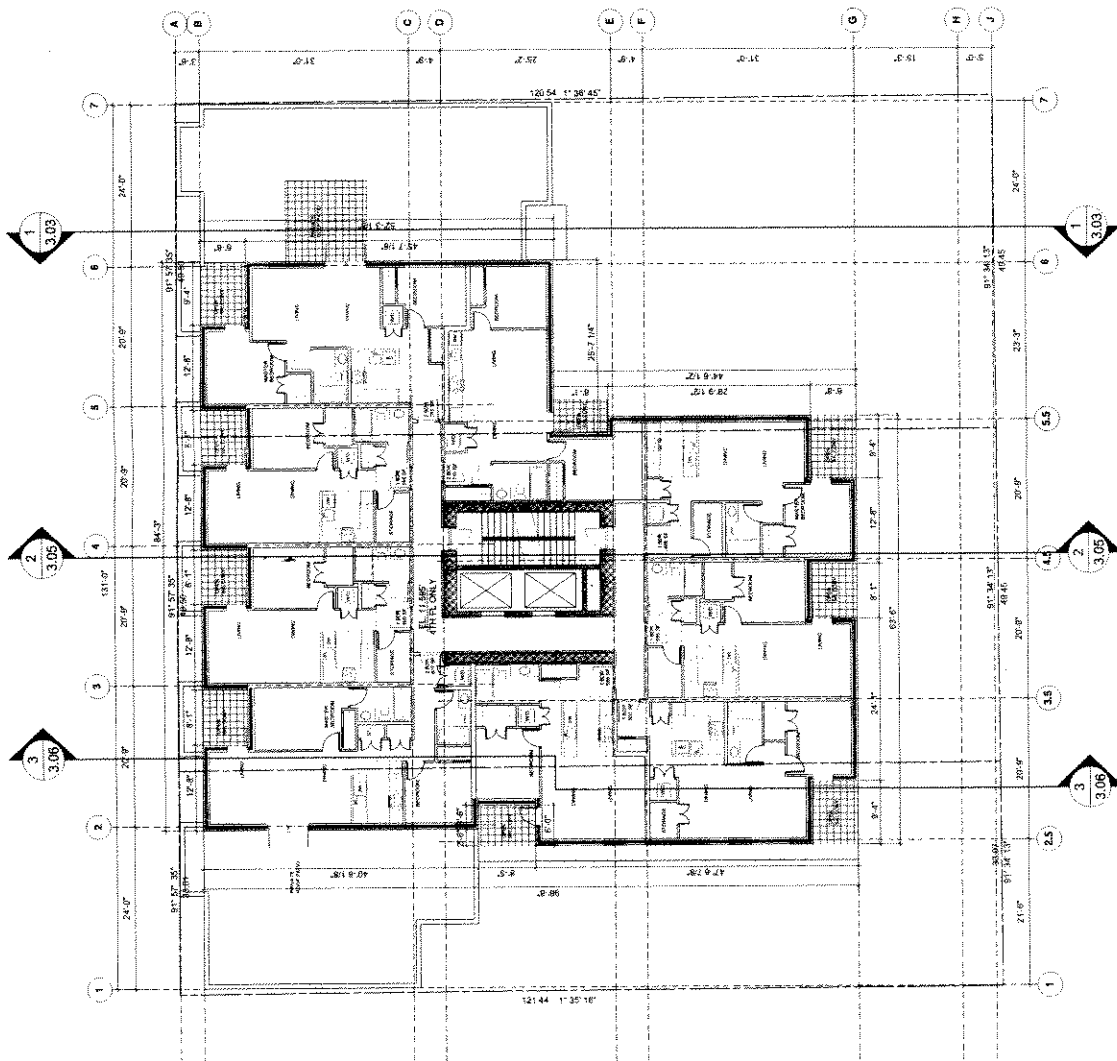
222, 230, 238
W. BROADWAY

VANDYKE, RC

4TH
FLOOR

DATE	11-20
PROJECT	EC, UK
DATE	FEBRUARY 16, 2012
SCALE	1/8" = 1'-0"
DESIGNED BY	WTL
DRAWN BY	WTL

A-2.06





PROJECT	
NO.	1
DATE	1588.05.05
ISSUED FOR	DRP
BY	
CHECKED BY	
DATE	
PROJECT	

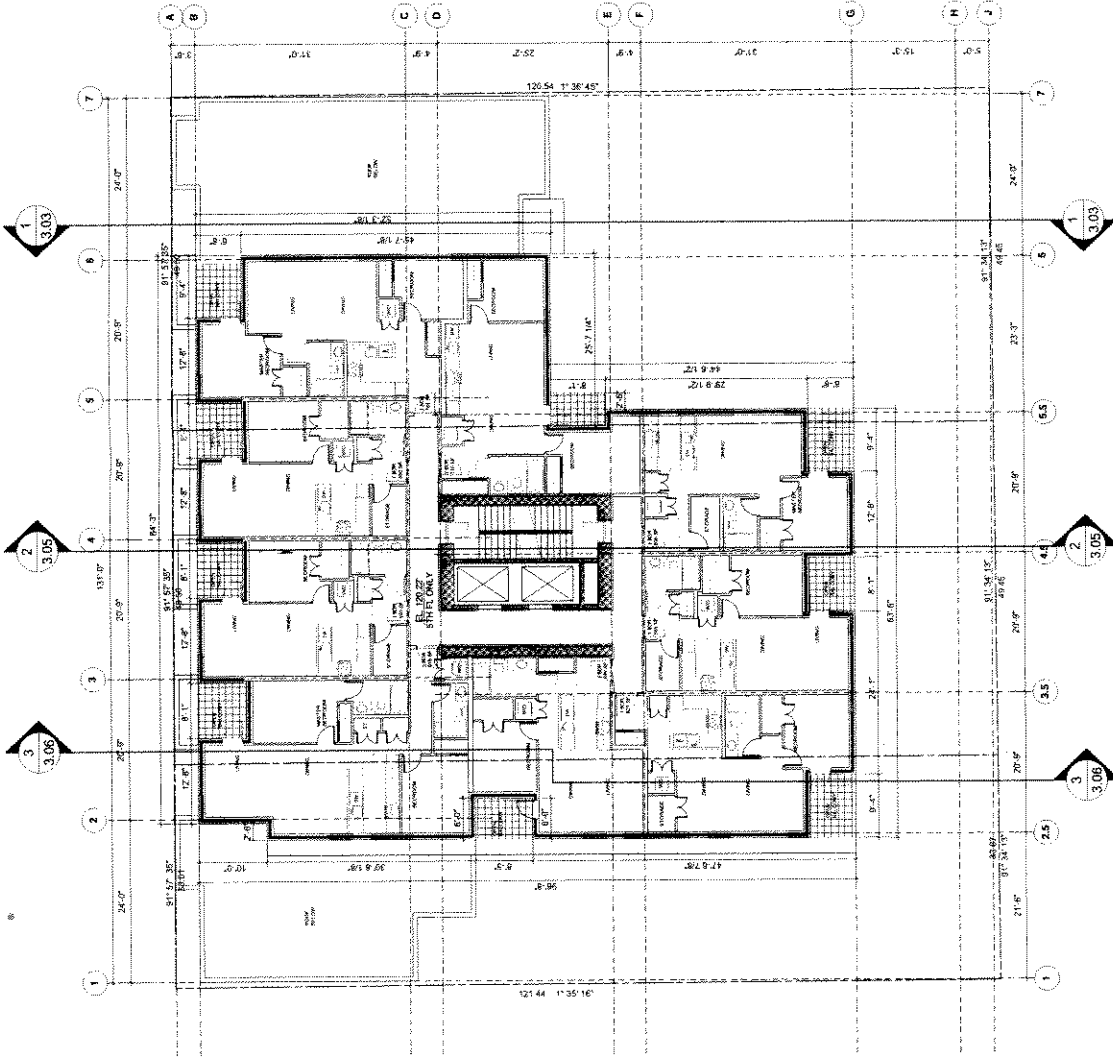
222, 230, 238
W. BROADWAY

VANCOUVER, BC

5TH-6TH
FLOOR

DATE	11.20
BY	DC, MK
DATE	FEBRUARY 15, 2012
SCALE	1/8" = 1'-0"
PROJECT	WTL
PROJECT NO.	
PROJECT NAME	
PROJECT ADDRESS	
PROJECT CITY	
PROJECT STATE	
PROJECT COUNTRY	

A-2.07





No.	Date	Revised For
1	15/02/2012	ISSUED FOR IIP

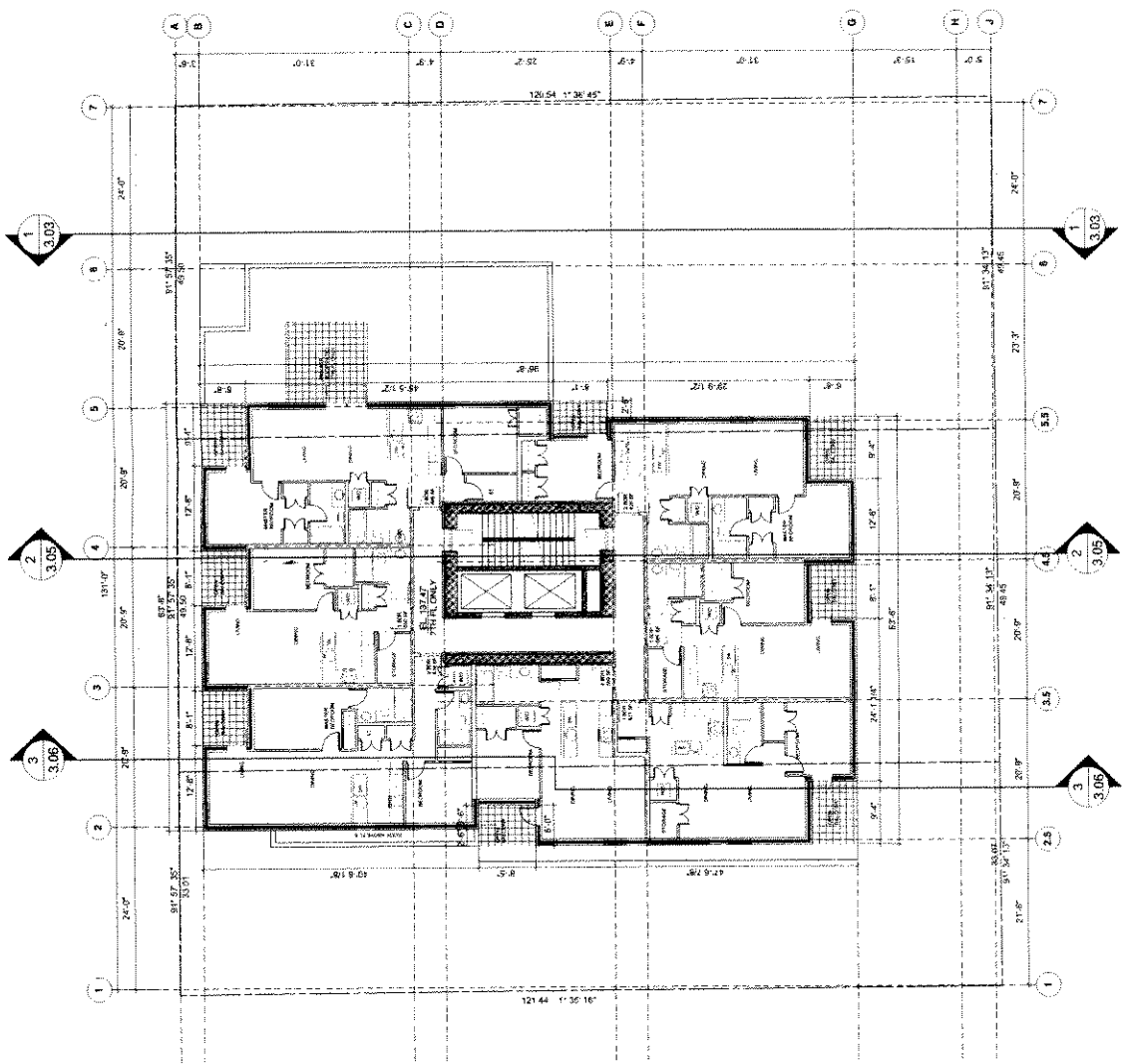
**222, 230, 238
W. BROADWAY**

VANCOUVER BC

**7TH-8TH
FLOOR**

DATE:	11-20
DESIGN:	CC, VK
DATE:	FEBRUARY 15, 2012
SCALE:	1/8" = 1'-0"
PROJECT:	WTL
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A-2.08



Appendix D ; page 10 of 23



NO.	DATE	DESCRIPTION
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2	01.10	ISSUED FOR PERMIT
3	02.10	ISSUED FOR PERMIT
4	03.10	ISSUED FOR PERMIT
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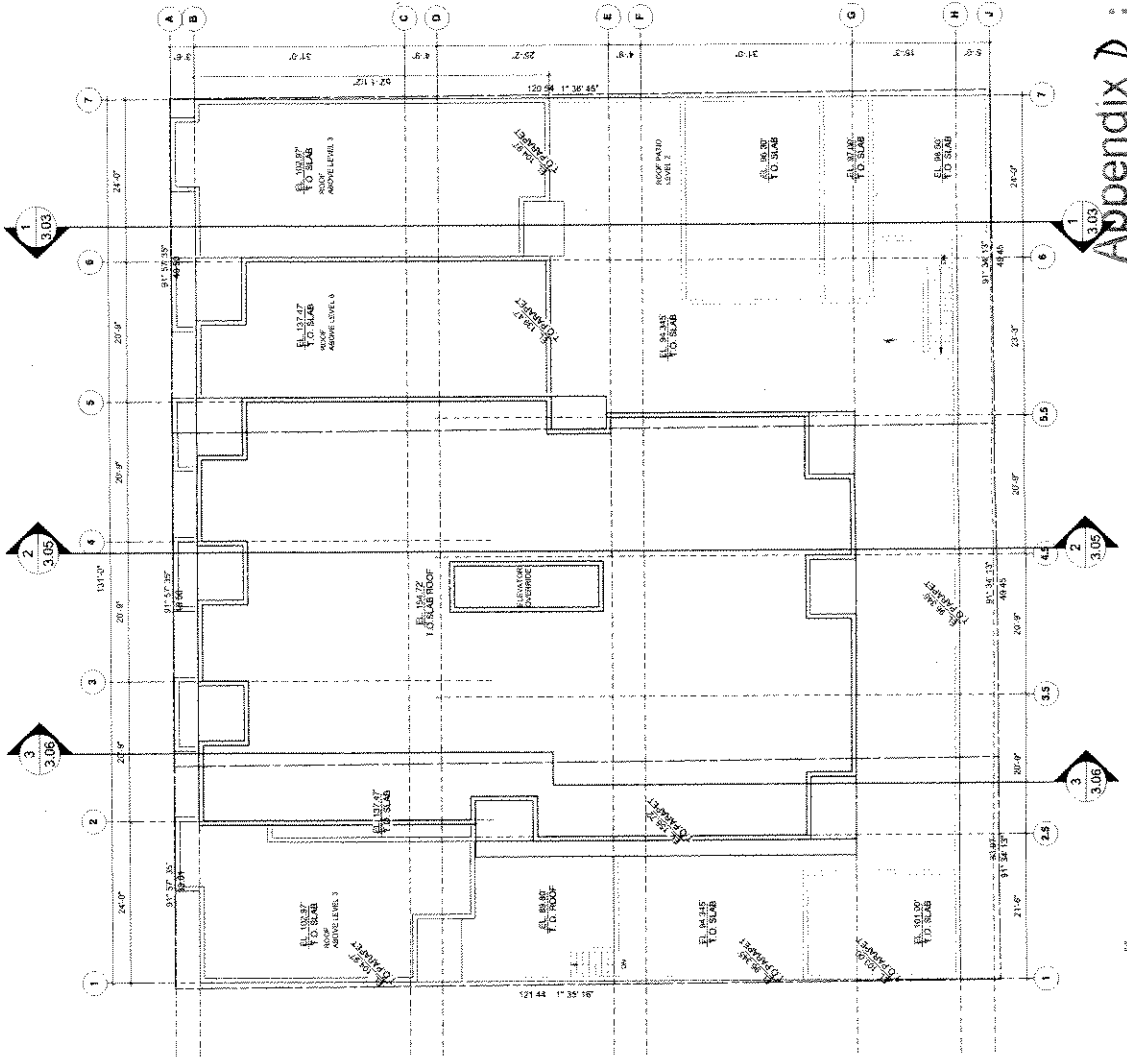
222, 230, 238
W. BROADWAY

VANCOUVER, BC

ROOF

NO.	DATE	DESCRIPTION
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A-2.09



Appendix D ; page 11 of 23



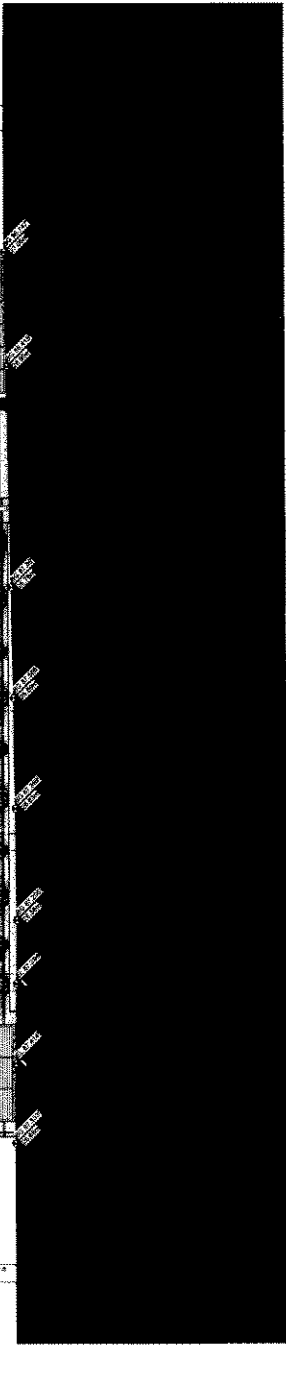
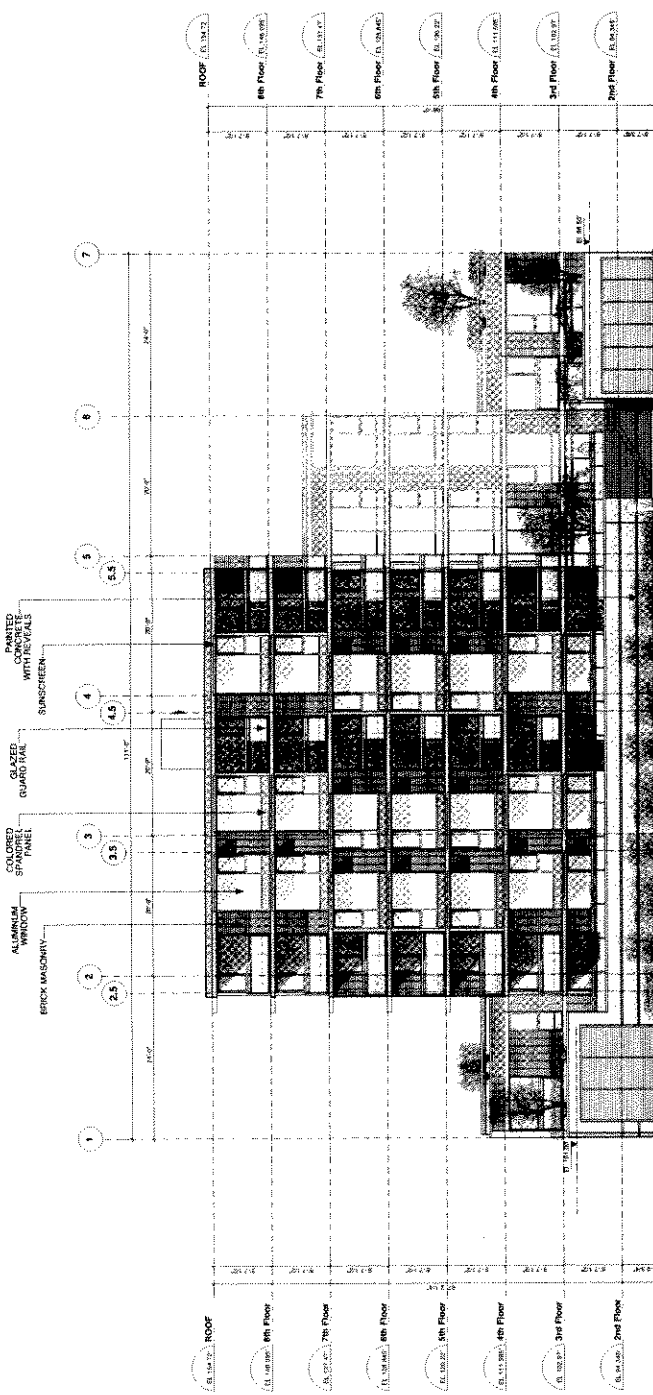
222, 230, 238
W. BROADWAY

VANCOUVER, BC

**NORTH
ELEVATION**

DATE: 11-20
DRAWN BY: BC
CHECKED BY: BC
DATE: FEBRUARY 15, 2012
SCALE: 1/8" = 1'-0"
PROJECT: WTL

A-3.01



222, 230, 238
W. BROADWAY

VANCOUVER, BC

SOUTH
ELEVATION

DATE	11.20
DESIGNER	DC
DATE	FEBRUARY 15, 2012
SCALE	3/32" = 1'-0"
PROJECT	WTL
CLIENT	WTL
PROJECT ADDRESS	222, 230, 238 W. BROADWAY, VANCOUVER, BC
PROJECT NO.	1000000000

A-3.02

Scale: 1/8" = 1'-0" (Architectural) / 1/32" = 1'-0" (Mechanical)

No.	Date	Issue
1	02/15/2012	ISSUED FOR RFP
2		REVISION
3		REVISION
4		REVISION
5		REVISION
6		REVISION
7		REVISION
8		REVISION
9		REVISION
10		REVISION
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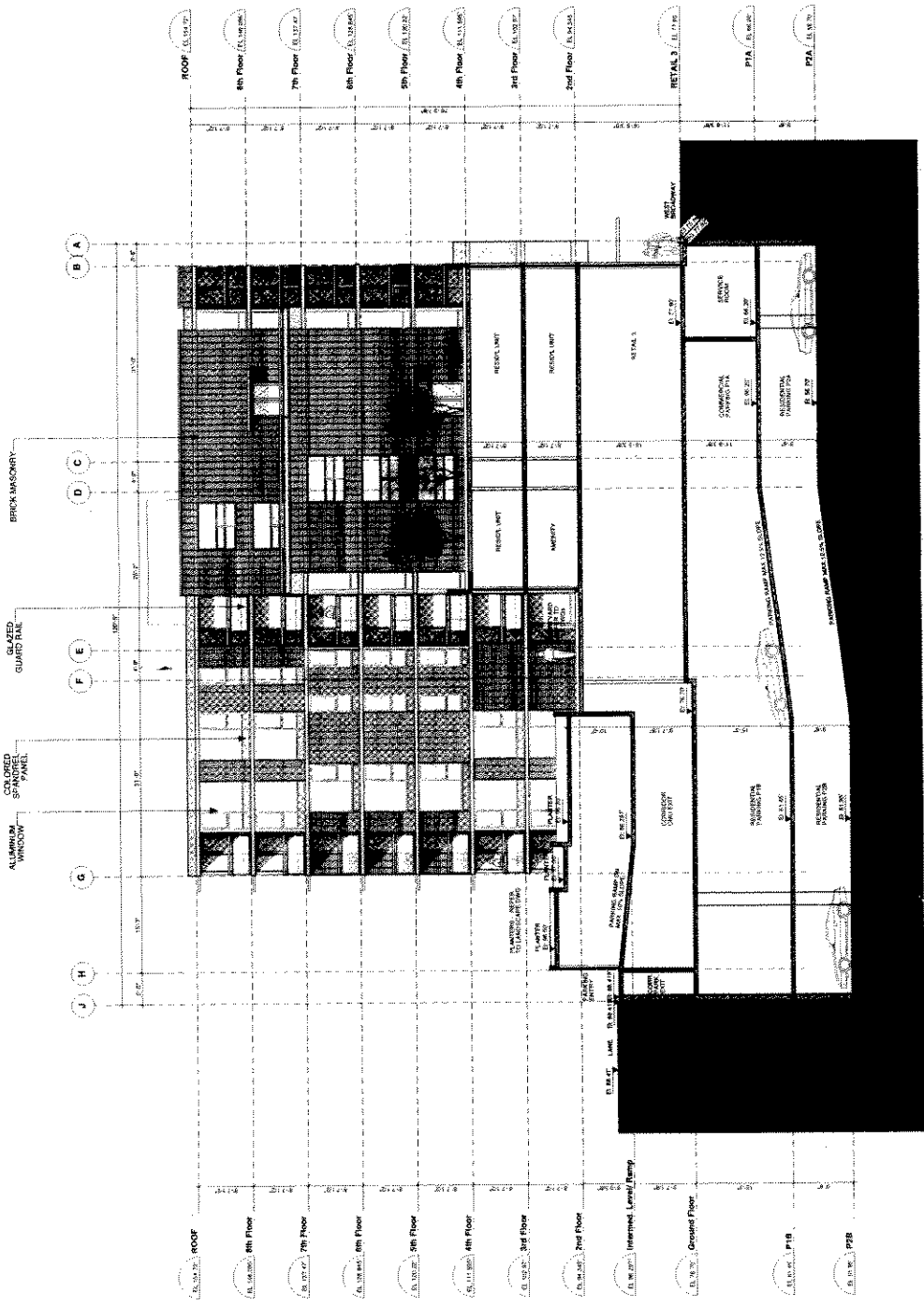
222, 230, 238 W. BROADWAY

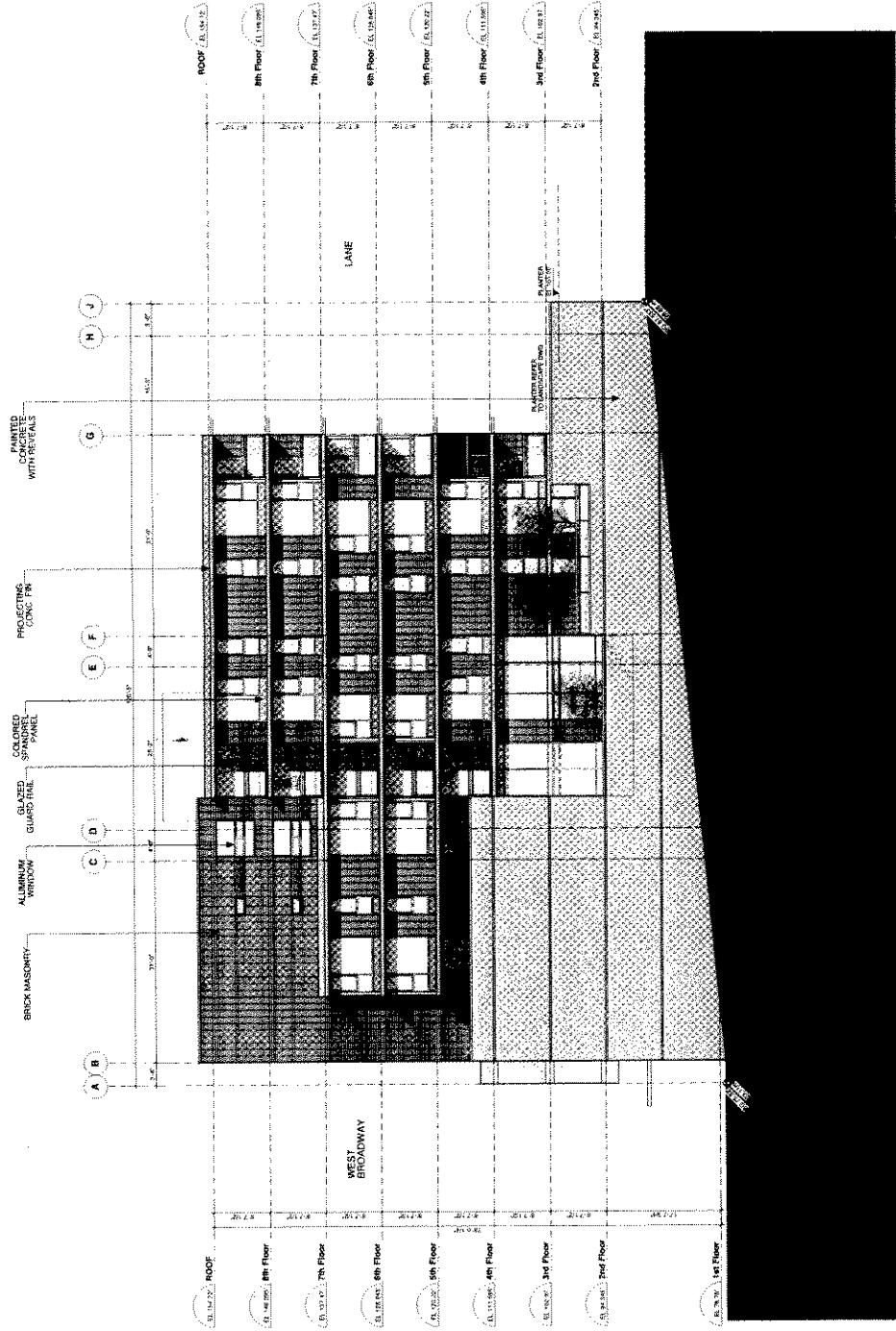
VANCOUVER, BC

EAST ELEVATION SECTION 1

DATE: 02/15/2012
 COUNTY: CO
 CITY: VANCOUVER
 PROJECT: 222, 230, 238 W. BROADWAY
 DRAWN BY: MTL
 CHECKED BY: MTL

A-3.03





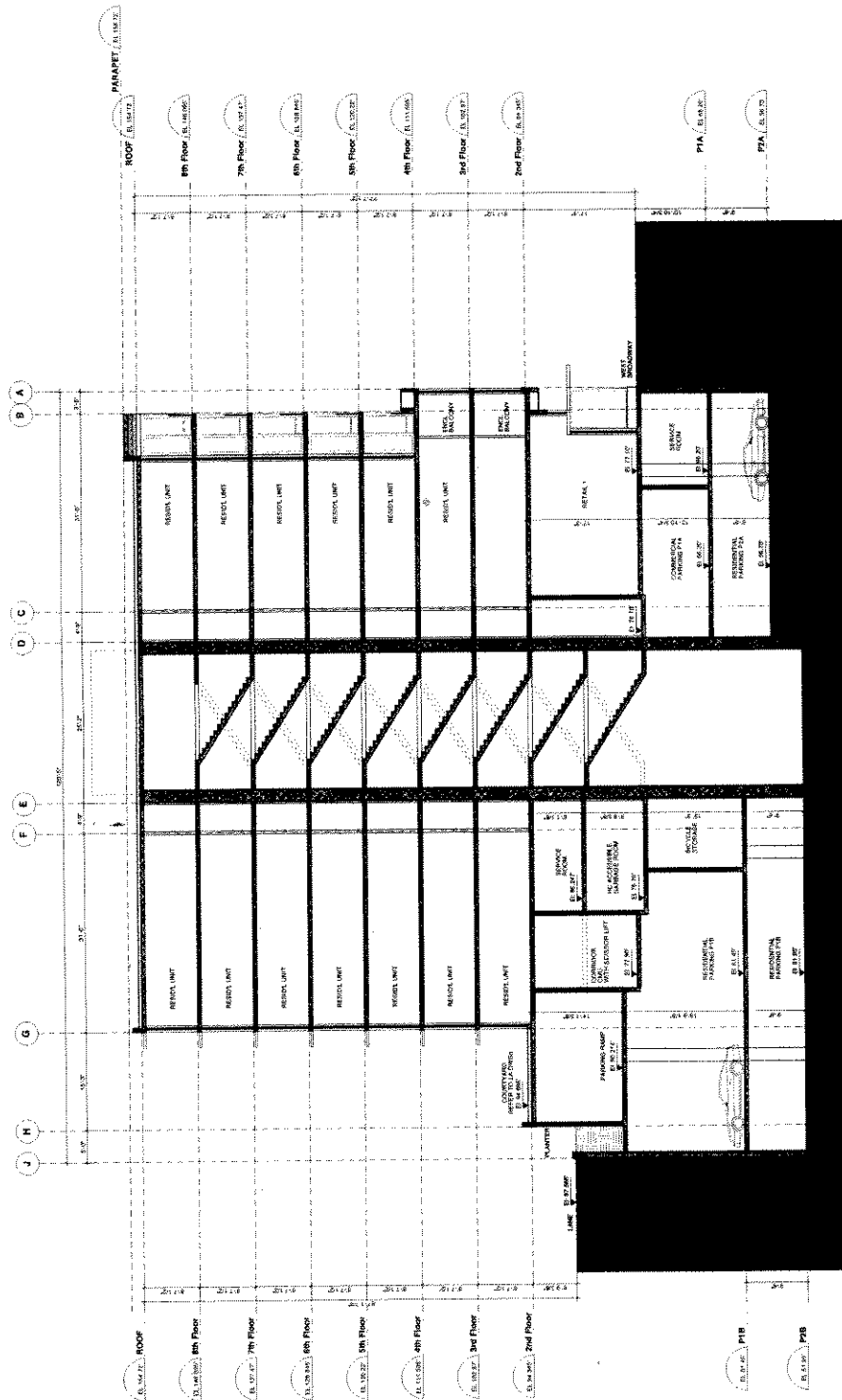
222, 230, 238
W. BROADWAY

VANCOUVER, BC

**WEST
ELEVATION**

DATE	11.20
PROJECT	DC
DATE	FEBRUARY 16, 2012
SCALE	1/8" = 1'-0"
PROJECT	WTL
DESIGNED BY	W. T. LEUNG
DRAWN BY	W. T. LEUNG
CHECKED BY	W. T. LEUNG
DATE	11.20

A-3.104



No.	Date	Revised Notes
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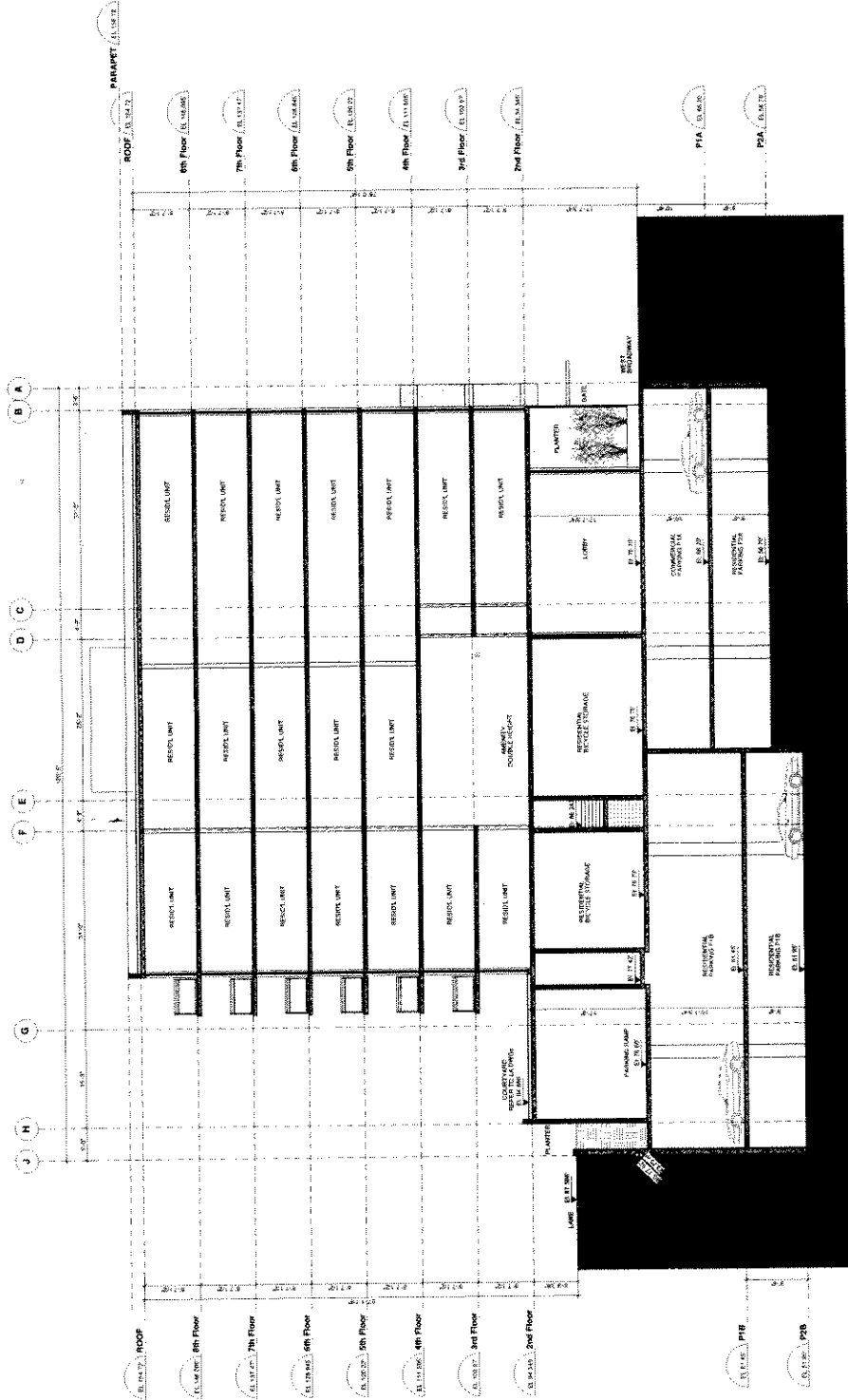
222, 230, 238
W. BROADWAY

VANCOUVER, BC
CANADA V6Z

SECTION 2

DATE: 11-20
DRAWN: VK
DATE: FEBRUARY 15, 2012
PROJECT: 112-11-11-11
WTL

A-3.05



NO.	DATE	REVISION
1		ISSUED FOR I.P.

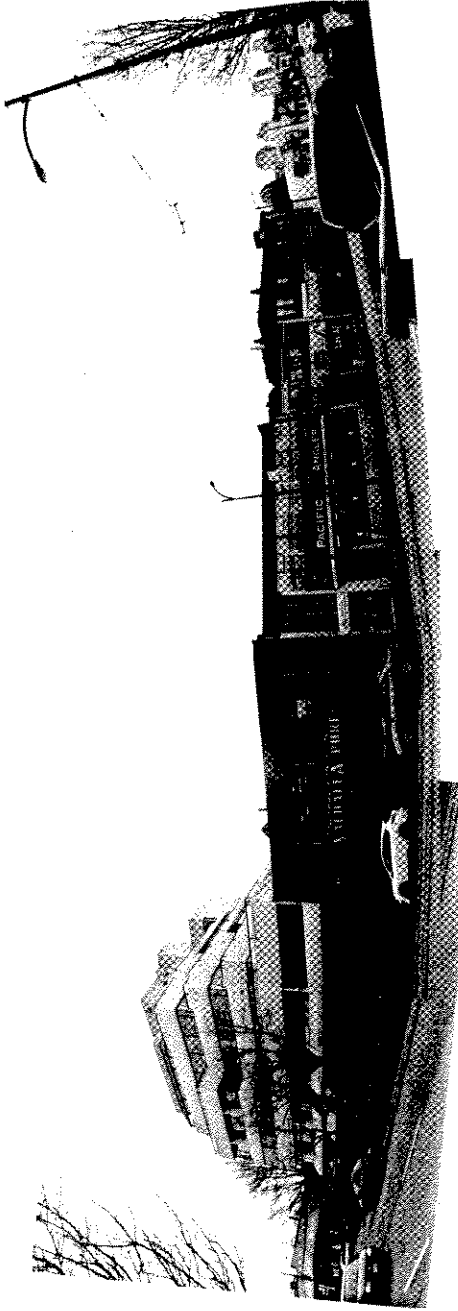
222, 230, 238
W. BROADWAY

VANCOUVER, BC

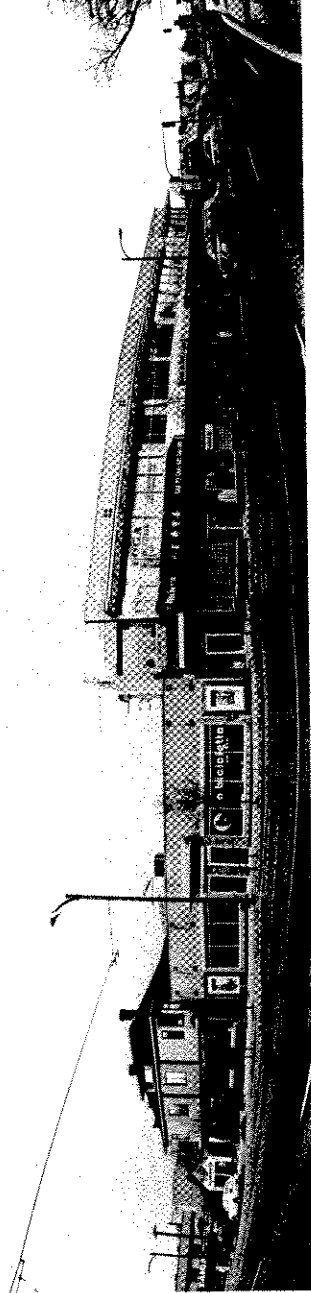
SECTION 3

DATE: 11-20
PROJECT: VK
ISSUED: FEBRUARY 15, 2012
DRAWN BY: J.T.P.
CHECKED BY: WTL
SCALE: AS SHOWN

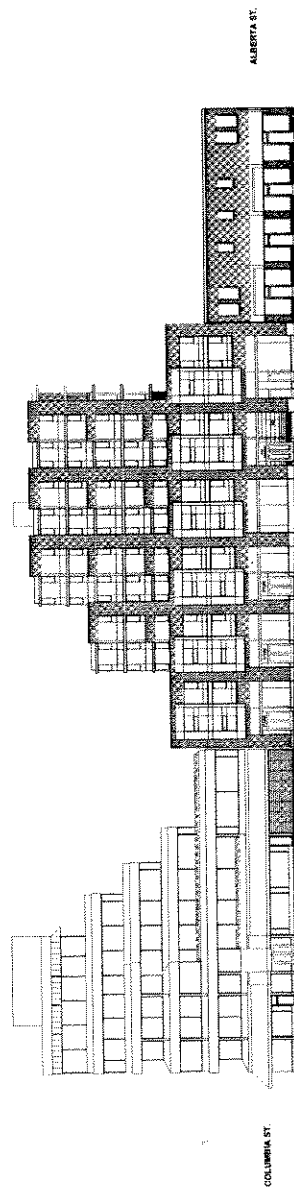
A-3.06



TO COLUMBIA STREET | SUBJECT SITE | TO ALBERTA STREET
WEST BROADWAY SOUTH STREETSCAPE



WEST BROADWAY NORTH STREETSCAPE



ALBERTA ST.

COLUMBIA ST.

STREETSCAPE WEST BROADWAY
SCALE 1:200

No.	Date	Revised By
1	2012	WTL

222, 230, 238
W. BROADWAY

VANCOUVER, BC
STREETSCAPE

DATE: 11-20
SCALE: 1/8" = 1'-0"
PROJECT: WTL
DRAWN BY: WTL
CHECKED BY: WTL
DATE: FEBRUARY 15, 2012

A-5.00



NO.	DATE	DESCRIPTION
1	2010.05	ISSUED FOR BP
2	2010.06	REVISED
3	2010.09	REVISED
4	2010.12	REVISED
5	2011.03	REVISED
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7	2011.09	REVISED
8	2011.12	REVISED
9	2012.03	REVISED
10	2012.06	REVISED
11	2012.09	REVISED
12	2012.12	REVISED

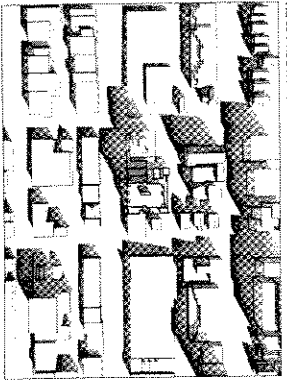
222, 230, 238
W. BROADWAY

VANCOUVER, BC

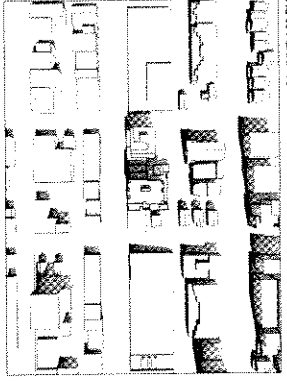
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NO.	DATE	DESCRIPTION
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2	2012.03	REVISED
3	2012.06	REVISED
4	2012.09	REVISED
5	2012.12	REVISED
6	2013.03	REVISED
7	2013.06	REVISED
8	2013.09	REVISED
9	2013.12	REVISED
10	2014.03	REVISED
11	2014.06	REVISED
12	2014.09	REVISED
13	2014.12	REVISED

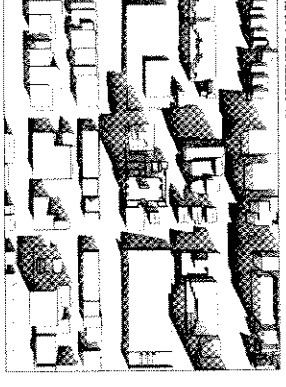
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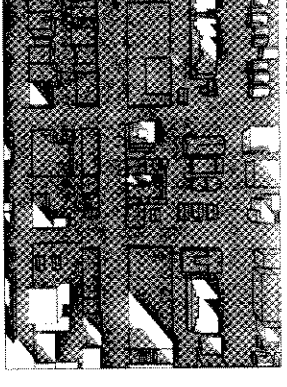
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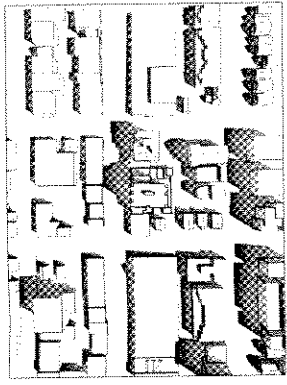
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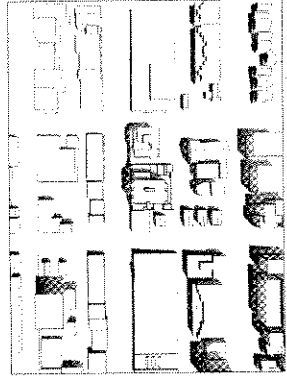
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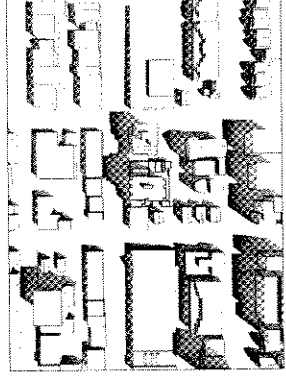
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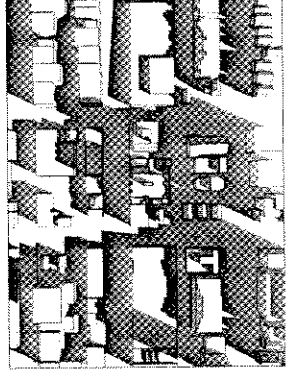
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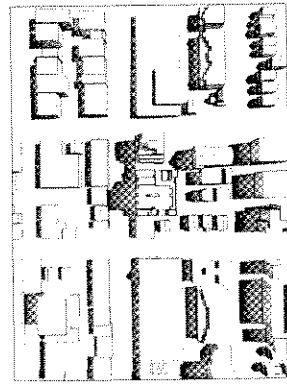
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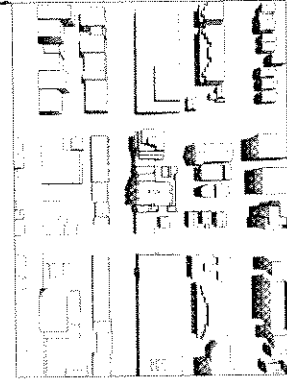
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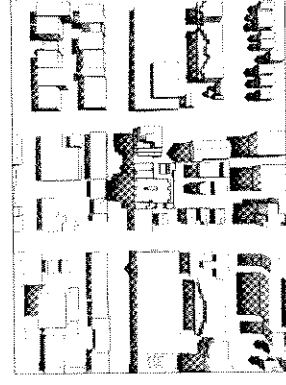
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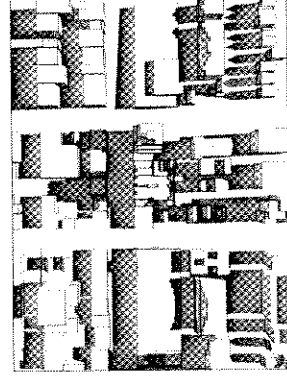
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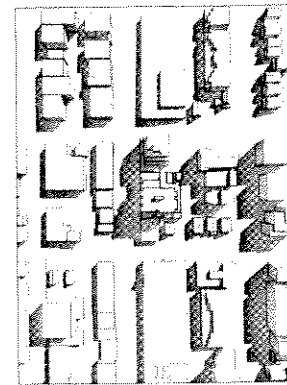
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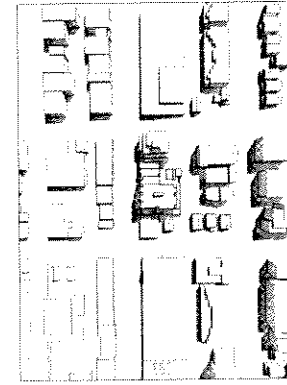
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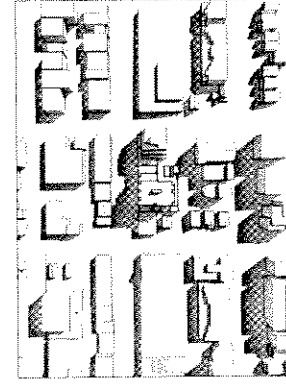
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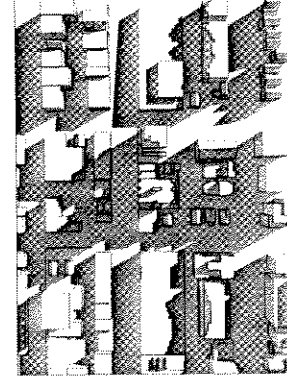
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21. JUNE 10 AM



21. SEPTEMBER 10 AM

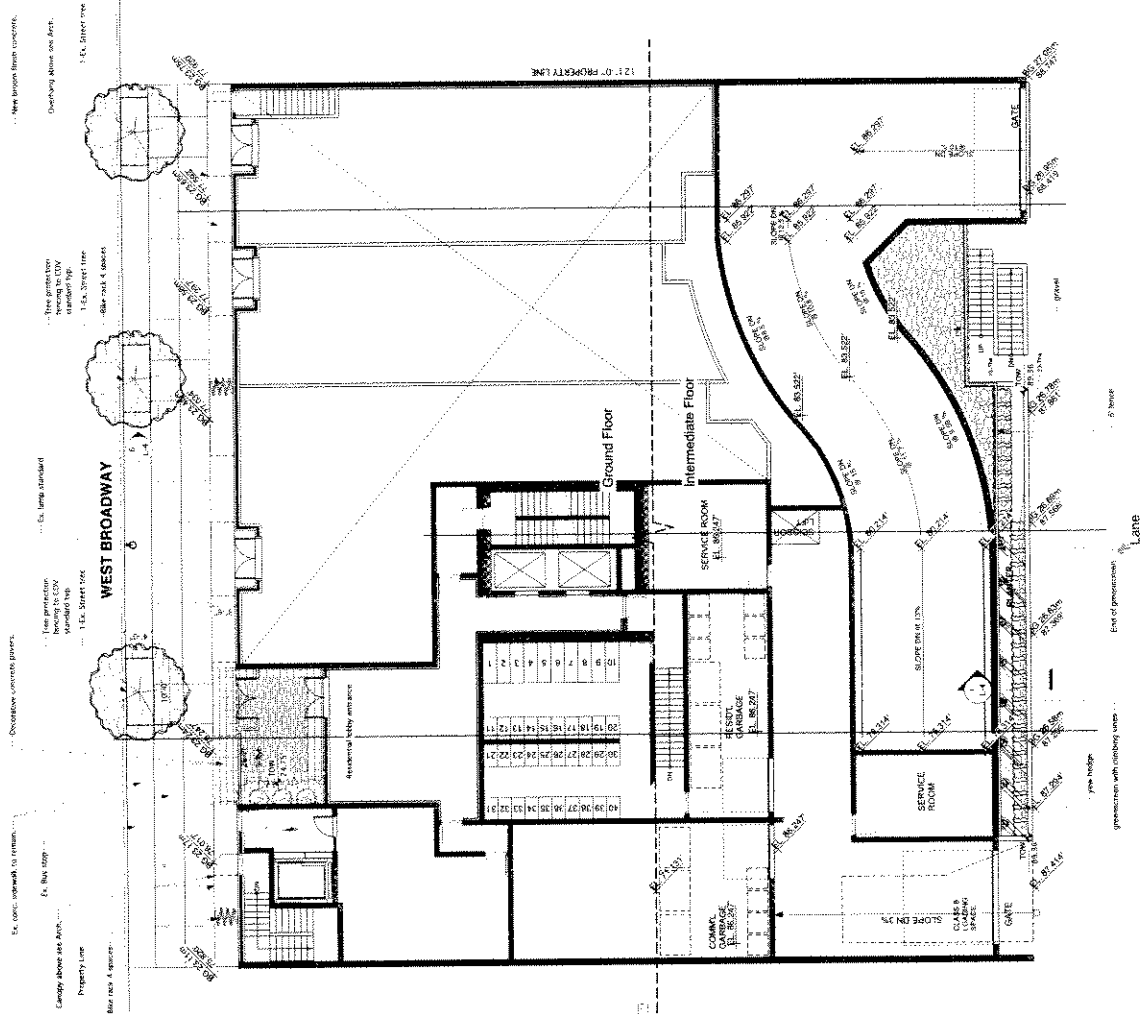


21. DECEMBER 10 AM



222, 230, 230
 W Broadway
 Landscape Plan
 Ground Floor

NO.	DATE	DESCRIPTION
1	10/15/14	Initial Design
2	10/15/14	Final Design
3	10/15/14	Construction Documents
4	10/15/14	As-Built

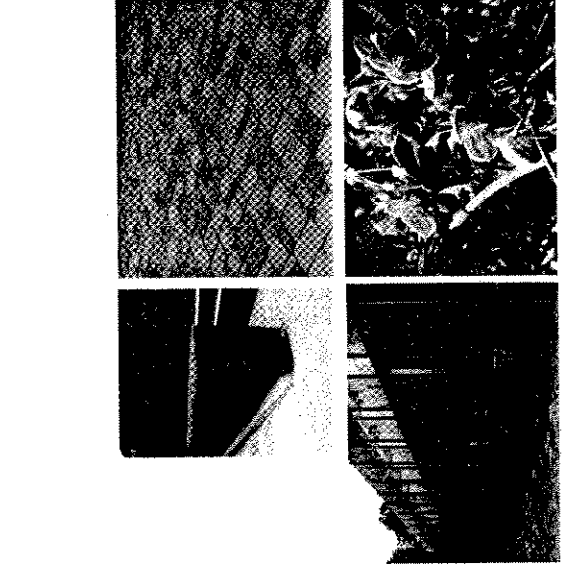


Plant List

IN	QTY	Botanical Name	Common Name	Schedule Size	Remarks
Ac	1	...	...	...	...
Asp	1	...	...	...	...
Flr	1	...	...	...	...
Sp	1	...	...	...	...
Sh	1	...	...	...	...
Tr	1	...	...	...	...
Gr	1	...	...	...	...
Pa	1	...	...	...	...
Pl	1	...	...	...	...
St	1	...	...	...	...
Vo	1	...	...	...	...

Materials

ITEM	DESCRIPTION	UNIT	QTY
1
2
3
4
5



Project: No. Date Number Name
 No. 1 03/07 2008
 2 03/07 2008
 3 03/07 2008
 4 03/07 2008
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etax
 222, 230, 230
 W. Broadway
 Landscape Plan
 Level 2

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 Level 2

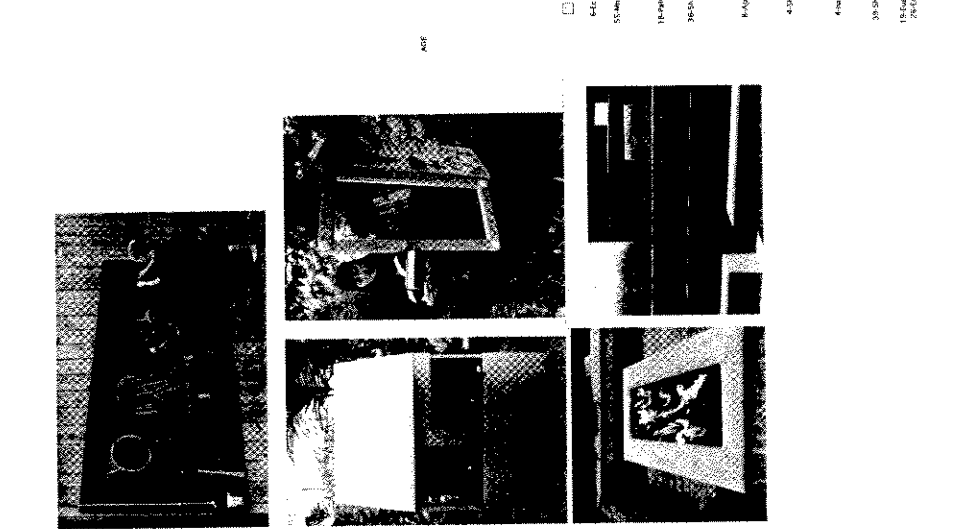
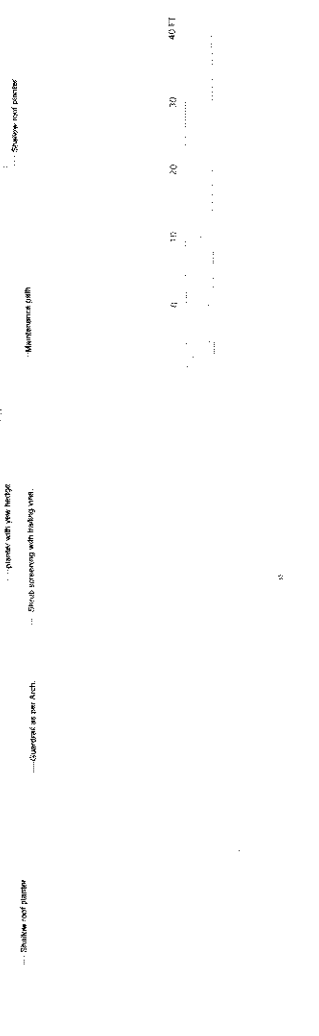
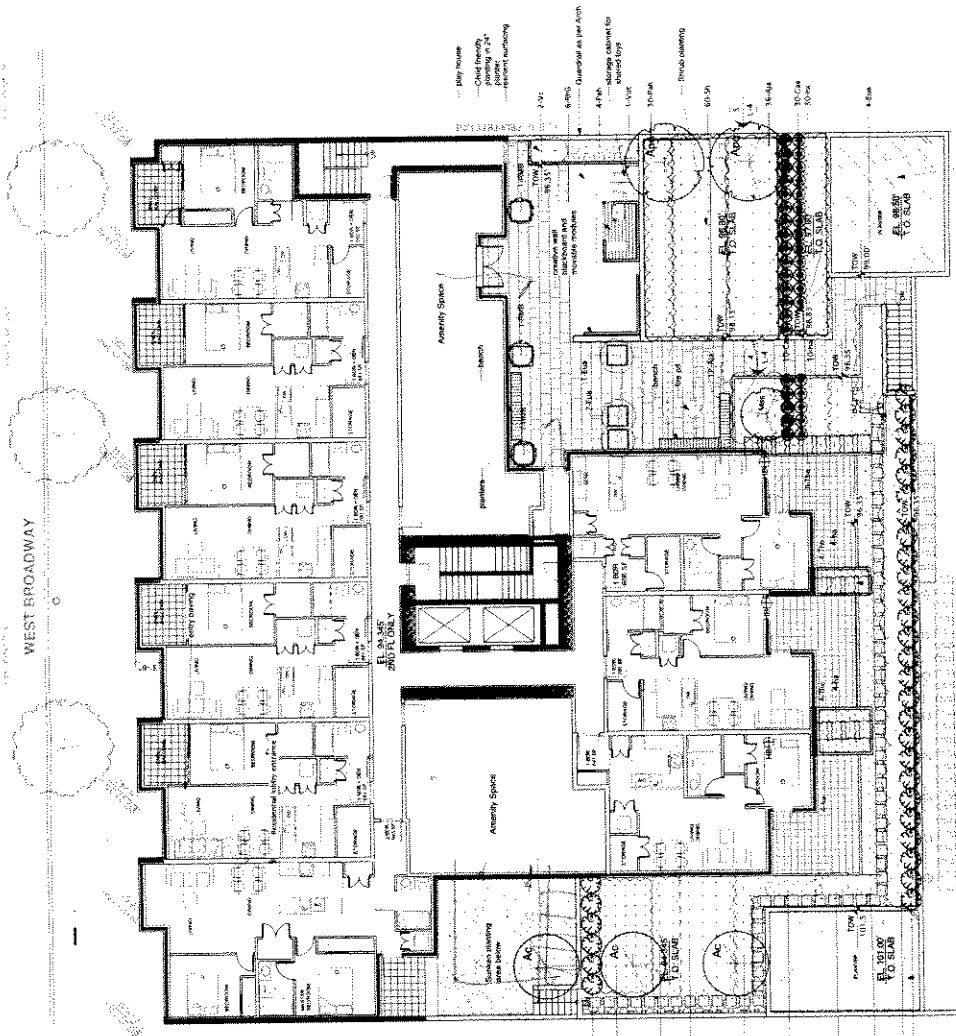
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 W. Broadway
 Landscape Plan
 Level 2

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 Level 2

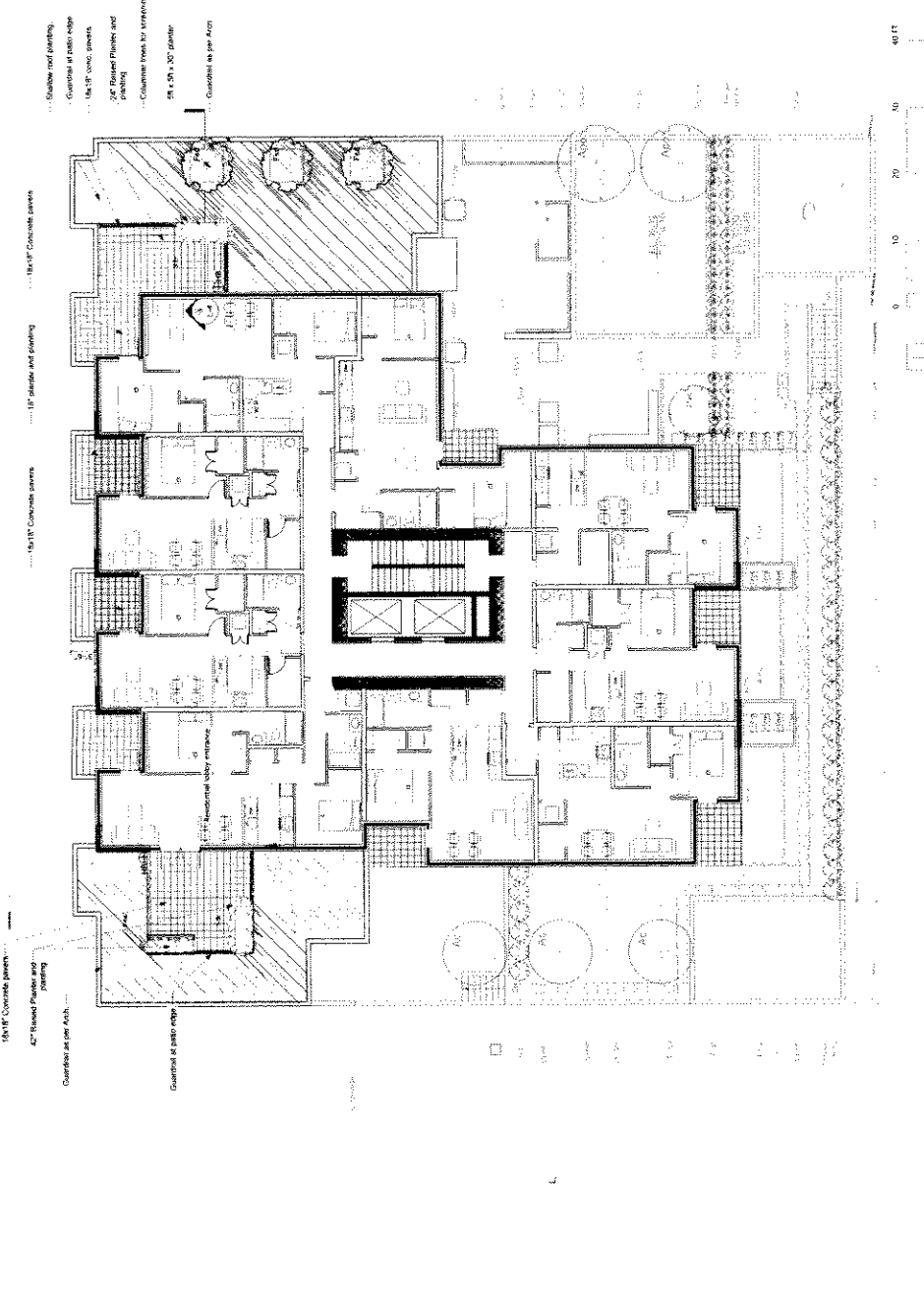
222, 230, 230
 W. Broadway
 Landscape Plan
 Level 2

222, 230, 230
 W. Broadway
 Landscape Plan
 Level 2

222, 230, 230
 W. Broadway
 Landscape Plan
 Level 2



- Slab-on-grade paving
- Gravel at curb edge
- 1/2" 1" concrete panels
- 3/4" Rapid Place and paving
- Curbside from 1/4" x 1/4" pavers
- 28 x 28 x 1.25" granite
- Curbside as per A/E/C



15/16" Concrete pavers
42" Rapid Place and paving
Curbside as per A/E/C
18" Concrete pavers
15" granite and paving
15/16" Concrete pavers

Drawn by:	L3
Checked by:	
Scale:	1" = 20'
Date:	
Project No.:	
Project Name:	
Scale:	
Date:	
Drawn by:	
Checked by:	
Scale:	
Date:	
Project No.:	
Project Name:	



ALL PLANTS TO BE MANAGED, GROWN TO MATURE SIZE AND INSTALLED TO CONTRACTOR TO MAINTAIN 2" CLEARANCE FROM CURBS.

ALL PLANT MATERIAL TO BE INSPECTED UPON DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

REPORTED SOIL SHALL BE A SANDY LOAM OR LOAMY SAND MIXTURE AND LESS THAN 15% CLAY BY WEIGHT. SANDY SILTY LOAM OR SILTY SAND MIXTURE. ALL SOILS SHALL BE TESTED BY THE CONTRACTOR TO VERIFY THE PROPOSED MATERIALS. STONES OVER 3/4" AND CORNERS SHALL BE FREE FROM COAGULATES, ORGANIC MATERIALS AND OTHER MATERIALS WEEDS OR SEEDS.

REPORTED TOPSOIL SHALL COMPLY TO:

AND/OR TREATED AS PER SECTION 12.1.1 AND 12.1.2 INCLUDING THE FOLLOWING STANDARDS:

SOIL TESTS SHALL BE PERFORMED ON 10% OF THE TOTAL VOLUME OF SOIL TO BE USED IN THE PROJECT.

IT SHALL PASS THE FOLLOWING QUALIFIER:

TEXTURE: SANDS, SANDY SILTY SANDS, S-L
SANDY SILTY SANDS, SILTY SANDS, S-S
SANDY SILTY SANDS, SILTY SANDS, S-S
SANDY SILTY SANDS, SILTY SANDS, S-S
SANDY SILTY SANDS, SILTY SANDS, S-S
SANDY SILTY SANDS, SILTY SANDS, S-S

ORGANIC CONTENT: 3-10%

DRAINAGE: PERCOLATION SHALL BE SUCH THAT WATER FROM SURFACE WATER SHALL PERMEATE TO DEPTH OF AT LEAST 10" WITHIN 72 HOURS OF PRECIPITATION.

TABLE 14 OF THE 2013 ILLINOIS STANDARDS SPECIFICATIONS FOR CONSTRUCTION

TABLE 14 OF THE 2013 ILLINOIS STANDARDS SPECIFICATIONS FOR CONSTRUCTION

ALL PERMANENT PLANTING AREAS TO HAVE HIGH EFFICIENCY IRRIGATION.

CONTRACTOR TO PROVIDE MAINTENANCE AND FINISH OF AN EXISTING SUBSTANTIAL COMPLETION CONTRACT TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO ARCHITECT AND CONSTRUCTION MANAGER AND PROVIDE COPY TO THE PERFORMER OF AN INDEPENDENT CONSULTANT AND OTHER DESIGN PROFESSIONALS. THIS SHALL NOT INCLUDE THE ORIGINAL FROM THE ARCHITECT AND/OR CONSULTANT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL AND PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

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PERCOLATION:

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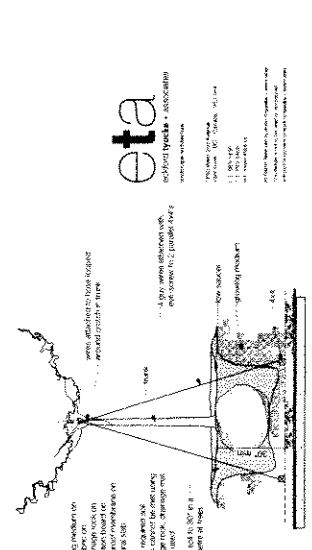
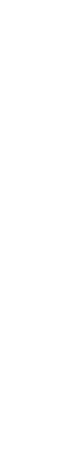
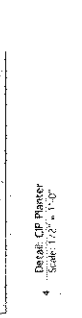
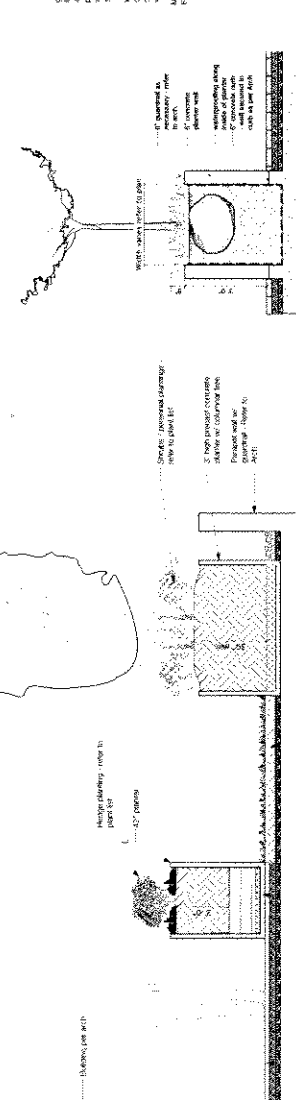
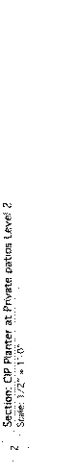
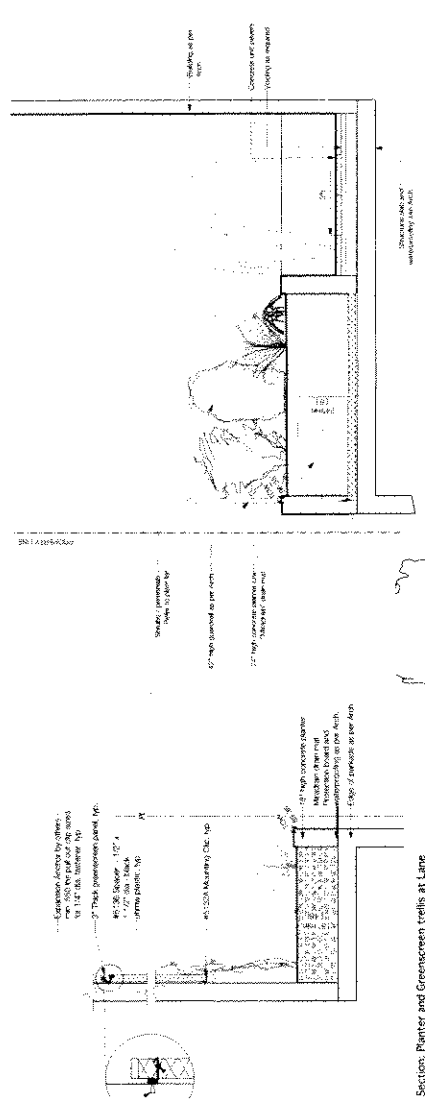
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Rev	Date	Revised By	Revised For
1	05/07/14	J. [Name]	Initial Design
2	06/10/14	J. [Name]	Final Design
3	07/15/14	J. [Name]	Construction Documents
4	08/20/14	J. [Name]	Final Review
5	09/10/14	J. [Name]	Final Approval

Rev	Date	Revised By	Revised For
1	05/07/14	J. [Name]	Initial Design
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3	07/15/14	J. [Name]	Construction Documents
4	08/20/14	J. [Name]	Final Review
5	09/10/14	J. [Name]	Final Approval



Project
222, 230, 230
W. Broadway

Drawings Title
Landscape
Sections and details

Rev	Date	Revised By	Revised For
1	05/07/14	J. [Name]	Initial Design
2	06/10/14	J. [Name]	Final Design
3	07/15/14	J. [Name]	Construction Documents
4	08/20/14	J. [Name]	Final Review
5	09/10/14	J. [Name]	Final Approval

W.T. LEUNG ARCHITECTS INC.

Suite 300 - 973 West Broadway, Vancouver, British Columbia, Canada V5Z 1K3

Tel (604) 736-9711

Fax (604) 736-7991

Mixed Use Development
222, 230, 238 West Broadway
Vancouver B. C.

Design Rationale
February 15th 2012

The site is located on the south side of the two hundred block of West Broadway, a convenient two blocks away from the new Skytrain Station at Cambie Street and West Broadway. This stretch of West Broadway has a mixture of old and new commercial and residential developments of varying heights.

The immediate neighbour to the east is a six storey commercial office building, while the west neighbour, at the corner of Alberta Street, is comprised of a two storey commercial building with a two and a half storey character residential house at the rear, which fronts onto Alberta Street. Across the lane to the South is the Mount Pleasant RM-4 district with older three and four storey apartment buildings.

A row of four neighborhood character houses front onto Alberta Street as well.

Across the street on the north side of West Broadway is a mix of older one and two storey commercial buildings.

The proposal is for an eight storey, mixed use, terraced, commercial and residential development, which is sympathetic in form to and which has a height that matches the office building to the east.

The commercial retail level has generous 15 ft ceiling height, which form part of an overall 3 storey street wall along West Broadway. This street wall is characterized with a series of distinctive cantilevered glazed bays clad in fiber cement panels.

Continuous weather protection for pedestrians is provided by glazed canopies at the retail level. The lower residential floors have glazed enclosed balconies for acoustical purposes. The upper residential floors have open balconies.

The four elevations of the building have contextual responses, with the north elevation being a more orderly structured form facing a major street while the south elevation is more playful and random in approach, which is more reflective of the different scale of buildings in the neighbourhood.

Exterior sunscreens are provided for the south and the west facing windows.

The site has a steep 13 ft cross fall from the SE corner at the lane to the NW corner at West Broadway.

All vehicular access, including loading and building services, are provided from the rear lane. The commercial and residential parking in the underground parking garage are separated by overhead security gates and separate elevator cores are provided for commercial and residential occupants.

Separate commercial and residential garbage and recycling areas are provided as well.

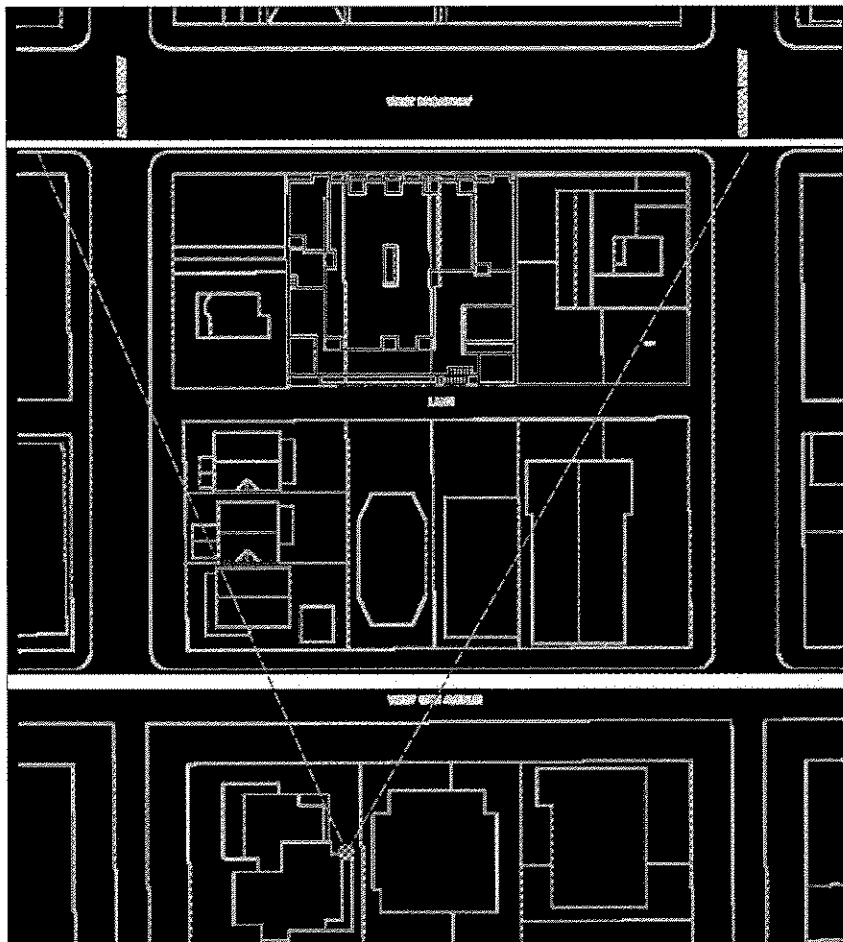
The building is clad in brick masonry with 16" stacked bond masonry units and a custom coloured glazed aluminum window wall system.

Two indoor meeting and exercise amenity areas are provided, which open onto a landscaped terrace for the residents.





VIEW ANALYSIS FROM LEVEL 4 2626 ALBERTA STREET
LOOKING NORTH



No.	Date	Issue Notes
2	12/04/25	ISSUED FOR UDP
1	12/02/15	ISSUED FOR DP

PROJECT:

**222, 230, 238
W. BROADWAY**

VANCOUVER, BC

DRAWING TITLE:

**VIEW
ANALYSIS**

JOB NO.: 11-20

DRAWN: CC

DATE: APRIL 25, 2012

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

CHECKED: WTL

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DRAWING NO.: