
3100 RIVER WALK AVENUE (COMPLETE APPLICATION)
DE416120 - ZONE CD-1

PStM/BM/AEM/MA/LH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
R. Thé, Engineering Services
D. Naundorf, Housing Centre
T. Driessen, Park Board

Also Present:

B. Mah, Development Services
M. Au, Development Services

APPLICANT:

Dialog
Attention: Katie Henderson
406- 611 Alexander Street
Vancouver, BC
V6A 1E1

PROPERTY OWNER:

Polygon South Shore Homes Ltd.
Attention: Kevin Shoemaker
900- 1333 West Broadway
Vancouver, BC
V6H 4C2

EXECUTIVE SUMMARY

- **Proposal:** To develop a 5-storey and 7-storey residential building all over one level of underground parking on Parcel 9B in East Fraser Lands. The underground parkade will be shared by adjacent site on Parcel 9A with access ramp into parkade shown over dividing property line, subject to Council's approval of the Form of Development.

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 and Applicant's Design Rationale

Appendix E LEED Checklist - Gold

- **Issues:** No substantive issues

- **Urban Design Panel:** SUPPORT
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DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE416120 as submitted, the plans and information forming a part thereof, subject to Council approval of the Form of Development, thereby permitting the development of a 5 storey and 7 storey residential building all over one level of underground parking subject to the following conditions:

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

- 1.1 design development to establish a clear hierarchy among entry elements along Riverwalk Avenue, ensuring legibility of the main entries to each apartment building as viewed from the street;
- 1.2 design development to recognize the street end view opportunity created by the curve in Riverwalk Avenue;

Note to Applicant: The contrasting end wall treatment of the north façade on Building A would be an appropriate approach to distinguishing the building in this view.



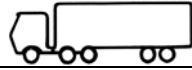
- 1.3 design development to improve the relationship between the development and the Foreshore Park and better reflect the riverfront location by:
 - modifying the landscape along this edge to a more organic and riparian approach. Introduction of river rock, rainwater elements and riparian plantings, would be appropriate;
 - modifying the design of the lower three levels of balconies on the west building 'B' to address the relentlessness of these elements along the river and park frontage. A more fluid organic form, greater articulation along the edge, and a reduction in depth at the bedroom frontages would be appropriate;
 - minimizing the use of railings and fences between the park and the semi-private outdoor spaces of the development, in favour of soft landscape elements;
 - revising the design of the railings at grade level to be distinct from those on upper levels and a better fit with an organic and riparian landscape;
 - introducing more trees to the courtyard edge and in strategic locations between unit frontages; and
 - decreasing the depth of patios on the east building 'A' to enable planting and screening along this edge;
- 1.4 design development to ensure that landscape and paths along the park frontages are designed to meet the future grades in the parks as discussed and agreed with Planning, Park Board, and Engineering Services: 4.4 m along the Neighbourhood Park edge and along soft landscaped areas of the Foreshore Park; 4.1 m at the juncture of the Mews path and courtyard access path to allow smooth transition without stairs (see also Condition A.2.2);
- 1.5 design development to introduce rainwater management elements and edible landscaping along the foreshore frontage of the development, in keeping with the EFL sustainability strategy;
- 1.6 design development to introduce elements in the landscape that reflect the working river and the industrial past of the site as a mill;

- 1.7 design development to reduce the width of the path along the Neighbourhood Park edge to 1.5 m to enable planting at the foot of the patio walls;
- 1.8 design development to the mews between Parcel 9A and 9B to:
 - i) reduce the height of retaining walls at the path edge to seating wall height; and
 - ii) provide, at a minimum, a 9.0m width (6.0 m width for vehicles with 1.5m sidewalks on both sides) in the vehicular access section of the mews, and a 3.0 m width for pedestrians in the pedestrian only section of the mews connecting to the foreshore park, as identified on the SRW plan registered on the site;
- 1.9 design development to provide screening of mechanical equipment and projections on the roofs to ensure the visual quality of the roofscape as viewed from uphill in EFL;
- 1.10 provision of information on plantings on upper levels, including extensive green roof areas; and
- 1.11 consideration to include more board formed concrete in the building elevations;

Note to Applicant: The Urban Design Panel appreciated the subtle reference to the past of the site affected by this material and suggested that it could be used to a greater extent in the buildings.

- 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.

PROJECT INFORMATION		
Site Size/Area: irregular / 42,411 sq. ft. (survey)		Site Type: inside with no lane
CD-1 BY-LAW	PERMITTED	PROPOSED
Uses Sub-Area 1	Multiple Dwelling Family Housing Affordable Housing 35% at least 77 units (family housing)	Multiple Dwelling Family Housing Affordable Housing 104 units 96/104 x 100% = 92% 0 unit
Density ¹ (Section 5.1)	Total: 1,149,000 sq. ft.	Building A 67,267 sq. ft. Building B 36,098 sq. ft. Subtotal 103,365 sq. ft. Excess Balcony Area 133 sq. ft. Total 103,498 sq. ft. Maximum 1,149,010 sq. ft. DE414514 (8600 Kerr Street) 156,090 sq. ft. Current Project 103,498 sq. ft. Balance 889,422 sq. ft.
Balcony Area ² (Section 5.3[a] & 5.4[a])	Total: 8% x 1,149,010 sq. ft. = 91,921 sq. ft. 12% x 1,149,010 sq. ft. = 137,880 sq. ft. Current: 8% x 103,365 sq. ft. = 8,269 sq. ft. 12% x 103,365 sq. ft. = 12,404 sq. ft.	Current Project 12,537 sq. ft. Maximum 12,404 sq. ft. Excess Balcony Area 133 sq. ft. Total (12%) 137,880 sq. ft. DE414514 (8600 Kerr Street) 9,156 sq. ft. Current Project 12,537 sq. ft. Balance 116,187 sq. ft.
Amenity Area (Section 5.3[f])	59,203 sq. ft.	Maximum 59,203 sq. ft. DE414514 (8600 Kerr Street) 1,301 sq. ft. Current Project 910 sq. ft. Balance 56,992 sq. ft.
Height ³ (Section 6.1)	Parcel 9B 7 storeys/83.7 ft.	Building A 7 storeys/70.0 ft. Top of Roof Stair to Green Roof 78.5 ft. Building B 5 storeys/50.0 ft. Top of Roof Stair to Green Roof 57.5 ft.
¹ Note on Density: Balcony areas that exceed the maximum allowed are added into the total floor area. ² Note on Balcony Area: Pursuant to Section 5.4(a) of the CD-1 By-law, the Development Permit Board may allow additional exclusions between 8% and 12% to improve solar shading and/or livability. Excess balcony areas over 12% are added to total residential floor area. ³ Note on Height: Pursuant to Section 6.3 of the CD-1 By-law, the Development Permit Board may permit a greater building height for garden structures such as elevator and stair enclosures, amenity areas, tool sheds, and trellises. Heights have been interpolated based on proposed building grades of 14.4 ft. (4.4 m) along the south and east property lines.		

CD-1/PARKING BY-LAW	Standard	REQUIRED	PROPOSED
Parking ⁴ (Section 7[a] of CD-1 By-law) 	minimum - lesser of 1 space/1,076 sq. ft. and 1.5 space/unit maximum - 1 space/studio unit, 1.5 space/1-bedroom unit, 2 spaces/2-bedroom unit	lesser of 103,498 sq. ft. x 1 space/1,076 sq. ft. = 96 spaces 104 units x 1.5 space/unit = 156 spaces 1 studio x 1 space = 1 7 1-bedroom x 1.5 spaces = 10.5 96 2-bedroom x 2 spaces = <u>192.0</u> Total = 203.5	Residential - Standard 81 - Small Car 21 - Disability <u>4</u> Subtotal 106 Parcel 9A - Visitor's 10 - Car Share <u>1</u> Total 117
Parking By-law (Section 4.1.7)	Small Car 25% maximum	Small Car 106 spaces x 25% = 26 spaces	
Parking By-law (Section 4.8.4)	Disability Spaces 1 sp./1 st 7 units + 0.034 sp./unit	Disability Spaces 104 units - 7 units = 97 units 97 units x 0.034 sp./unit = 3 sp. 1 sp. + 3 sp. = 4 spaces	
CD-1 By-law (Section 7[c])	Visitor's Spaces minimum - 10% x number of units maximum - 20% x number of units	Visitor's Spaces 104 units x 10% = 10.4 ~ 10 spaces 104 units x 20% = 20.8 ~ 21 spaces	
Rezoning (Shared Vehicle Agreement)	Car Share 0.01/unit	Car Share 104 units x 0.01 = 1 sp.	
Bicycle Parking ⁵ (Section 6.2.1.2 of Parking By-law) 	Residential Class A 1.25 space/unit Class B 6 spaces/min. 20 units Horizontal 50% (minimum) Lockers 20% Vertical 30% (maximum) Electrical Outlets: 1 outlet/2 Class A	Class A Class B Residential 130 12 Horizontal 50% x 130 = 65 Lockers 20% x 130 = 26 Vertical 30% x 130 = <u>39</u> Total = 130 Electrical Outlets 65	Class A Class B Residential 130 6 Horizontal 92 Lockers 27 Vertical <u>11</u> Total = 130 Electrical Outlets 0
Loading ⁶ (Section 7[d] & 7[e] of CD-1 By-law) 	Residential Class A 0.01 space/unit Class B 0.005 space/unit	Class A Class B Residential 1 1	Class A Class B Residential 2 0
Unit Type	-	-	1 - studio 7 - one-bedroom <u>96</u> - two-bedroom 104 units total
⁴ Note on Parking: Tandem parking spaces are not included in the proposed number of parking spaces. Visitor's and car share spaces are located on the adjacent site (Parcel 9A) to the west. ⁵ Note on Bicycle Parking: Standard Condition A.1.1 seeks an additional 6 Class B bicycle spaces. Standard Condition A.1.2 seeks the provision of 65 electrical outlets for the Class A bicycle spaces. ⁶ Note on Loading: Staff support a relaxation of the Class B loading space.			

• **Legal Description**

Lot: 5 & 6
Block: 8
Plan: BCP46918
District Lot: 330

• **History of Application:**

12 08 29 Complete DE submitted
12 10 10 Urban Design Panel
12 11 07 Development Permit Staff Committee

• **Site:**

The subject site is known as Parcel 9B within the 'Area 2 South' of the East Fraser Lands (EFL), now commonly known as the 'River District'. The site is bounded by Riverwalk Avenue to the north, a future neighbourhood park to the east, and a future 'Foreshore Park' to the south between the development and the Fraser River. To the immediate west of Parcel 9B is Parcel 9A, for which a development application is expected in the near future. Parcel 9A and 9B will be consolidated to facilitate a shared single level underground parking structure. As such, this development permit seeks approval of the underground parking structure for both Parcel 9A and 9B, with an approvable parking layout for Parcel 9B and a referenced parking layout for Parcel 9A. Further refinement of the parking layout will be addressed in the future development application for Parcel 9A.

• **Context:**

This is the third residential development in EFL, and the first riverfront residential parcel to be developed. Development of the future Foreshore Park in front of the site is triggered by this parcel, and will be undergoing a Parks Board design process. The Foreshore Park is the first component of over a mile of riverfront public space associated with the River District. A continuous separated bike path and pedestrian path is an important aspect of this riverfront. This section of the riverfront is considered highly valuable habitat and the emphasis in this area is on native plantings and retention of existing trees along the shoreline.

The eastern edge of the site is bounded by a future neighbourhood park. Development of 'Neighbourhood Park South' is anticipated at a later time as it is triggered by development moving eastward (Parcel 10). The park provides room for a variety of potential uses such as informal recreation, children's play, seating, and urban agriculture. Conceptual designs for both parks are included in the comprehensive design guidelines for the area.

Parcel 9A and 9B are separated by a mews that is secured with a statutory r.o.w. to provide access to the Foreshore Park. To the west of Parcel 9A is Kerr Street, and the Kerr Street Landing. Kerr Street Landing was recently upgraded as a small public square and parking area that has been recently used to host a Farmer's Market. An offstreet separated bike route has been constructed as part of the Kerr Street improvements.

On the other side of Kerr Street is the River District 'Experience Centre' designed as an information centre for the area, and which provides a place for community meetings and publicly accessible events such as fitness classes. A restaurant is also located in the Centre.

Directly north of the site on the other side of Riverwalk Avenue are two four storey wood-frame buildings currently under construction and nearing completion. Bisecting the River District to the north of these sites is the CP Rail line. On the other side of the rail line is Kent Avenue North which has been recently upgraded to provide a separated bike path. Occupying the hillside site which rises above this are the recently completed townhomes of the first residential project in the River District.

• **Background:**

This is the third development permit application to proceed in Area 2, or the western neighbourhood of EFL. The Development Permit Board approved two previous applications that are currently at or nearing completion of construction and occupancy. These developments are comprised of 77 townhouse units on the hillside to the north, and 158 apartments in two four storey buildings on the other side of Riverwalk Avenue.

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

1. CD-1 (499) East Fraser Lands Area 2 South

Uses: Multiple Dwelling is a permitted use in the CD-1 Zone.

Conditions of Use: The design and layout of at least 35% of the dwelling units in sub-area 1 of the CD-1 zone must be suitable for family housing, and include two or more bedrooms. At least 77 dwelling units in the overall CD-1 zone must consist of affordable housing dwelling units (as described in the By-law).

Density: The overall floor space for all uses combined must not exceed 106 743 m² (1,148,972 ft²).

Building Heights: The building height for Parcel 9B is not to exceed 7 storeys and 25.5m (83.7 ft).

2. East Fraser Lands Area 2 and Kerr Street Properties Guidelines

Comprehensive Guidelines were approved as part of the rezoning of Area 2. They include public realm plans, site-wide sustainability strategies including rainwater management, shoreline biology, songbird strategy, public art plan, heritage statement of significance, illustrative built form and design characteristics for each development parcel, and architectural and landscape guidelines.

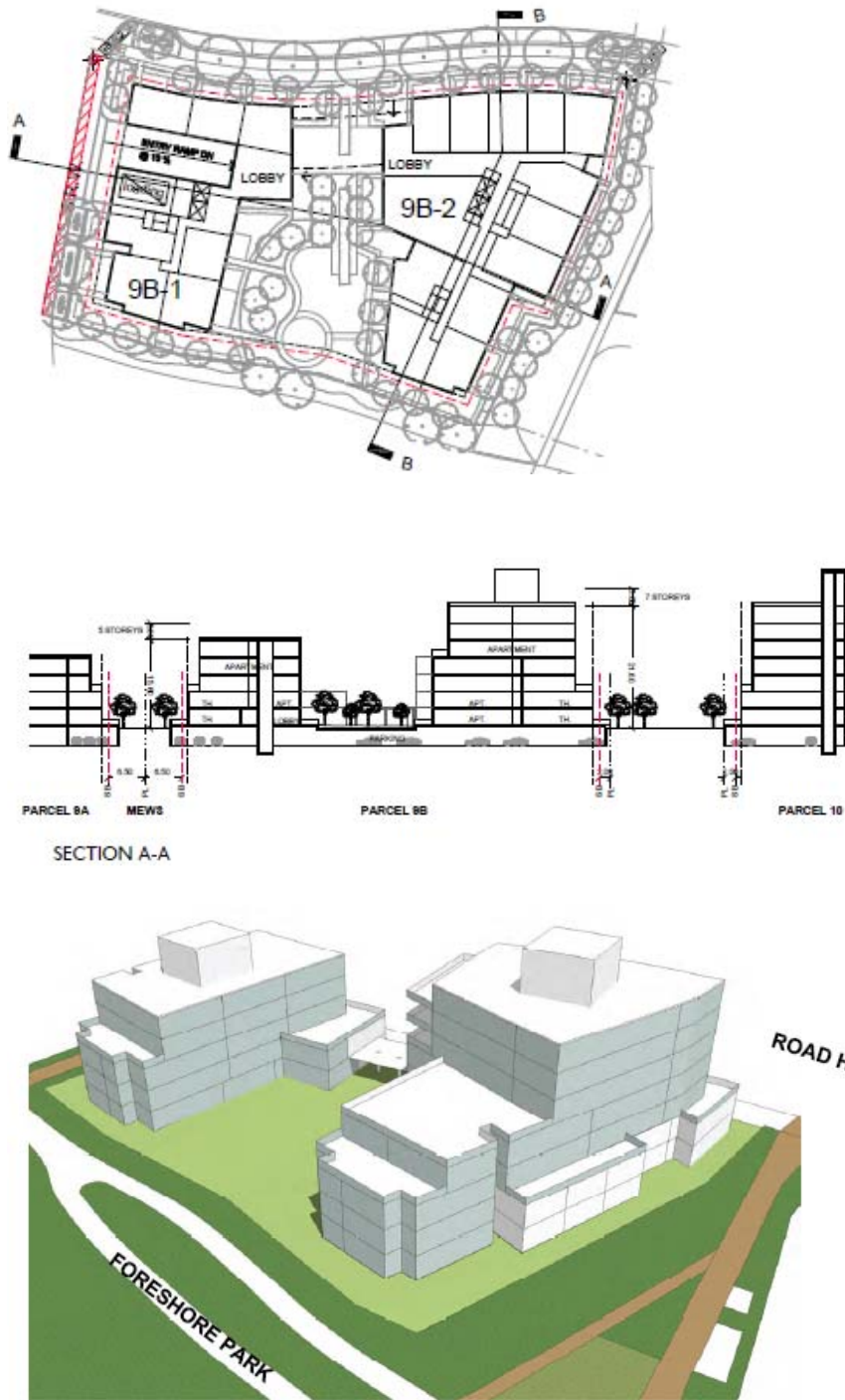
The East Fraser Lands Area 2 and Kerr Street Properties Guidelines are organized in three main sections: Section A- Public Realm Plan, Section B - Built Form and Parcelization, and Section C- Character and Expression. The following summarizes relevant aspect of the Section B and Section C Guidelines that apply to this site.



EFL Area 2 Overview Graphic

Section B: Built Form and Parcelization:

The Guidelines contain an illustrative form of development for each parcel that demonstrates form and density. The guidelines state that the 3D illustrative built form is intended as a guide and modification will result from further design development during the development permit process.



*Illustrative Form of Development
Parcel 9B of EFL Area 2*

Site Specific Guidelines: Urban Design Role and Characteristics

In addition to illustrating site plan, setbacks, sections, and three dimensional form, the Guidelines describe the Urban Design Role and Characteristics of each parcel.

Parcel 9B Urban Design Role:

- Road 'H' (now 'Riverwalk Avenue') frontage
- forms western edge of Neighbourhood Park South
- with Parcel 10, frames threshold to the river
- transitions building scale to the foreshore
- with Parcel 9A, defines pedestrian mews
- building forms frame semi-private landscaped space that contribute to the unique character of the foreshore

Parcel 9B Characteristics:

- Riverwalk frontage comprises two series of townhouses with a generous break between, providing views to the river and access to lobbies
- 2 storey townhouses form most of the Neighbourhood Park south frontage, offering a comfortable scale for this more contained open space
- higher form on east building marks the threshold to the southernmost section of the park and the foreshore beyond
- both buildings terrace towards the river, from 5 or 7 storeys down to three
- private courtyard opening to river provides a visual amenity and enhances the riverfront park experience
- building frontages offer opportunities for a unique expression responding to the riverfront location

Section C: Character and Expression

This section of the Guidelines sets the direction for the architecture and landscape of the development parcels in EFL.

Section 1.0 - Historical Character sets the historical context of EFL. The historic aspects of the White Pine Mill - industrial installations and structure, and elements of the working river - provide references for developing memorable architectural character for EFL. The Guidelines direct that building design draw from these references and reflect them with a fresh contemporary west coast expression.

Section 2.0 - Architecture begins with principles for Architectural Design, then provides guidelines for the various building typologies in Area 2. Terraced buildings are described as a key element in Area 2, and emphasize the opportunity to reflect not only the nature of the river but to provide generous outdoor decks that enjoy both sun and view. Overhangs and horizontal projections are to be used to accentuate the visual impact of terracing. The guidelines anticipate that taller buildings will be extensively terraced, and that buildings will resolve at 3 storeys along the riverfront. The guidelines call for terraced areas on concrete buildings to be developed as green roofs where not designed as other useable outdoor amenity space for residents.

Guidance is provided regarding a palette of materials and elements that capture industrial, contemporary west coast, and riverine character and expression.

The following are the 10 Principles for Architectural Design:

1. Rich architectural diversity within a cohesive urban fabric.
2. A unique architecture that captures the history of the site.
3. A contemporary architecture with a high degree of livability and acknowledgement of place.
4. A legible sustainable architecture that addresses the social as well as the environmental aspects of building design.

5. An expressive and permeable architecture that enhances the legibility of the urban structure and facilitates connectivity of retail, residential and community facilities.
6. A distinctive character for each of the three precincts in Area 2.
7. An architecture that enhances the pedestrian experience and supports the walkability of the community.
8. Landscape treatments that give individual parcels their own identity while integrating them with the framework of the public realm.
9. An approach to lighting design that creates nighttime legibility to reinforce the distinctive character of precincts, public spaces and parcels and places priority on pedestrian comfort.
10. Integration of site-wide ecological initiatives.

With respect to landscape design, common garden courts are seen to make an important contribution to the visual amenity and experience of the Foreshore Park. The guidelines ask that garden courts along the riverfront be designed with this view in mind, as well as the view from residences with in. Consideration should be given to using landscape elements other than fencing to control access while allowing views both in and out. Where fencing is provided it should retain this visual connection.

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

Uses

Multiple Dwelling is a permitted use in sub-area 1 of the CD-1 By-law. Principal Dwelling Units combined with a Secondary Dwelling Unit are permitted in the zoning, but are neither proposed nor required.

Conditions of Use

The design and layout of at least 35% of the dwelling units in sub-area 1 of the CD-1 zone must be suitable for family housing, and include two or more bedrooms. 96 of the 104 units (92%) proposed in this application are considered family units, and future developments in sub-area 1 will be tracked to ensure that a minimum of 35% of the total dwelling units are suitable for families. See also Social Infrastructure commentary.

At least 77 dwelling units in the overall CD-1 zone for Area 2 South must consist of affordable housing dwelling units (as described in the By-law). Affordable housing dwelling units are not proposed in this application, but a minimum of 77 units will be required in future development(s) within Area 2 south. The EFL Official Development Plan has identified Parcel 8A - to the east of the subject site and on the north side of Riverwalk Avenue - as the affordable housing location within this CD-1 district.

Density

The CD-1 By-law specifies a maximum floor area for all combined uses for all development in Area 2 South. The CD-1 By-law does not regulate the number of dwelling units. The Guidelines provide an illustrative form of development and associated floor space for each parcel, recognizing that allocation of floor space will likely vary somewhat at the time of development permit.

The proposed floor space for Parcel 9B is 103,498 ft², whereas the guideline massing illustrated 100,384 ft². Staff support this increase and believe the number of dwelling units and the floor space proposed is appropriate to the parcel and consistent with the intent of the Guidelines.

Built Form and Architectural Expression

The proposed development is generally consistent with the key aspects of the illustrative form of development. It consists of two terraced buildings of five and seven storeys forming a shared courtyard. The desired sense of permeability and visual connectivity to the river and foreshore park is achieved through the opening to Riverwalk and the organization of the buildings with their main entries accessed from the shared courtyard space. As in the guidelines, the lower five storey building is a simpler form, with greater opportunity for terracing demonstrated in the taller seven storey building.

Where terraces and roof areas are not accessible for residents use, extensive green roofs and other plantings are proposed.

With respect to the entry sequence to the apartment buildings from Riverwalk Avenue, the entry areas lack clarity, and a clear hierarchy needs to be established to ensure legibility of the main entries to each apartment building as viewed from the street. Design Condition 1.1 addresses this concern.

Further to the Riverwalk frontage, the guidelines speak to two storey units forming a townhouse like base to the buildings along Riverwalk, but this has proven challenging within the program of more affordably sized and designed units. Instead, along this frontage, two storey elements of wood and board-formed concrete serve to create a stronger street-oriented expression at the base of the buildings.

The curving alignment of Riverwalk sets up the opportunity for a street-end view, and this should be recognized in the design of Building A. Design Condition 1.2 speaks to this.

The relationship of the proposed development to the riverfront and Foreshore Park is one of the key areas where improvement is sought in the design conditions. The riverfront location should be reflected through a more organic and riparian approach to the landscaped edge. The Panel commented that the balconies on the smaller Building B were 'relentless' along this frontage, and that both the experience from the riverfront park and the liveability of the units would benefit from revisiting the balcony design on the lower three levels. Design Condition 1.3 identifies several areas of change that will lead to a better response to the riverfront location.

The general architectural expression of the buildings was supported by the Urban Design Panel, with an appreciation for the subtle interpretation of guidelines relating to drawing on the past of the site and its riverfront location. In particular, the board-formed concrete was thought to be an appropriate reference and a material which could see more extensive use. This has been included as an item for consideration in Design Condition 1.11. Greater reference to the guidelines and the past of the site could be reflected in the landscape, as per Design Condition 1.6.

Recent changes to the Flood Control Levels in this area have led to increased height of inhabited floor levels to 4.8m. Similarly, suitable elevations for the future public realm network of streets and public parks have increased. Street elevations to the immediate north of the site were approved under the previous flood control levels. Design Condition 1.4 seeks to ensure coordination of the proposed development with future grading of the parks.

Public and Semi-Public Open Spaces

The two buildings of Parcel 9B define a common garden court. This garden court plays an important role in the sustainability and social life of the buildings by providing children's play areas and urban agriculture plots. Conditions A1.13 and A1.14 request further enhancements to these areas. Condition A1.15 requests an outdoor patio off the amenity room to enhance its useability and enjoyment.

From the perspective of the public realm, the guidelines emphasize the importance of garden courts enhancing the visual amenity and experience of the Foreshore Park. The development as proposed has a fairly linear and abrupt relationship to the Foreshore Park. Previously mentioned Design Condition 1.3 provides direction to improve this relationship.

Private Open Spaces

The proposed design takes advantage of the discretionary increase in balcony area from 8% to 12%. The increased balcony space both enhances the livability of units and has been used to assist with passive solar shading. The balconies and overhangs also strengthen the horizontality of the building and emphasize the terracing as suggested in the Guidelines. Staff recommend support for the proposed discretionary increase.

At grade level, there are two locations - along the Neighbourhood Park and Foreshore Park - where a modification to depth of patios or width of path are requested to enable planting to create a softer edge and assist with the transition from public to private outdoor space. See Design Conditions 1.3 and 1.7.

Parking Loading and Mews Access

Parcel 9B will be consolidated with the adjacent Parcel 9A to enable the construction of a single level shared underground parking structure beneath both developments. (See Condition A2.4) A development application for Parcel 9A is expected shortly. Access to the underground parking is from a single entry point into Parcel 9A, located on the mews between Parcel 9A and 9B. The design of the mews has been modified somewhat from the preliminary concept in the EFL Guidelines, as the continuation of parking under this area does not facilitate the rain gardens envisioned at that time. Design Condition 1.8 seeks to limit the height of retaining walls along the edge of the public path while ensuring good soil depth for plantings. Design Condition 1.5 will see the rain gardens lost in the mews replaced with rain gardens along the foreshore park frontage of the development.

Sustainability: LEED Gold, District Energy Utility (DEU) Urban Ecology and Urban Agriculture

The LEED for Homes Mid-rise project checklist completed for the project meets the requirements for LEED Gold equivalency, with the required credits achieved as identified City priorities. A third party sustainability consultant has been retained to review the documentation, to ensure that the products and strategies being used for the project meet the LEED Gold standard, and to review energy modeling for the project.

The development will be heated hydronically and served by a temporary boiler for Area 2 located at the west end of the future park and playground area by the future school area. Engineering Services staff and Parklane Homes continue to work to bring a DEU for EFL to fruition. For further information regarding the DEU also refer to Engineering Services and DEU commentary.

Design Condition 1.5 request the addition of rainwater management elements and edible landscaping along the Foreshore Park frontage, in keeping with the EFL site-wide sustainability strategy. Condition A1.14 requires additional support elements to enhance the viability, useability, and social quality of the proposed urban agriculture plots in the common courtyard.

• Conclusion:

The proposal is generally well resolved, and staff support the changes from the preliminary form of development presented at Public Hearing. Staff recommend approval of this development application subject to the conditions noted in this report.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on October 10th, 2012, and provided the following comments:

EVALUATION: SUPPORT (7-2)

- **Introduction:** Pat St. Michel, Development Planner, introduced the proposal for the third residential project in the East Fraserlands southeast corner of Vancouver. Ms. St. Michel described the context for the area noting that there are two projects at or near completion. As well there is an upcoming shoreline park with waterfront walkways and bike path. The proposal is for two buildings; one five storeys and the other seven. The project shares vehicular access and one level of underground parking with Parcel 9A. Ms. St. Michel described the architecture noting the building form terraces down towards the river. The applicant has tried to capture the history of the site recalling the forms, components, materials and other characteristics of the working river and the historic mill. Materials for the project include stack bond brick and metal and glass

spandrel panels. The two level expressions for the entries along Riverwalk have board-form concrete and wood elements.

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

General comment is sought on the architectural and landscape design, and in particular:

- Foreshore park frontage: The relationship of the continuous linear balconies of the smaller building to the riverfront park
- Street end view: the design of the larger building in response to the axial view set up by the curving Riverwalk Avenue
- Entry Element: Relationship to the adjacent building
- Architectural expression in reference to the guidelines: The guidelines require the form, scale, components and materials to recall the mill and the working river. Particular comment on the scale and proportion of the two storey entry elements along Riverwalk Avenue.

Ms. St. Michel took questions from the Panel.

- **Applicant's Introductory Comments:** Alan Boniface, Architect, further described the proposal noting that the zoning and guidelines dictate a 5-storey building and a 7-storey building and that they should be made of concrete. The massing of the buildings is terraced to the water and creates and daylight and sunlight for the parks. It was one of their goals to make the public realm as engaging as possible and the entries have been designed for interaction a street level. He described the materials which are wood that takes from the history of the site and the board formed concrete, a material that is running through most of the ground plane and some of the vertical elements. The brick on the buildings has a sheen to it and changes with the light and time of day. Most of the terracing has a green element and there are also green roofs that are not accessible. Mr. Boniface described the architecture and indicated that the buildings will be LEED™ Gold.

Chris Sterry, Landscape Architect, described the landscape plans and mentioned that the mews is shared with the adjoining building including road access to the underground parking. The courtyard is a highly programmed space providing a play area and urban agriculture. The angled forms of the building lead people to the two entrances, and there is a pathway that allows people to move through the courtyard and to the park. There are units at the ground floor with patios and gateways. There is an entry canopy expression for the two entrances.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to reinforce a clearer hierarchy of the buildings;
 - Design development to further express the history of the site;
 - Design development to better express the entries;
 - Design development to reinforce the history of the site in the landscaping;
 - Consider other alternatives to the sustainability strategy.
- **Related Commentary:** The Panel supported the proposal.

The Panel thought the architecture lacked a certain clarity regarding the hierarchy as to what ties the two buildings together. They found the expression did not strongly express the context of the waterfront or the history of the area. As well one Panel member thought the buildings didn't recognize the scale and character of the buildings across the street. The Panel thought the strategy with respect to the frames within the infill was a good response and that the applicant should reinforce those moves. Although they liked the detail element of the brick that runs vertical along the north façade, some Panel members thought there needed to be a focal point at

the end of the street that better identifies the entrance. They also thought the entries could be extended into the courtyard. One Panel member suggested having the lobbies in the corners of the buildings to help welcome visitors onto the site. Another Panel member thought the balconies were too deep at the master bedroom and would shadow the bedroom below, and they thought there should be more fluidity to loosen up the balcony expression. As well a number of Panel members thought it felt too tight at the entry stairs and suggested removing the canopy.

Some Panel members thought the taller building was more successful while the smaller one struggled in proportion. As well, they thought there should be a more industrial feel to the architecture and that it should further reflect the industrial past. One Panel member suggested using aged wood treatments, rusting metal or old saw mill signage. A few Panel members thought the proposal should address the river walk frontage.

Some of the Panel thought the applicant should review the party wall elements and clean up the details and strengthen the expression with the concrete elements.

The Panel supported the landscaping plans but suggested the applicant review the character of the railings to differentiate them in the landscape to reinforce the industrial expression. Also, consider the riparian component and perhaps simplify the landscaping as well to help with way finding through the site.

Regarding sustainability, one Panel member thought there were opportunities to tap into the river as a heat source solution. As well, they thought that the applicant hadn't pushed the boundaries of sustainability as far as they could.

- **Applicant's Response:** Mr. Boniface thanked the Panel for their feedback.

ENGINEERING SERVICES

The application seeks approval to construct an underground parking structure that extends under the adjacent Parcel 9A, ultimately serving both parcels with a single entry point into Parcel 9A. While the current application only proposes buildings over Parcel 9B Staff expect a development application shortly for Parcel 9A and have worked closely with the applicant to understand the nature of the application. Staff support the approval of this application as the parkade is anticipated to accommodate the needs of the final build out of both parcels however require the consolidation of the two parcels and seek further clarification regarding future airspace subdivision and construction phasing. See Conditions A.2.4 and A.2.5

Parcel 9B is within Area 2 of the larger EFL development. A number of legal agreements were registered on the parcels to fulfill conditions of rezoning formalizing the timely provision of certain works and amenities. Parcel 9B triggers obligations relating to Parks, Shoreline Works, Secondary System of Paths, Municipal Services, District Energy Utility and Car Share.

The Parks Master Agreement provides for the general grading of a section of the Foreshore Park between Parcel 9B and the Fraser River, but not the detailed design. Staff and the Applicant are working towards a detailed design and construction of the Foreshore Park that will provide a separated bicycle and pedestrian waterfront path.

The Shoreline Works in front of Parcel 9A/B will be minimal to maintain the healthy riparian area along the Fraser River but will include a pedestrian boardwalk to connect the Kerr Street Pier to the shoreline paths. A portion of the Secondary System of Paths will be provided through the site to provide access to the foreshore.

Most of the services for Parcel 9B have already been provided with the construction of Riverwalk Ave. Parcel 9B will be required to connect to the District Energy System which is now in operation with the energy being provided from a temporary boiler plant located at the easterly end of Riverwalk Ave. Parklane is continuing to work with Metro Vancouver on using incinerator waste heat as a permanent source for their system.

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

DISTRICT ENERGY UTILITY

Building design includes provision of connections to, and will be compatible with, the DEU proposed for the area. Buildings will connect to the DEU system for provision of all building heating and domestic hot water services. The in-building heating and domestic hot water for the connection to the DEU will have compatible, energy efficient design and details.

LANDSCAPE

CONTEXT AND CHARACTER

The character of the proposed development should reflect its riparian context along the Fraser River, as well as be mindful of the industrial history of the site. As such, the landscape design should respond to the fluidity and organic nature of the river, especially as it relates to Foreshore Park. Hard edges should be minimized, in favor of transitional, softer ones. Abrupt changes in grades should be avoided, in favor of gentle slopes. Plant material chosen should be reminiscent of riparian vegetation, allow for wildlife (especially migratory songbirds) habitat and provide richness in diversity. The industrial history can be expressed in the choice of materials and detailing for landscape features.

PUBLIC/PRIVATE INTERFACE AND COMMUNITY

It's important to seek a balance between the privacy of individual units and neighbourliness. This interface occurs at street frontages, common outdoor space frontages, Neighbourhood Park frontages and Foreshore Park frontages. In each case, the relationship needs to be complementary and supportive of the adjacent space, while ensuring both adequate privacy, as well as CPTED principles. Visual connections should be layered, in making the transition from public to semi-public to semi-private and to private, by the use of plant material, changes in grade and other features.

Creating a strong community is encouraged through the use of amenity spaces which increase activity and social interaction. These spaces should accommodate as many uses as possible, including active play areas for children, passive recreation and common gardening areas. Children's play areas should provide for creative play and may not be restricted to standard conventional play equipment. Passive recreation can take place by the provision of a range of seating opportunities, such as benches, seatwalls, lawns, table and chairs, etc. Common gardening areas can become informal gathering social opportunities, while providing urban agriculture. (see also Social Infrastructure comments).

SUSTAINABILITY

The proposed development is seeking LEED Gold equivalency. In addition to some of the urban ecological comments under Context and Character (above), the type of plant material and the way it is used plays a very important role in promoting sustainability. Soft landscape can and should be used for separation in place of hard walls, fences or screens, whenever possible. Likewise, urban agriculture and edible plantings can be integrated with other ornamental plantings. Vines with edible berries or fruit can be used on trellises, fruit trees can be trained to espalier, creating live fences. Green roofs can be provided for a variety of purposes. Rainwater can be used as a landscape feature, as well as for irrigation.

SOCIAL INFRASTRUCTURE

PLAY AREA AND AMENITY ROOMS

The proposed development consisting of one 7 storey building (Building A) and one 5 storey (Building B) over a shared underground parking garage, include 96 units with two or more bedrooms (92% 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 the guidelines, the applicant has provided a multi-purpose amenity room with a kitchen and storage closet on the main floor of Building A with an adjoining accessible washroom.

Between the buildings is an outdoor lawn area which is suitable for informal children's play activity, a neighbourhood park immediately to the east of the site will also provide a range of children's play opportunities. Design development is encouraged for the outdoor area adjacent to the amenity room to include an outdoor common amenity patio accessible from the indoor amenity room, for residents to be able to enjoy communal dining / bbq etc. with extended family or neighbours. See Condition A.1.13, A1.15.

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 on private land.

The landscape plan for the common outdoor area between the buildings includes urban agriculture garden plots which are universally accessible and designed in a manner generally consistent with the Urban Agriculture Guidelines for the Private Realm. Design development is needed to include the infrastructure, such as on-site composting, tool storage (bench/chest), hosebibs and potting benches which support urban agricultural activity. (See Condition A.1.14)

PARK BOARD

Park is satisfied with the property line elevations abutting both neighborhood and waterfront parks required as agreed with Planning and Engineering Services of 4.4 m along the Neighborhood Park edge and along Foreshore park with the exception of 4.1m at transitional areas to provide access path from the Mews and courtyard access. Access from the mews is perceived as non-intrusive to the foreshore park. The transitions presented from this site onto the Foreshore park should be gentle, the edge conditions should be naturally achieved with gradual berming. Grading along Neighbourhood park to the east should also be a gentle grade to meet the eastern edge. The path along the eastern property line will abut the neighborhood park and will allow for a narrow planting strip along the building edge to soften the building to park relationship. The proposed shoreline park area, including the pedestrian

and cycling path alignment and proposed grades within that area are a part of an ongoing discussion between Park Board, Engineering, Parklane and WesGroup, and will be incorporated into the shoreline and park design processes and secured through associated agreements.

PUBLIC ART

The scale of the River District affords an opportunity to implement community-wide public art planning over the development's 20-year build-out. District-wide public art plans for Phase 1 and 2 have been approved. In these, developers of individual parcels will contribute their project public art budgets to the River District Public Art Fund prior to the issuance of Building Permit. That fund will be drawn to provide public artworks throughout the community. This approach will assure that artworks produced throughout the community under the District Plans have thematic objectives (sustainability, the environment, community, etc.) and is consistent with ParkLane's Community Charter.

ENVIRONMENTAL PROTECTION BRANCH

This subject site has been subdivided from the original site known as Parcel 1 - 3450 East Kent Avenue South. A Certificate of Compliance for Parcel 1 was issued by the Ministry of Water, Land and Air Protection (Environmental Protection Division, Environmental Management Branch, Contaminated Site Program) on March 2, 2005 which stated that the lands have been satisfactorily remediated to meet the prescribed standards for residential and urban parkland soil use and fresh water aquatic life water use standards.

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, firefighting access and energy utilization requirements.

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

NOTIFICATION

On October 10th, 2012, 361 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website. One site sign was erected.

To date, we have received 1 response to notification with a general question on the siting of the proposed application.

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 a decision by the Development Permit Board.

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


The Staff Committee supports this Development Application in the East Fraser Lands, and is satisfied that this proposal is consistent with the EFL Design Guidelines, and with the conditions proposed, will meet the design development conditions established and approved by Council at Public Hearing.



J. Greer
Chair, Development Permit Staff Committee



P. St. Michel
Development Planner



Benny Mah
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 compliance with Section 6.2 (Number of Required Off-Street Bicycle Spaces) of the Parking By-law for Class B bicycle spaces;

Note to Applicant: An additional six Class B bicycle spaces are required. Provide unrestricted access with a minimum clearance of 1.64 ft. behind the racks.

- A.1.2 compliance with Section 6.3.21 (Electrical Outlets) of the Parking By-law;

Note to Applicant: Provide one electrical outlet for every two Class A bicycle spaces. A note to this effect will suffice.

- A.1.3 provision of an updated and complete set of sealed and signed FSR drawings;

Note to Applicant: All excluded areas should be clearly labeled and font size increased for easier legibility. Clarify open to below spaces and partial exclusion of the exterior walls. Provide a floor plan of and add dimensions to the roof access stair for each building. The roof access stairs are to be included in the total floor area.

- A.1.4 addition of dimensions on all storage rooms, amenity space and open balconies, including labeling of these spaces, on all floor plans;

Note to Applicant: Label all patios and roof terraces. Provide access to the terraces on level 2 in Building A. Label all rooms and spaces in typical units at each floor level. Provide a unit summary (number, quantity, type, net floor area, storage and open balcony) for each floor level and a total summary on the cover sheet (sealed and signed). Clarify the use of the amenity room on level 1 in Building A. Fonts should be of a sufficient size for easier legibility.

- A.1.5 addition of setback dimensions of the buildings and parking structure from the property lines, and elevations of the top of roof slab and top of parapet wall of the roof access stair/elevator overrun on the roof plan, elevations and sections;

- A.1.6 provision of a section through the elevators at the top and roof levels;

- A.1.7 provision of details of entry arbors, privacy screens, canopies, and monument;

- A.1.8 clarification of the vertical clearance for access to the disability parking spaces;

Note to Applicant: A minimum vertical clearance of 7.5 ft. is required for all entrances, exits, drive aisles, other access to and egress therefrom these spaces. Provide wheel stops on parking spaces 132 and 133. Clarify the extension of the wall adjacent to parking space 111. If the extension is more than 4 ft., the minimum width for parking space 111 is 9.5 ft. Clarify the overlapped partial layout of a floor plan and parking spaces at the southwest corner of the adjacent parking level.

- A.1.9 addition of the following notes on the plans:

"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.";

"The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law.";

"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.";

"The acoustical measures will be incorporated into the final design and construction based on the consultant's recommendations."; and

"Mechanical (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.1.10 submission of an acoustical consultant's report which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;
- A.1.11 submission of a letter from an acoustical consultant confirming that the development permit drawings show a minimum STC 55 construction between the commercial and residential components of the building, or a minimum 6" solid concrete slab shall be specified on the drawings;

Standard Landscape Conditions

- A.1.12 design development to reflect riparian context and reinforce history of the site by the following:
- softening edges of project, especially by the addition of trees and other plantings at the interface with Foreshore Park;
 - introducing more curvilinear elements, suggest in path alignments, community garden plots, benches and freestanding walls;
 - avoid major changes in grade by reducing the height of retaining walls as much as possible, especially at Mews;
 - provide historical reference in materials and detailing, to be specified.
- A.1.13 design development to include more interesting and creative opportunities for unstructured children's play, for a variety of ages, expanded seating for parents and sited to maximize sightlines from individual units;
- A.1.14 design development to the proposed community garden plots to include: more community oriented seating opportunities, on-site composting, tool storage, hose bibs and potting benches as per the "Urban Agriculture Guidelines for the Private Realm."
- A.1.15 design development to the common outdoor area adjacent to the amenity room to provide a common amenity patio area;
- A.1.16 provision of additional typical sections illustrating the public to private transition for frontages on Mews and frontages on Foreshore Park;

Note to Applicant: sections to confirm visual connections are layered, by the use of plant material, changes in grade and other features.

A.1.17 design development to improve sustainability by the following:

- plant material to be used for separation in place of hard walls, fences or screens, whenever possible.
- urban agriculture and edible plantings to be integrated with other ornamental plantings.
- vines with edible berries or fruit to be used on trellises, fruit trees to be trained to espalier, creating live fences.
- green roofs to be specified and detailed in both plans and sections, confirming plants on Plant List.
- rainwater to be used as a landscape feature, and/or for irrigation.

A.1.18 provision of additional information shown on sections, showing dimensioned depth of soil, to scale;

Note to Applicant: Depth of soil for trees over parking structure to be confirmed at minimum 2.5 ft. and mounded to 3 ft.

A.1.19 provision of sectional details to further illustrate all proposed landscape elements.

Note to Applicant: The sections should be at a minimum of 1/2"-1'0" scale and should illustrate materials and dimensions for benches, tables, fences, gates, arbors and trellises, posts and walls and other features.

A.1.20 provision of a lighting plan, including referenced key to plan;

A.1.21 location of emergency generators, transformers gas meters and bike lockers to be ideally integrated into buildings, and fully screened in a manner which minimizes their impact on the architectural expression and the building's open space and public realm.

A.1.22 provision of confirmed trenching locations for utility connections, coordination with Engineering Department for utility hookup locations to avoid conflict with tree barriers and approval of site access blockage; and confirmed approval by Park Board for method of street tree protection;

A.2 Standard Engineering Services Conditions

A.2.1 deletion of the small projection shown over the south property line on drawing A203 and portions of the trellis shown over the south property line on drawing L2.00 (section B);

A.2.2 provision of City building grades and design elevations at all entrances and driveways;

Note to Applicant: The development of building grades are underway as discussed in meetings with the applicant, Park Board, Development Services and Engineering Services. The agreed upon grades along the park were generally 4.4 m except at connections to park paths along the foreshore where the grade transitioned down to 4.1 m.

A.2.3 provision of an improved ramp design to the satisfaction of the General Manager of Engineering Services and in compliance with the Engineering Parking and Loading Design Supplement;

Note to Applicant: To improve sightlines and prevent vehicles from bottoming out the maximum ramp slope allowed in the first 6.1m (20') is 10%. The maximum slope after the first 6.1m is 12.5%. On extreme hardship sites, slopes up to 15% may be acceptable if a 7.5% to 10% transition ramp or continuous transition curve is provided at the bottom for at least 4m (13') in length. Please contact Dave Kim from the Neighbourhood Parking and Transportation branch at 604.871.6279 for more information.

- A.2.4 clarification of the applicant's intentions regarding future airspace subdivision and construction phasing;
- A.2.5 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, for the consolidation of Lots 5 (Parcel 9A) and Lot 6 (Parcel 9B), Block 8, District Lot 330, Plan BCP46918;
- A.2.6 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for a crossing application; and
- A.2.7 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, for the release of the no development covenant pertaining to the Shared Vehicle Agreement BB1726941-44.

Note to Applicant: Provision of a letter of credit to secure the owner's obligations. No occupancy permit is to be issued until documents to fulfill the shared vehicle conditions have been executed.

- A.2.8 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for the undergrounding of all utility services;

Note to Applicant: The General Manager of Engineering Services will require all utility services to be underground for this "conditional" development. All electrical services to the site must be primary with all electrical plant, which include but not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non-BC Hydro kiosks), are to be located on private property with no reliance on public property for placement of these facilities. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right of way. Any alterations to the existing overhead/underground utility network to accommodate this development will require 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.

Engineering Services strongly recommend earliest consultation with BC Hydro to address any potential servicing concerns.

A.3 Standard Licenses & Inspections (Environmental Protection Branch) Conditions:

- A.3.1 In accordance to the issued Certificate of Compliance (dated March 2, 2005), the conditions in Schedule "B" shall comply with:
 - A qualified environmental consultant shall be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during subsurface work at the site.
 - A qualified environmental consultant will conduct environmental soil monitoring during post remediation excavation for building foundations and basements, roads, service trenches within the areas consider as part of random fill.
-

- A.3.2 In the event new contaminants are encountered during subsurface work that has not been identified in the existing Certificate of Compliance of March 2, 2005, an amended Certificate of Compliance will be required prior to occupancy.
- A.3.3 The existing Certificate of Compliance issued in 2005 did not include the updated Contaminated Sites Regulation requirements for soil vapour assessment.
- Soil vapours encountered may require treatment works to address the environmental concern
- A.3.4 In addition, to the conditions stated in Schedule B of the Certificate of Compliance (March 2, 2005), the property owner shall, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.
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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 November 7th, 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 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **June 3rd, 2013**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development 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.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.1.6 Notwithstanding compliance with the foregoing condition no. 1.0 and 2.0, the Development Permit for this application cannot be issued until Council has first approved the form of development.
- B.1.7 This approval does not in any way constitute a representation or warranty that the necessary approval of the form of development of the rezoning will be granted by Council. All proceedings by the applicant prior to action by Council are therefore at his/her own risk.
- B.1.8 This approval does not release the applicant of any obligations required by Registered Agreements on title and conditions of rezoning enactment. The applicant is responsible for meeting the terms and conditions set out in these agreements throughout the stages of permit issuance.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.3 Amenity space of 910 ft.², 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 and occupants of the buildings;
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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 and users of the buildings.

- B.2.4 All services, including telephone, television cables and electricity, shall be completely underground.
 - B.2.5 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
 - B.2.6 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 at 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.2.7 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. Projects without a Building Permit in process before the increase of DCL rates will be charged at a higher rate. Additional information about the DCL increase dates can be found at vancouver.ca/commsvcs/planning/infobul1.pdf.
 - B.2.8 The development shall comply with any relevant FREMP (Fraser River Estuary Management Program) requirements.
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Processing Centre - Building comments

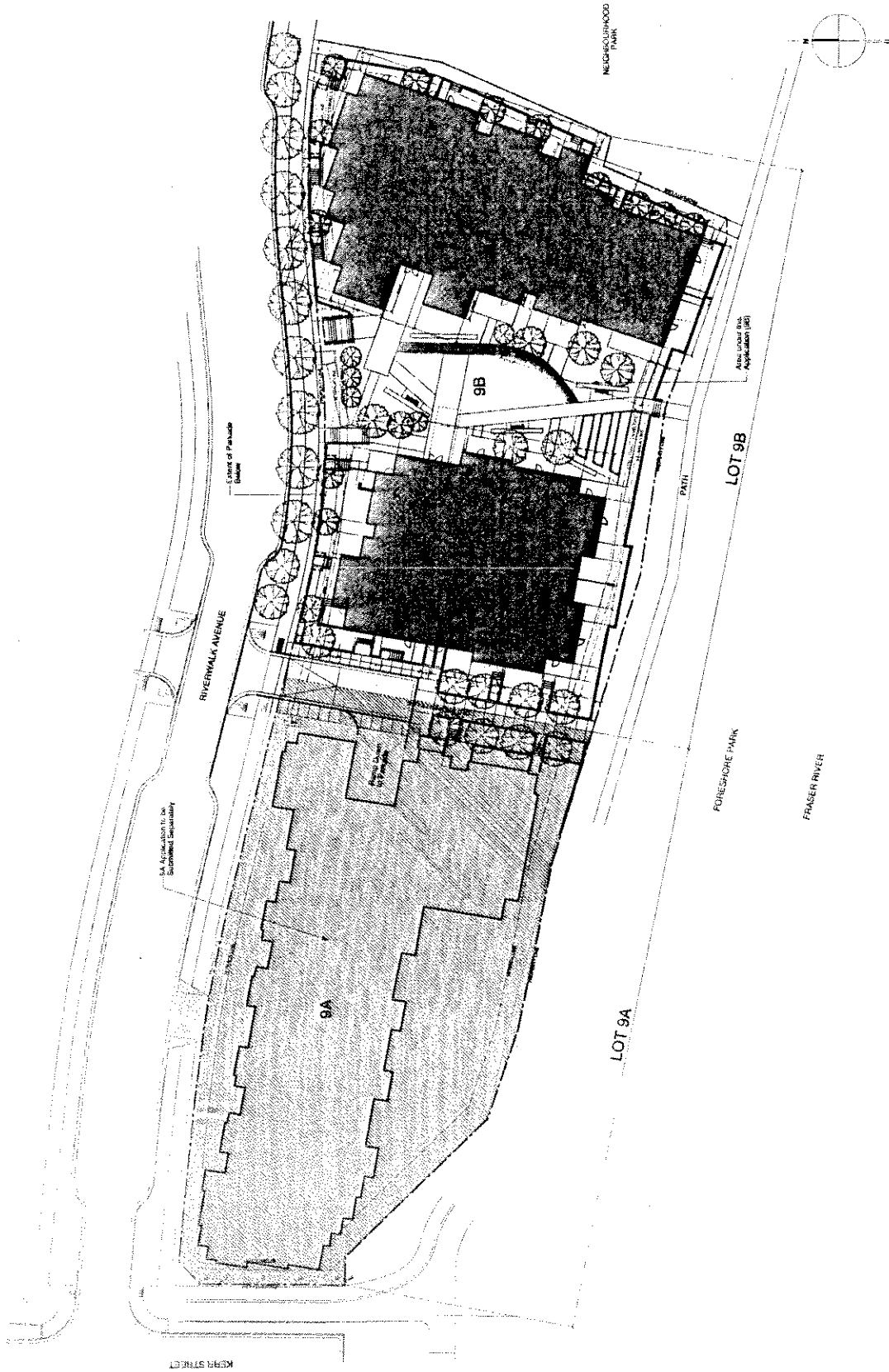
The following comments have been provided by Processing Centre - Building and are based on the architectural drawings received on August 17th, 2012 for this development application. This is a preliminary review intended to identify areas in which the proposal may conflict with requirements of the Vancouver Building By-law #9419 as amended (VBBL), and includes a review of Subsection 3.2.5. "Provisions for Firefighting".

1. * All entrances, exits, drive aisles and other access to off-street disability parking spaces, and egress therefrom must have a minimum vertical clearance of 2.3 m, as required by the Parking By-law.
2. * The building is required to provide accessible routes for access to persons with disabilities to all common areas, storage, amenity, meeting rooms, etc.
3. * The building is required to meet Enhanced Accessibility provisions [3.8.2.27.]
4. * This site is located in a designated flood plain. The design of the buildings must conform to Sentences 2.2.8.1.(1) and 1A.6.1.9.(1) of Division C of the VBBL, and Appendix Clause A-1.4.1.2.(1) of Division A for "designated flood plain" of the VBBL.
5. Floodplain restrictive covenant is required.
6. Building safety facilities such as central alarm and control facility, fire fighter's elevator, and stairwells equipped with standpipe connections shall be coordinated with the location of the firefighters' entrance.
7. Principal entrance is not within 15 m of the fire access route.
8. Spatial separation requirements on the (East) elevation may not comply; the amount of unprotected window openings may be limited and the exterior wall may require a fire resistance rating.
9. Building construction is required to be non-combustible.
10. High-rise building and VBBL 3.2.6. requirements for high buildings apply to the entire building.
11. Storage garage security shall conform to 3.3.6.7.
12. East side exterior exit paths are required to be surfaced with slip-resistant finishes and accessible in all types of weather.
13. Geotechnical Report will be required. This site is in an area identified as being subject to unstable soils, potential liquefaction, and peat. The Geotechnical Report should address this, and contain specific recommendations pertaining to the foundation design and subsurface drainage.
14. The development must comply with ASHRAE 90.1 - 2007 Standard. Compliance forms to be submitted for building permit applications.

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

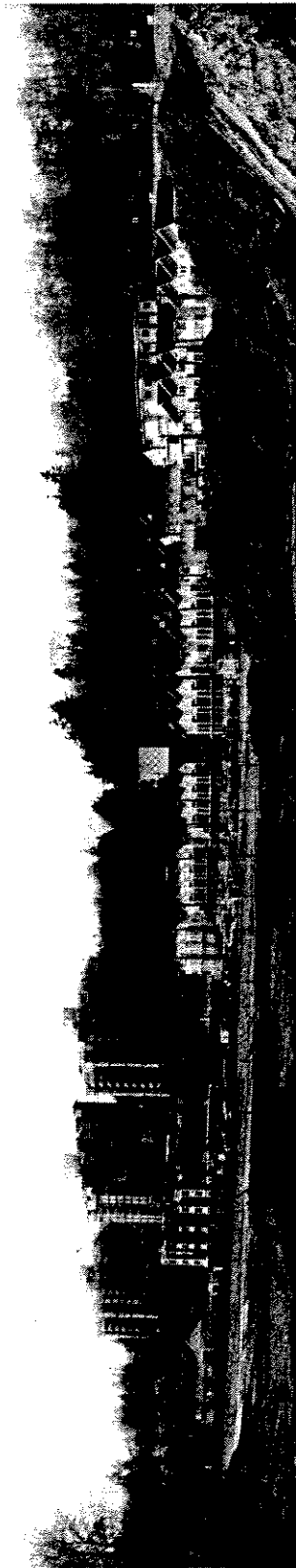
Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response.

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





VIEW NORTH FROM PATHWAY



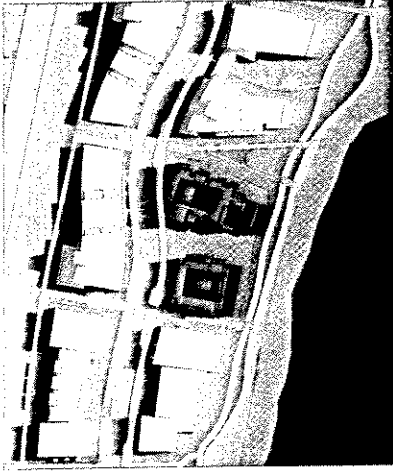
VIEW NORTH WEST FROM PATHWAY



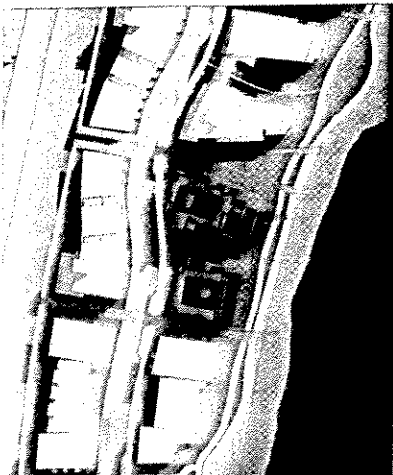
CONTEXT IMAGES 1



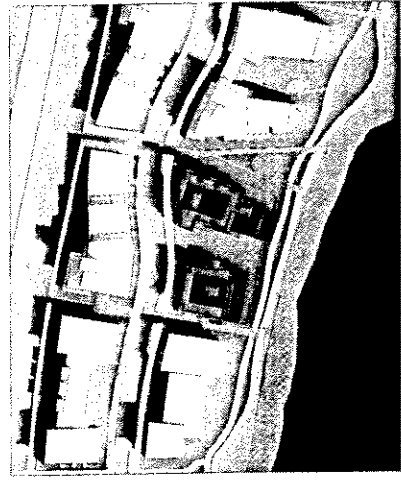
March 21 - 2pm



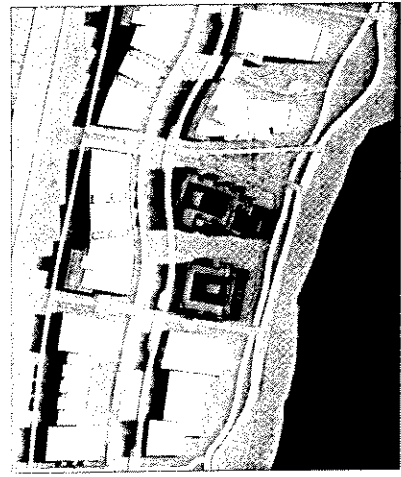
March 21 - 12pm



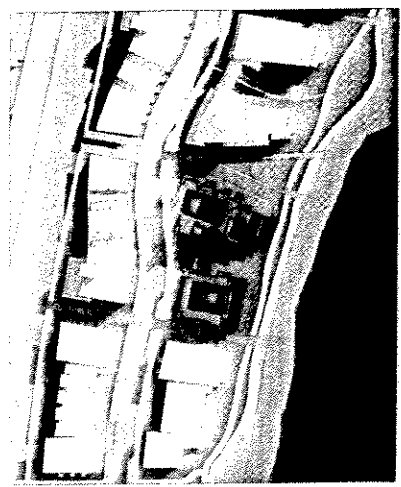
March 21 - 10am



September 21 - 2pm

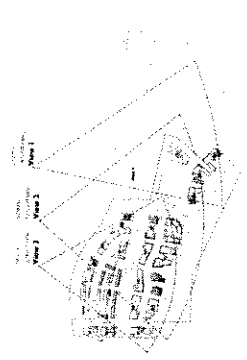


September 21 - 12pm



September 21 - 10am

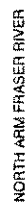
Shadow Study - September 21



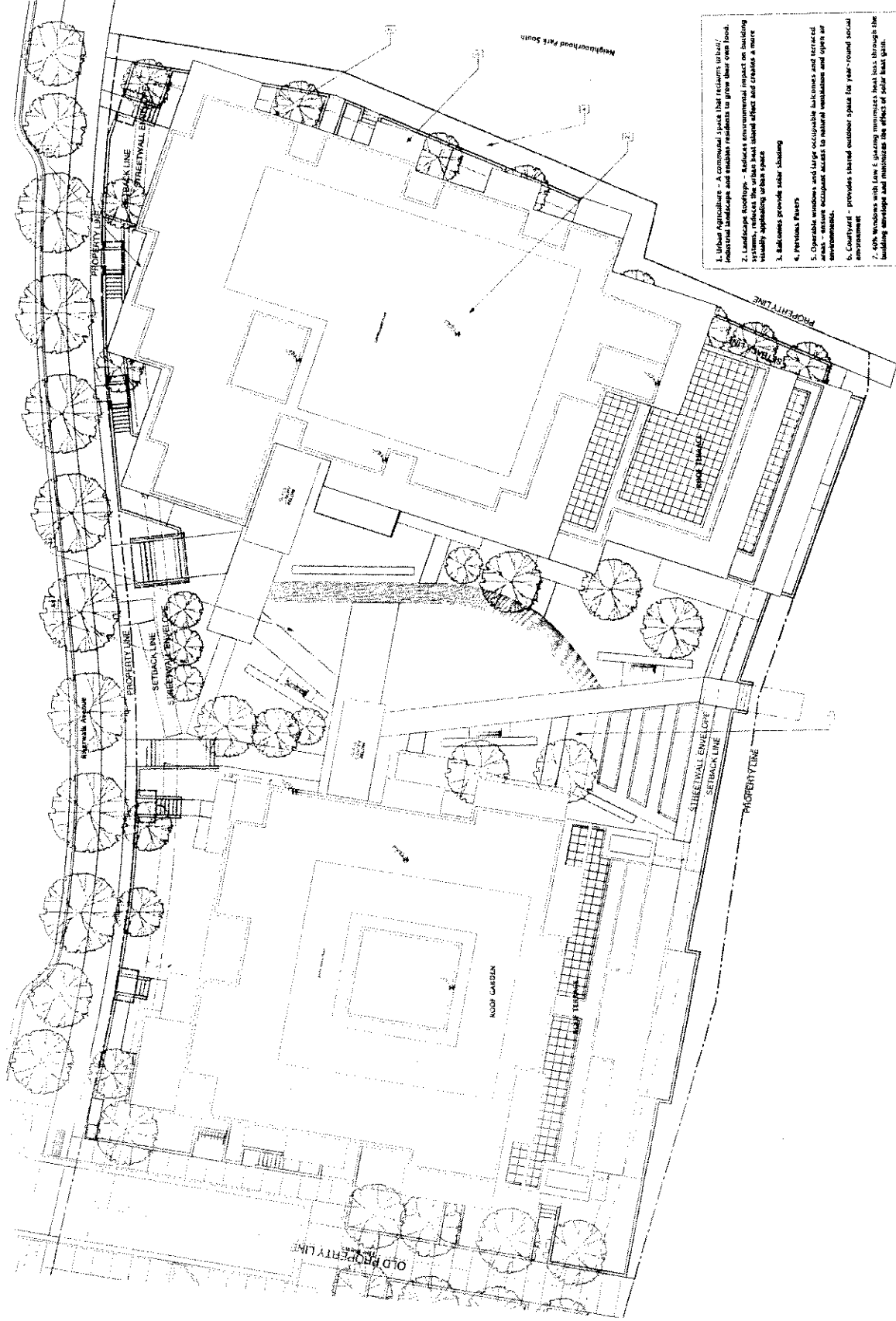
Everett Crowley Park Central View Point ("View 2")



Everett Crowley Park Western View Point ("View 3")



Sustainability Diagram



1. Urban Agriculture - A communal space that retains urban/industrial landscape and enables residents to grow their own food.
2. Landscape Footprint - Reduces environmental impact on building systems, reflects the urban heat island effect and creates a more visually appealing urban space.
3. Rainwater Harvesting - Reduces water consumption.
4. Permeable Pavement - Reduces runoff and improves water infiltration.
5. Green Roofs - Provides additional outdoor space for year-round social environment.
6. 40% Windows with Low E - Minimizes heat loss through the building envelope and minimizes the effect of solar heat gain.
7. Dynamic Loadbearing Heating - High efficiency domestic hot water system.
8. High Efficiency Domestic Hot Water System - High efficiency domestic hot water system.
9. Car Share Parking Space - Car share parking space.



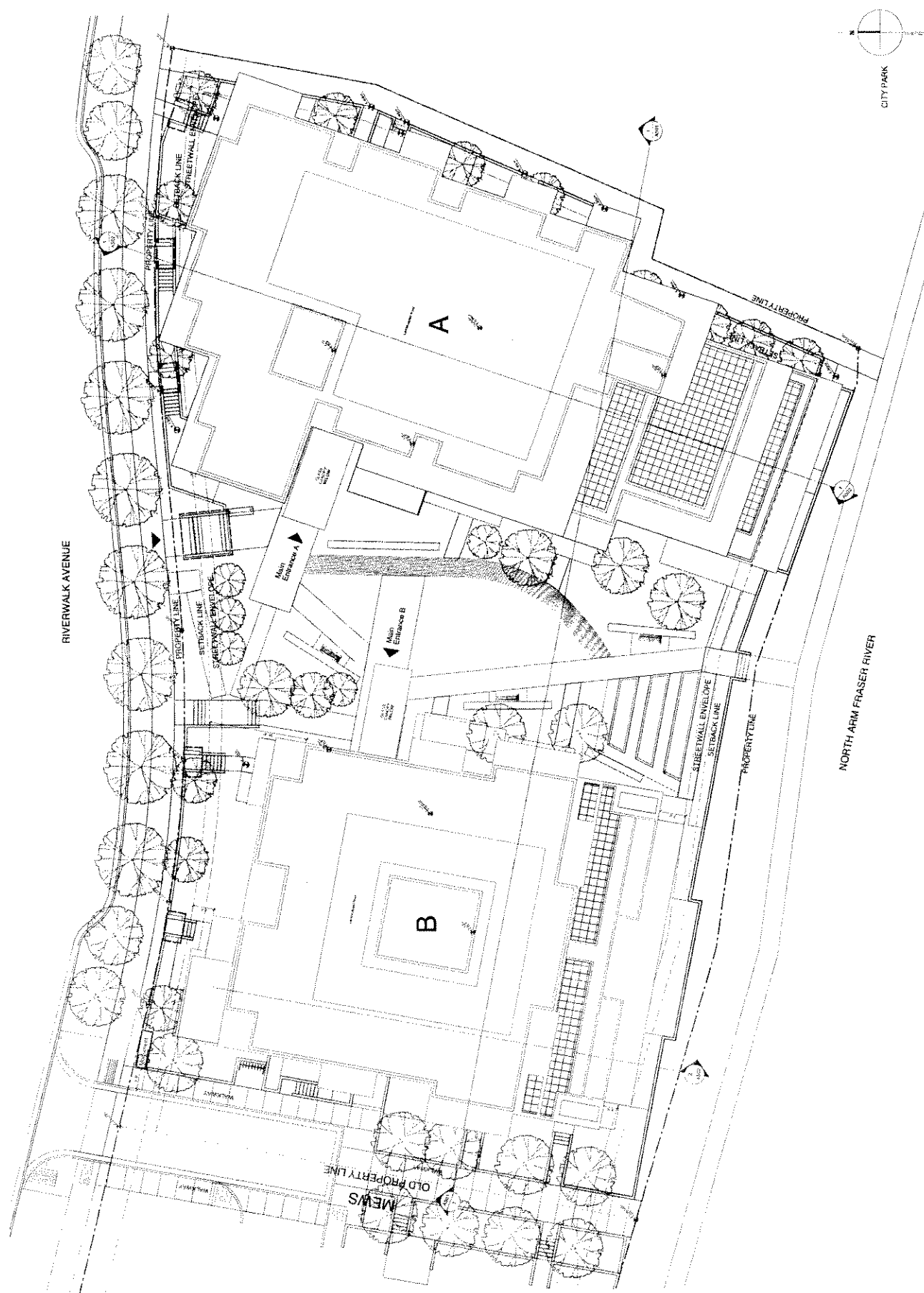
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 SCALE: 1:500
 PROJECT: A008

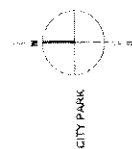
CLIENT: East Fraserlands
 3150 Riverbank Avenue
 3150 Riverbank Avenue

DATE: 04/07/2019
 SCALE: 1:500
 PROJECT: A008

POLYGON
 www.polygon.com

DIALOG



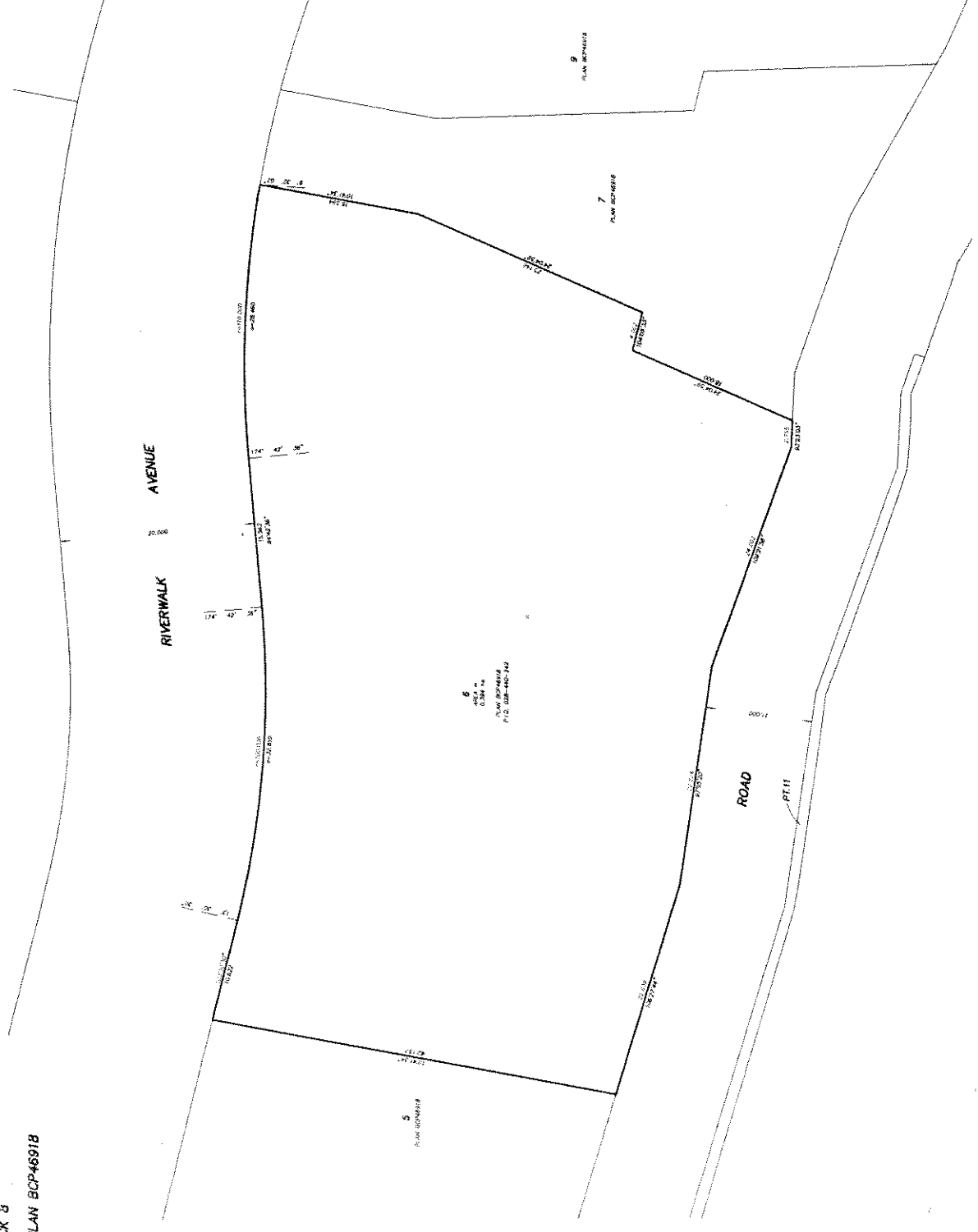


SURVEY PLAN OF LOT 6 BLOCK 8
DISTRICT LOT 330 GROUP 1
NEW WESTMINSTER DISTRICT PLAN BQP46918

SCALE 1:200 DISTANCE ARE IN METERS



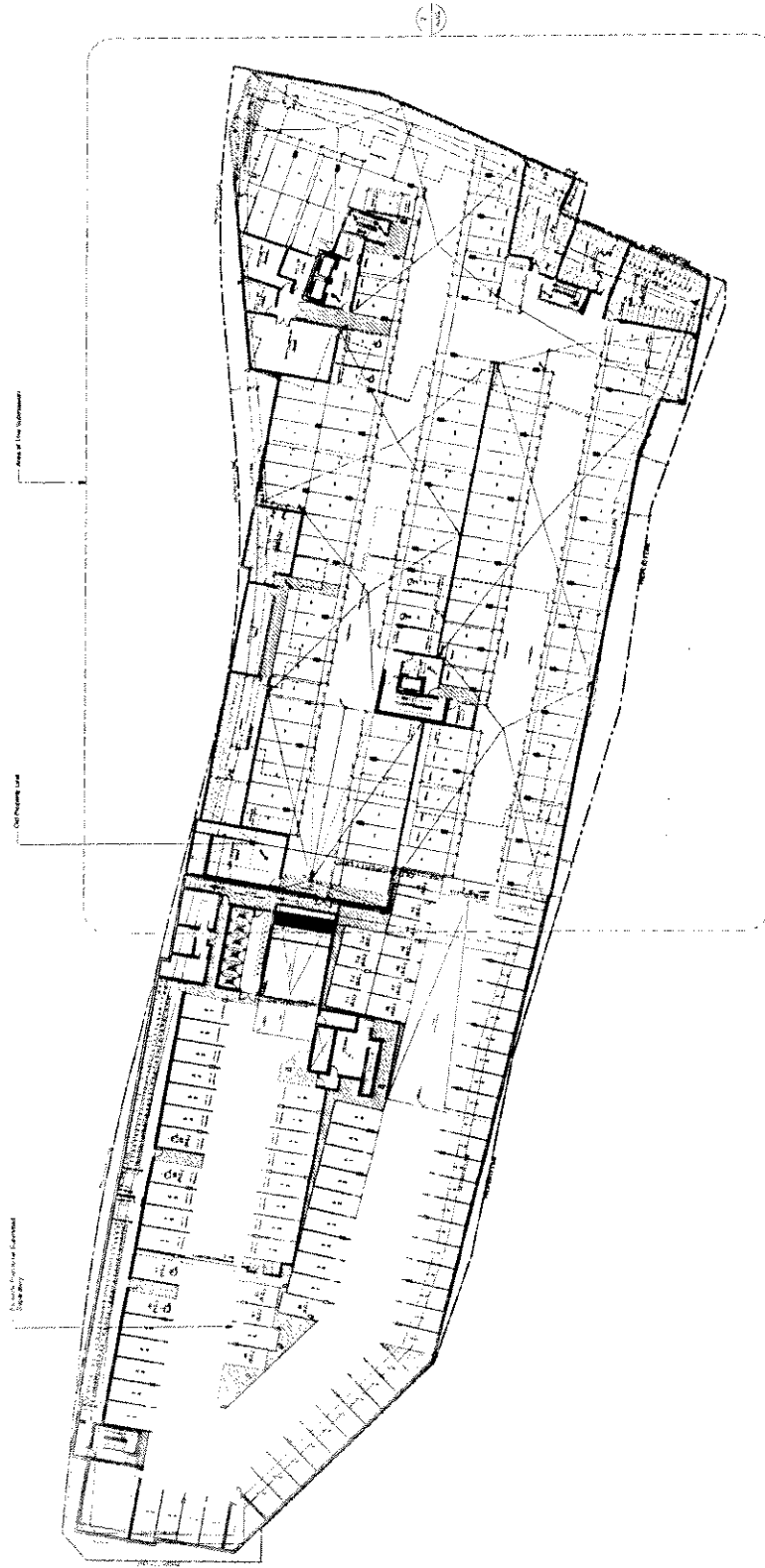
OWNER ADDRESS:
2400 PARKWAY AVENUE
VANCOUVER, B.C.

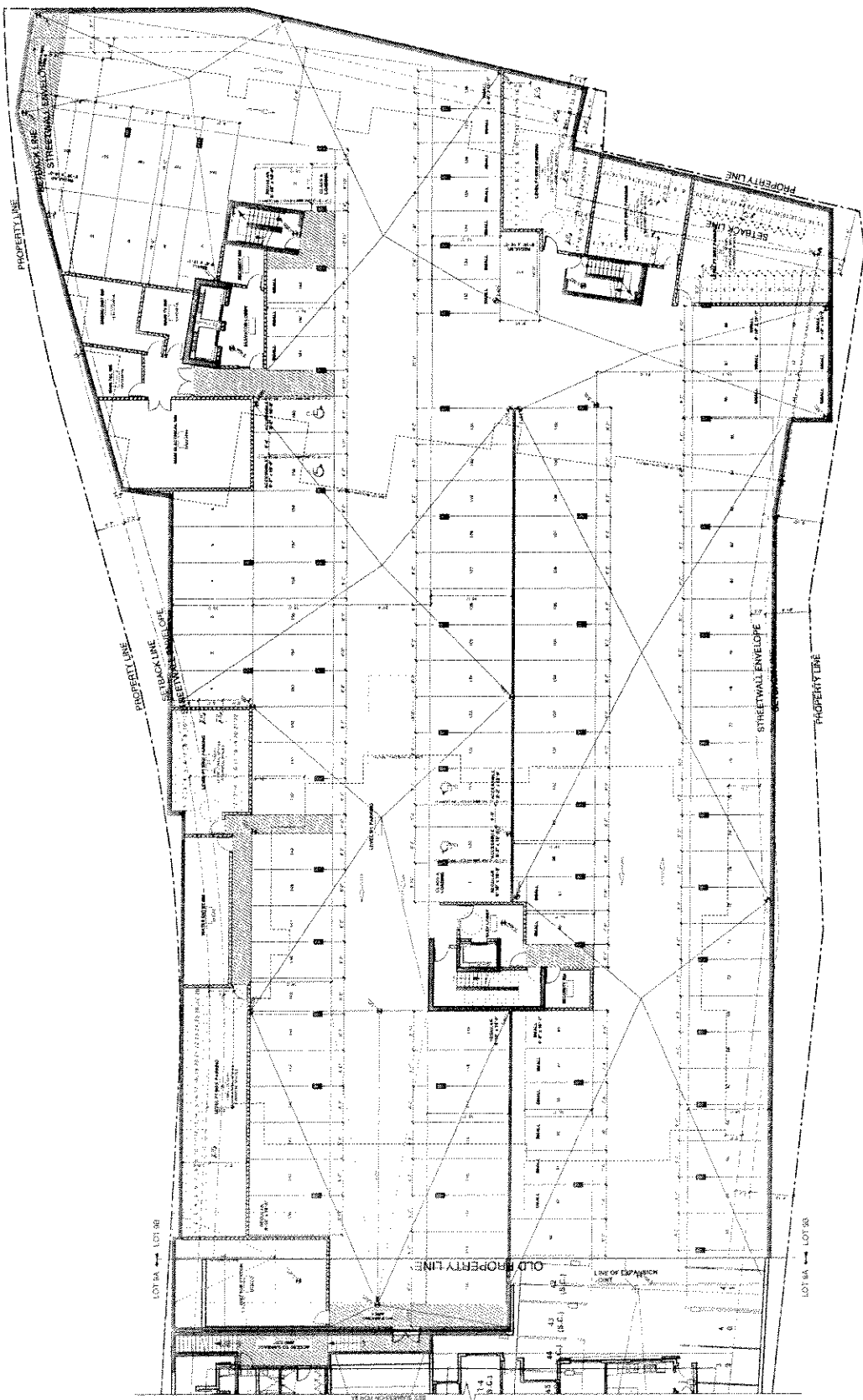


DATE: 10/10/17
DRAWN BY: J. J. J.

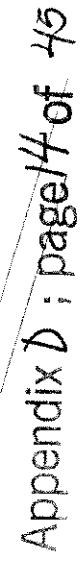
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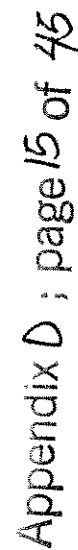
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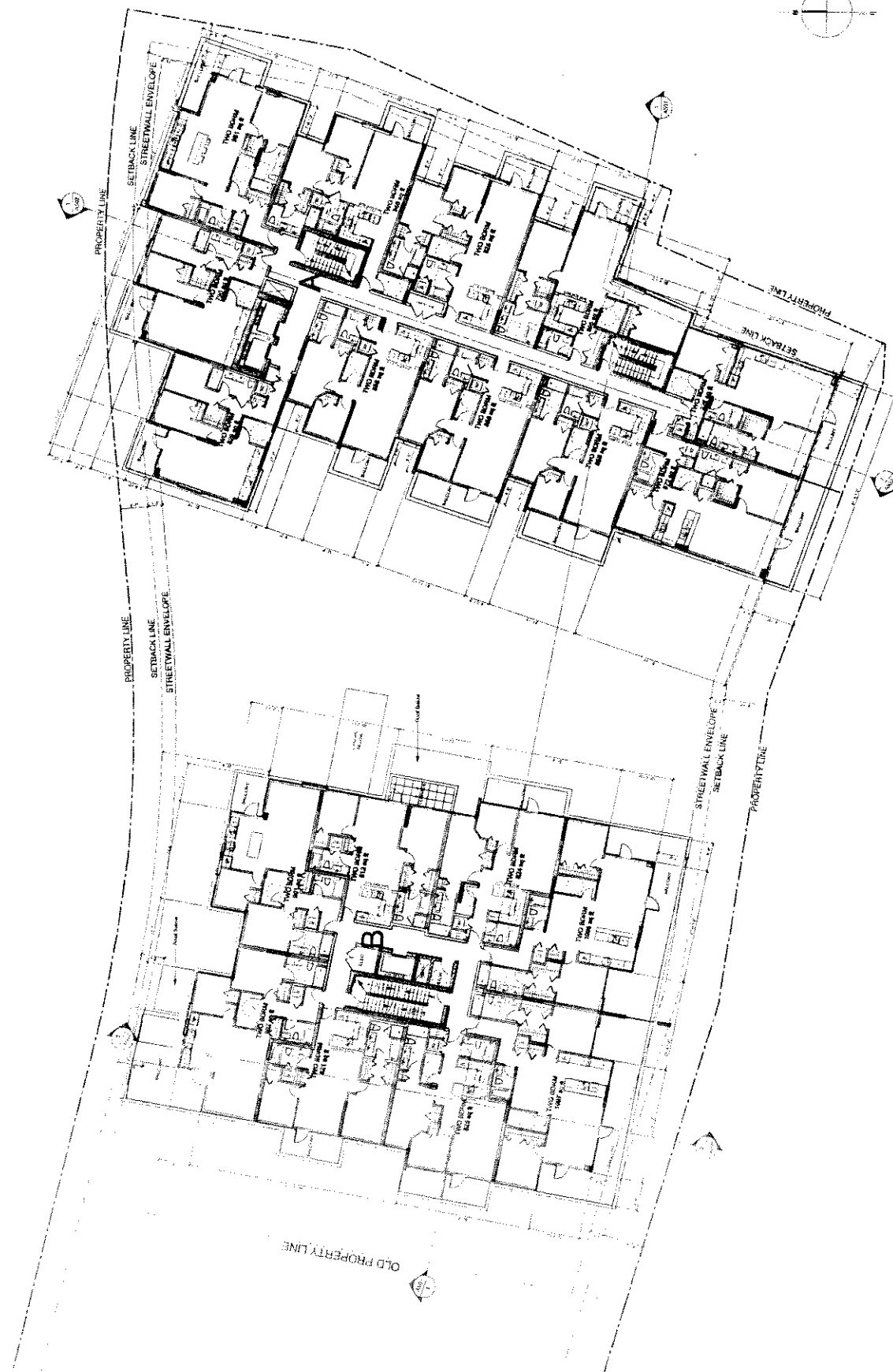


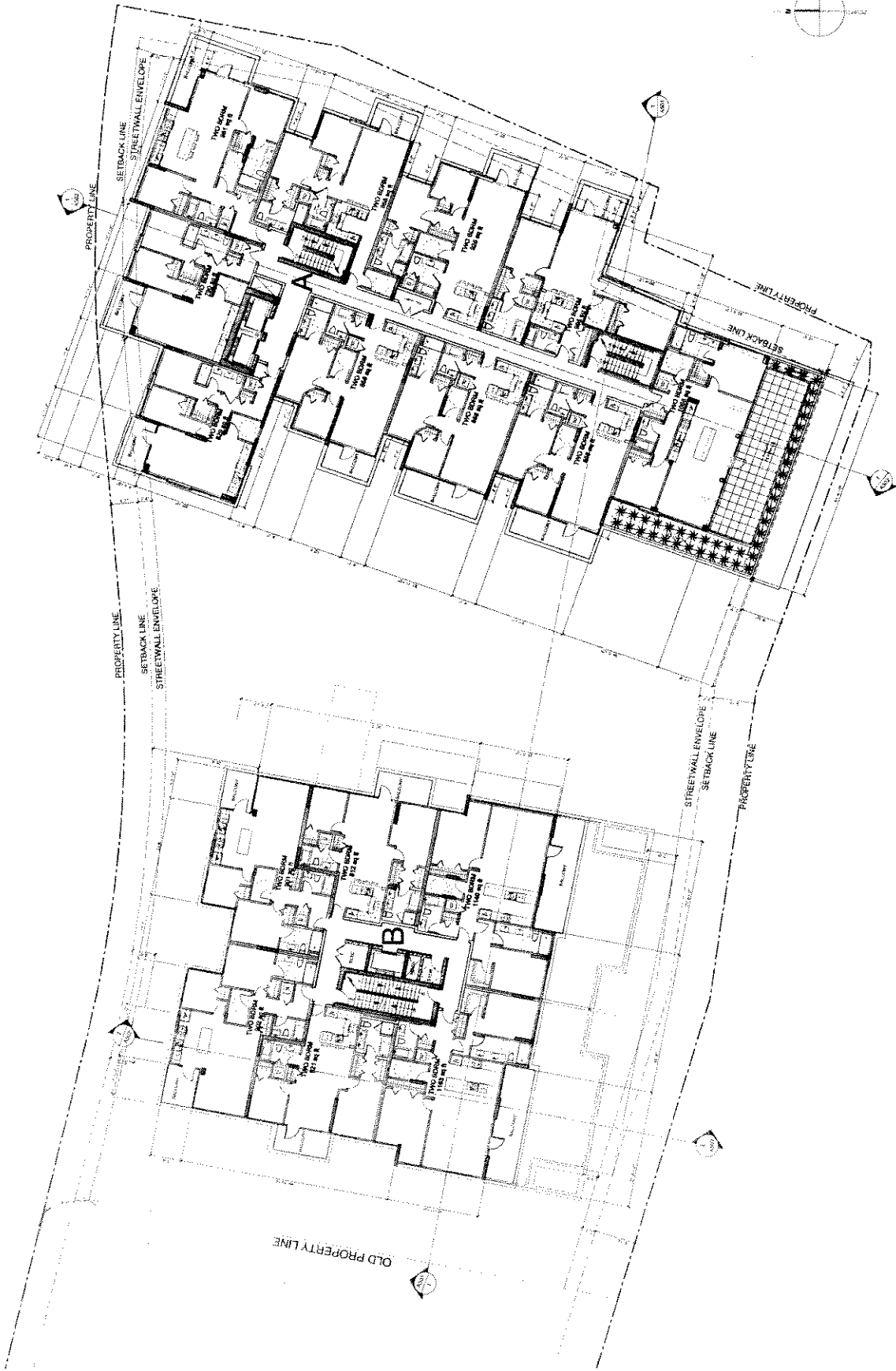


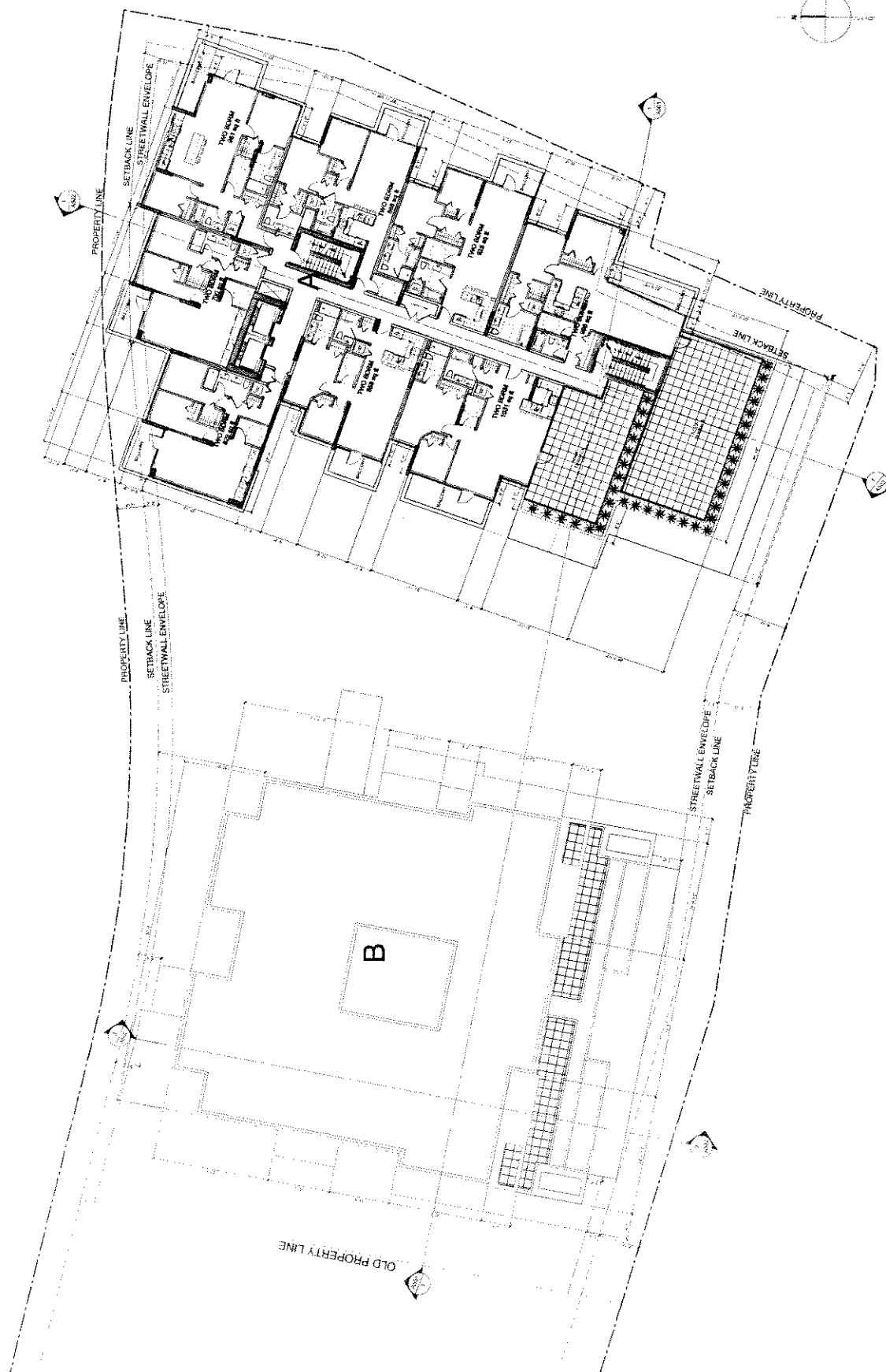
Appendix D ; page 13 of 45

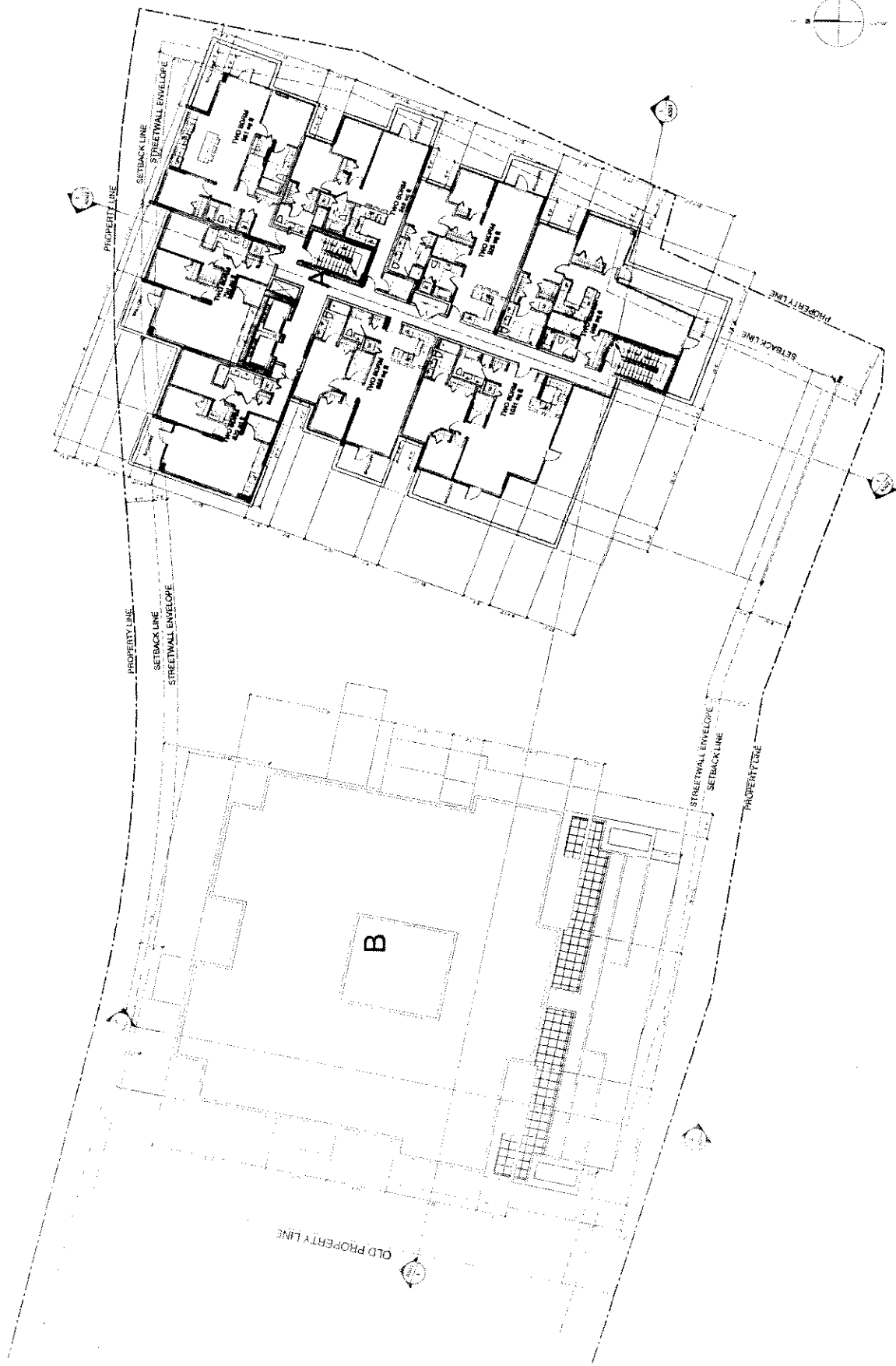


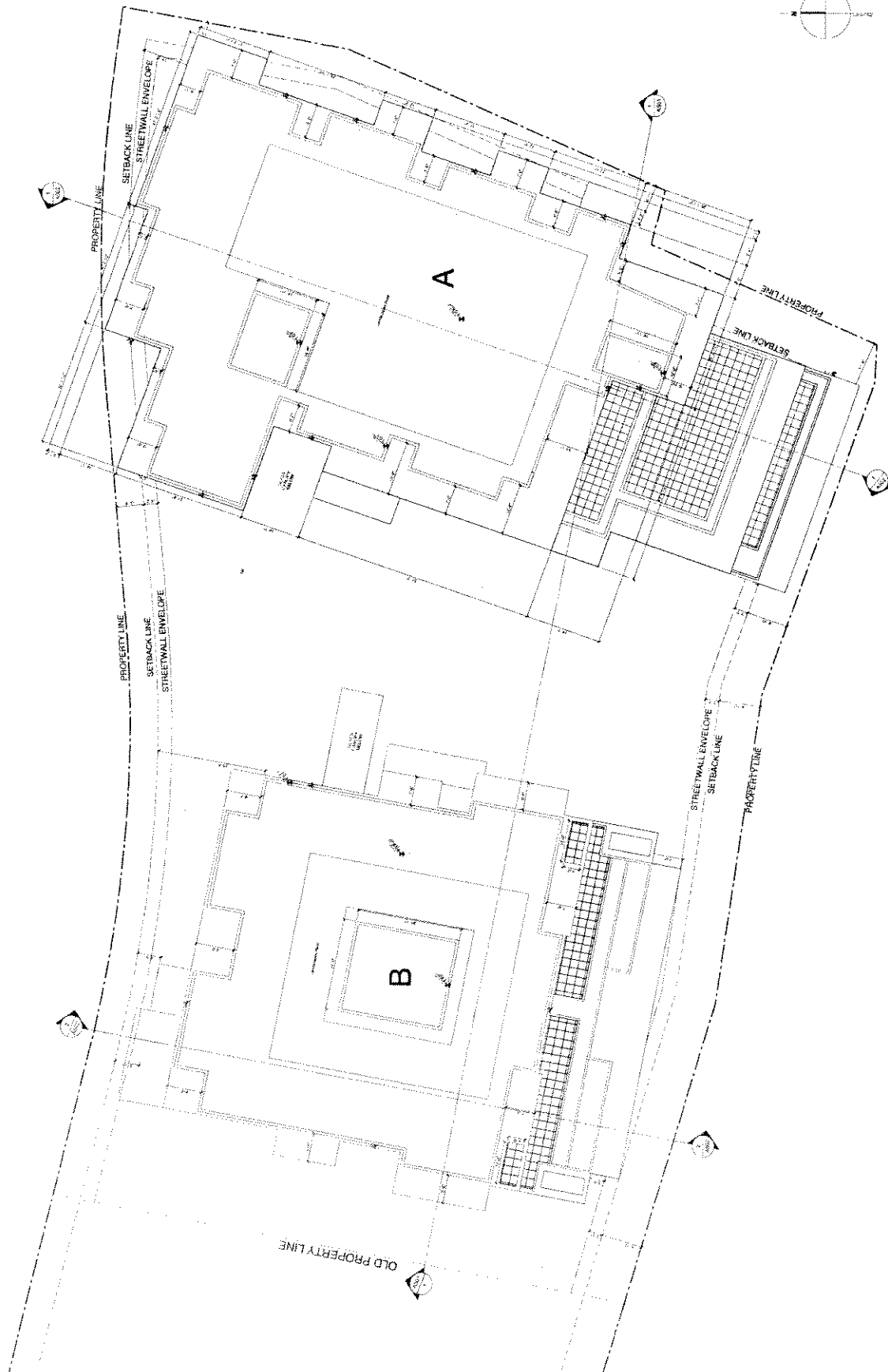


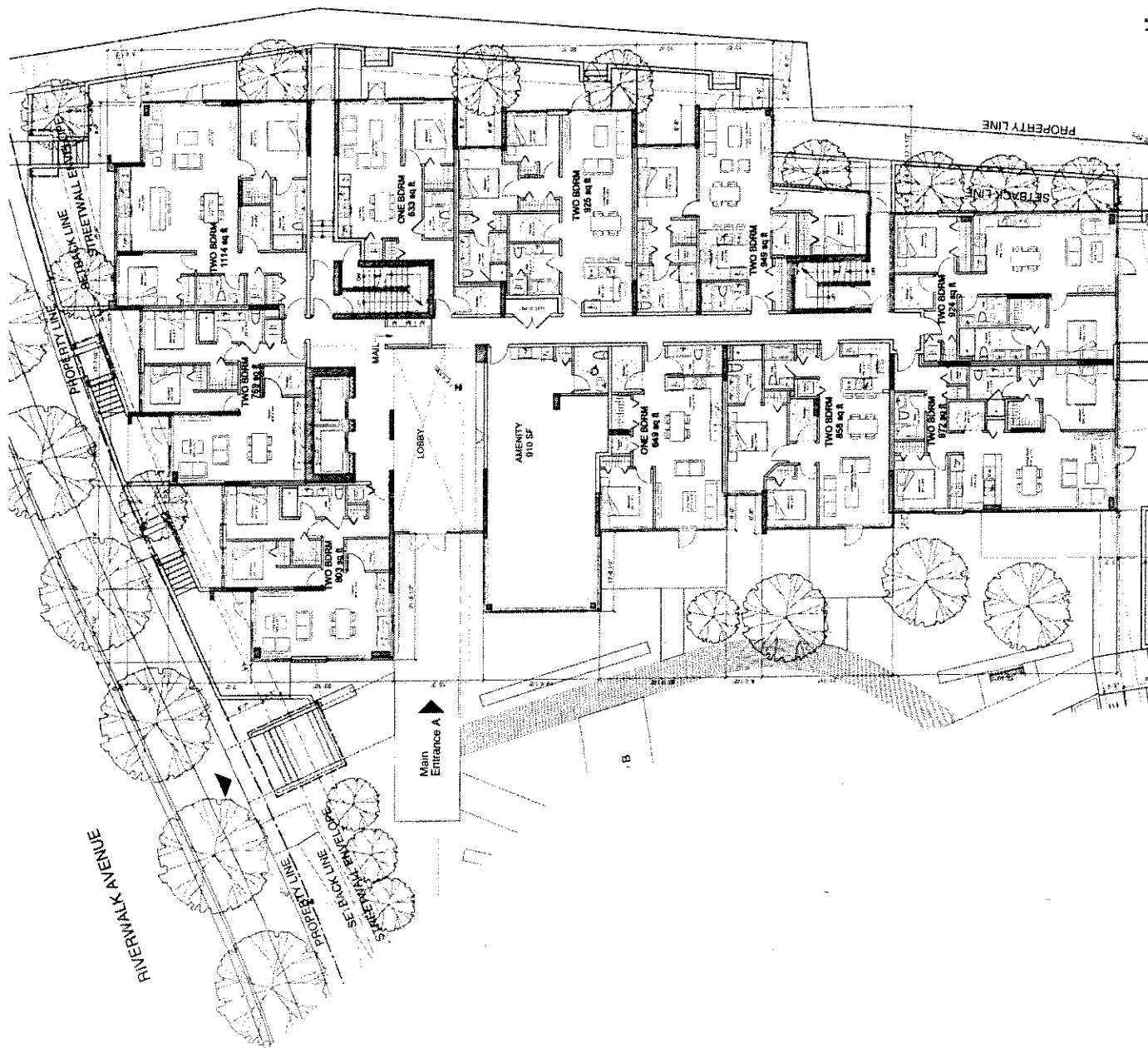












1000 S. 10th Avenue, Suite 100
 Portland, OR 97204-1000
 Tel: 503.228.1100
 Fax: 503.228.1101
 E: dialog@dialogarchitect.com

POLYGON
 www.polygonhomes.com



DATE: 08/11/2011
 PROJECT: 081270101

OWNER: East Fraxeland
 Lot 98
 3100 Riverside Avenue

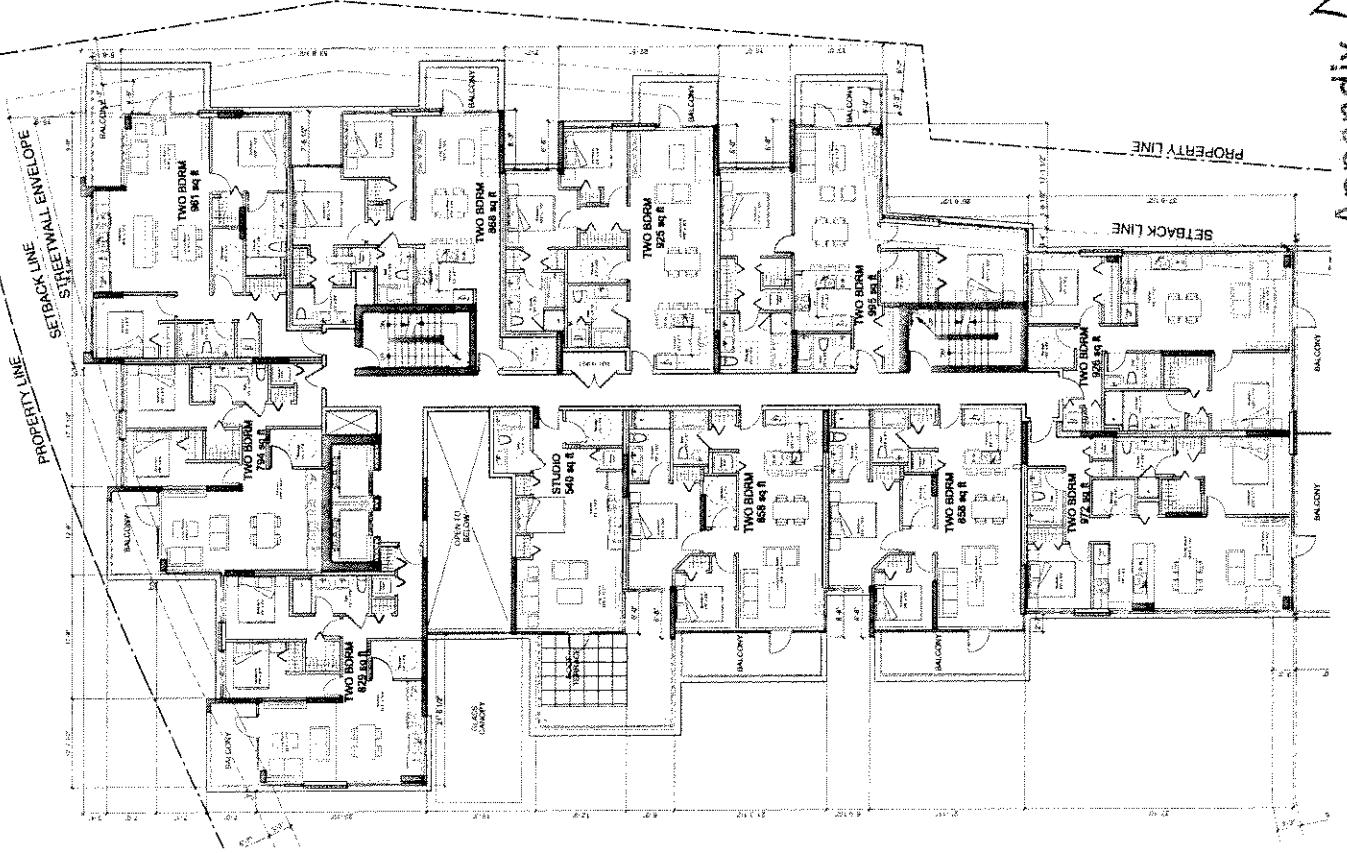
DESIGNER: Building A
 Level 2 Plan

DATE: 08/11/2011
 SCALE: 1/8" = 1'-0"
 PROJECT NO: 081270101

A212



Appendix D : page 33 of 45



DIALOG

1001 S. Main Street
 Portland, ME 04101
 Tel: 603.761.1100
 Fax: 603.761.1101



POLYGON
 www.polygonres.com



1001 S. Main Street
 Portland, ME 04101

1001 S. Main Street
 Portland, ME 04101

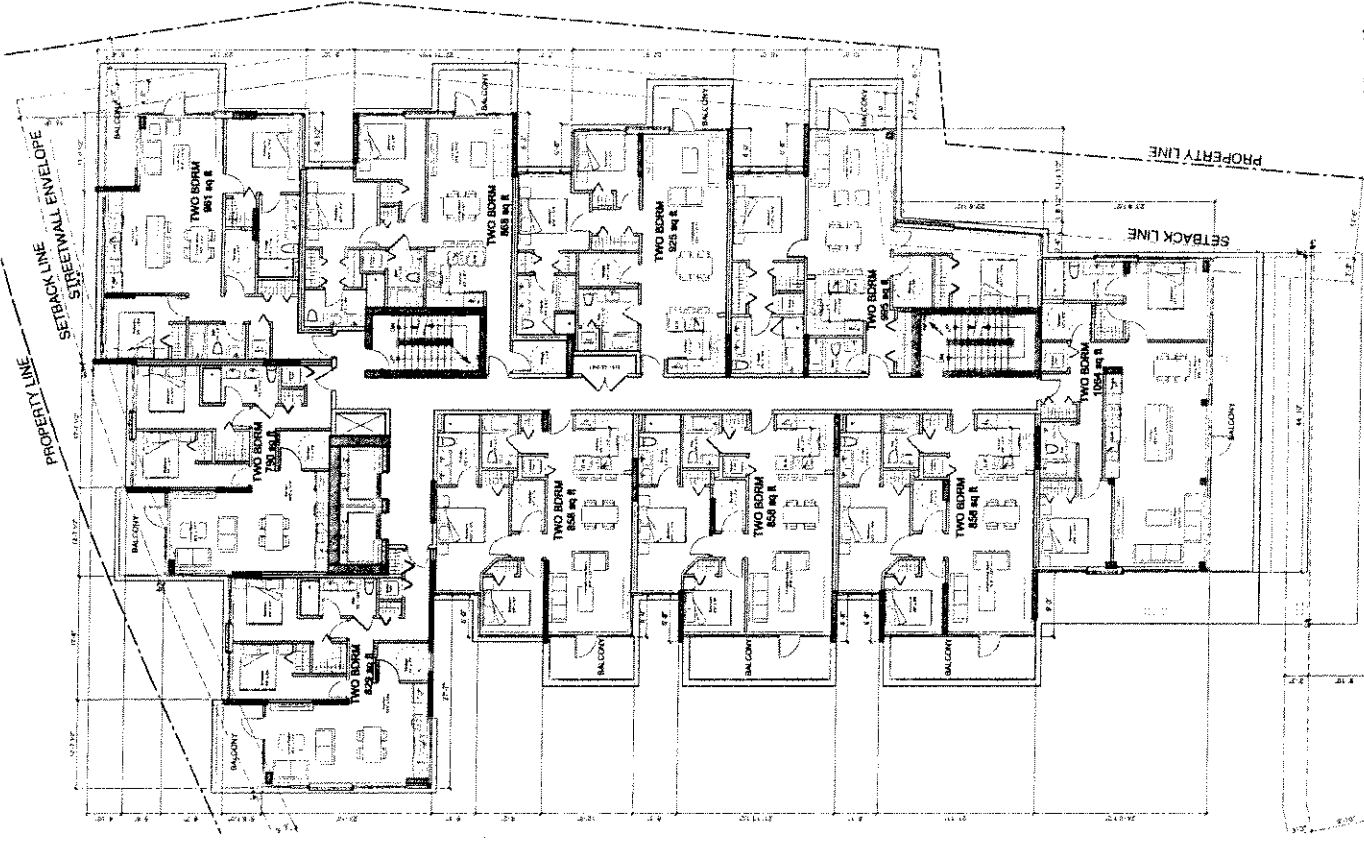
PROJECT
 East Grandstands
 Lot 9B
 3150 Riverwalk Avenue

DRAWING
 Building A
 Level 5 Plan

1001 S. Main Street
 Portland, ME 04101

DATE
 11/11/11
PROJECT NO.
 1111111111

A215



Appendix D ; page 26 of 45



SEAL

THE SEAL

PROJECT
 East Fraserside
 Lot 98
 3150 Riverwalk Avenue

DRAWING
 Building A
 Level 6 Plan

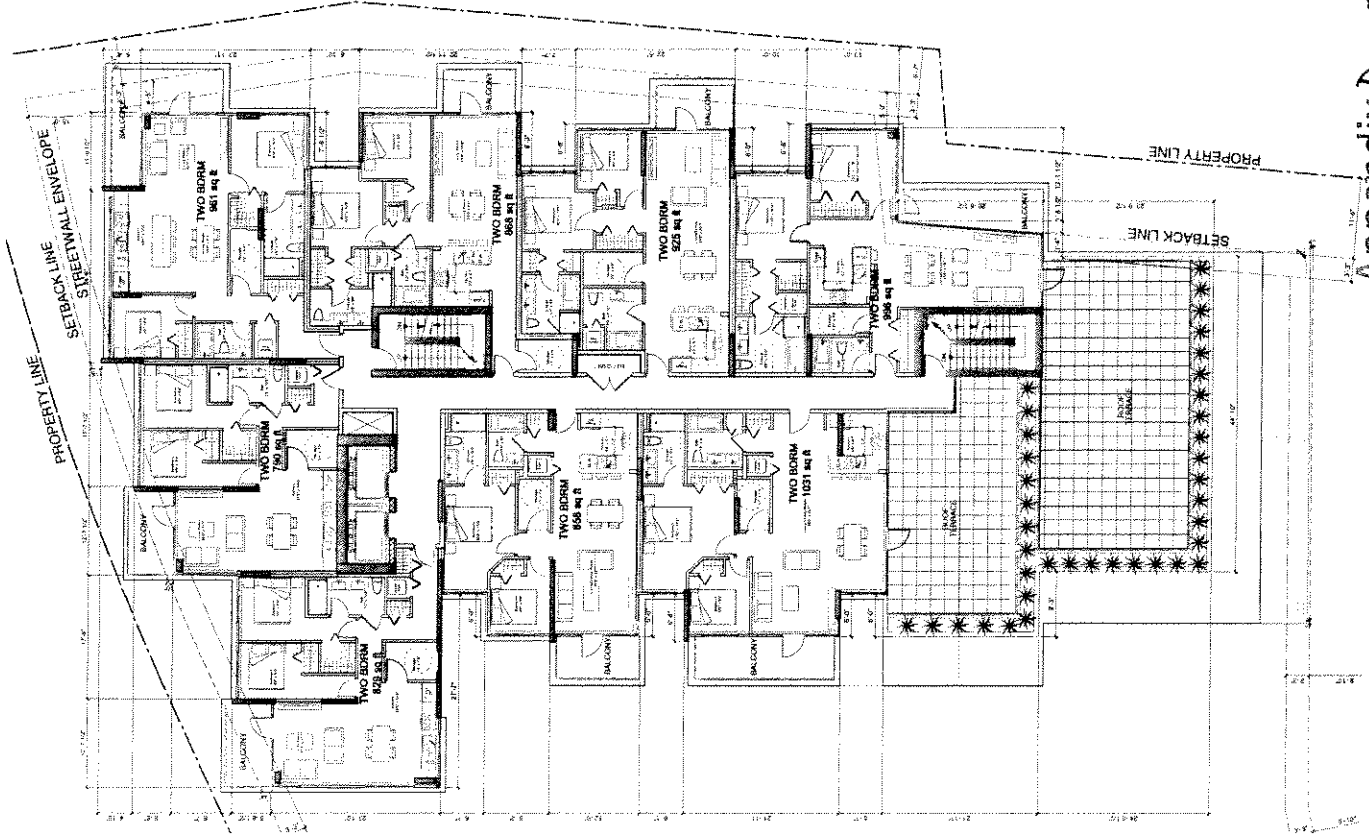
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REVISIONS
 1. 01/20/2010
PROJECT NO.
 A216

SCALE
 1/8" = 1'-0"

DATE
 01/20/2010

A216

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DIALOG

1. 100% Complete
2. 90% Complete
3. 75% Complete
4. 50% Complete
5. 25% Complete
6. Not Started

POLYGON
www.polygonhomes.com



DATE: 08/10/2010
DRAWN BY: [illegible]
CHECKED BY: [illegible]

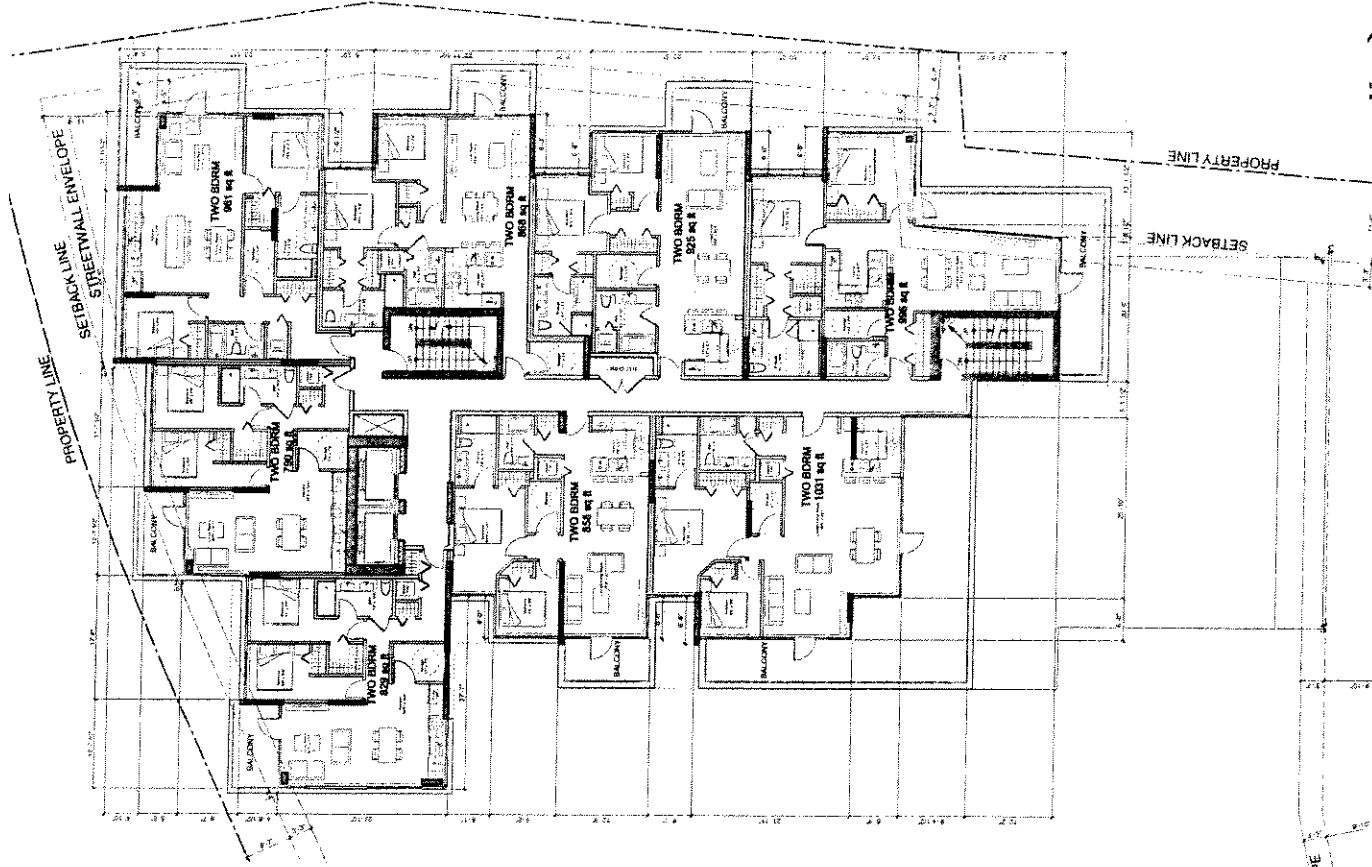
PROJECT: East Fraserlands
Lot 100
3100 Norwalk Avenue

DESCRIPTION: Building A
Level 7 Plan

DATE: 08/10/2010
DRAWN BY: [illegible]
CHECKED BY: [illegible]
PROJECT NO: 0413720100

A217

Appendix D ; page 28 of 45



DIALOG

1000 N. 10th Street, Suite 100
Tampa, FL 33602
Phone: 813.241.1111
Fax: 813.241.1112
www.polyhous.com



POLYGON
www.polyhous.com



DATE: 01/20/01
BY: [Signature]

PROJECT:
East Franchlands
Lot 9B
3160 Riverwalk Avenue

DRAWING:
Building A
Roof Plan

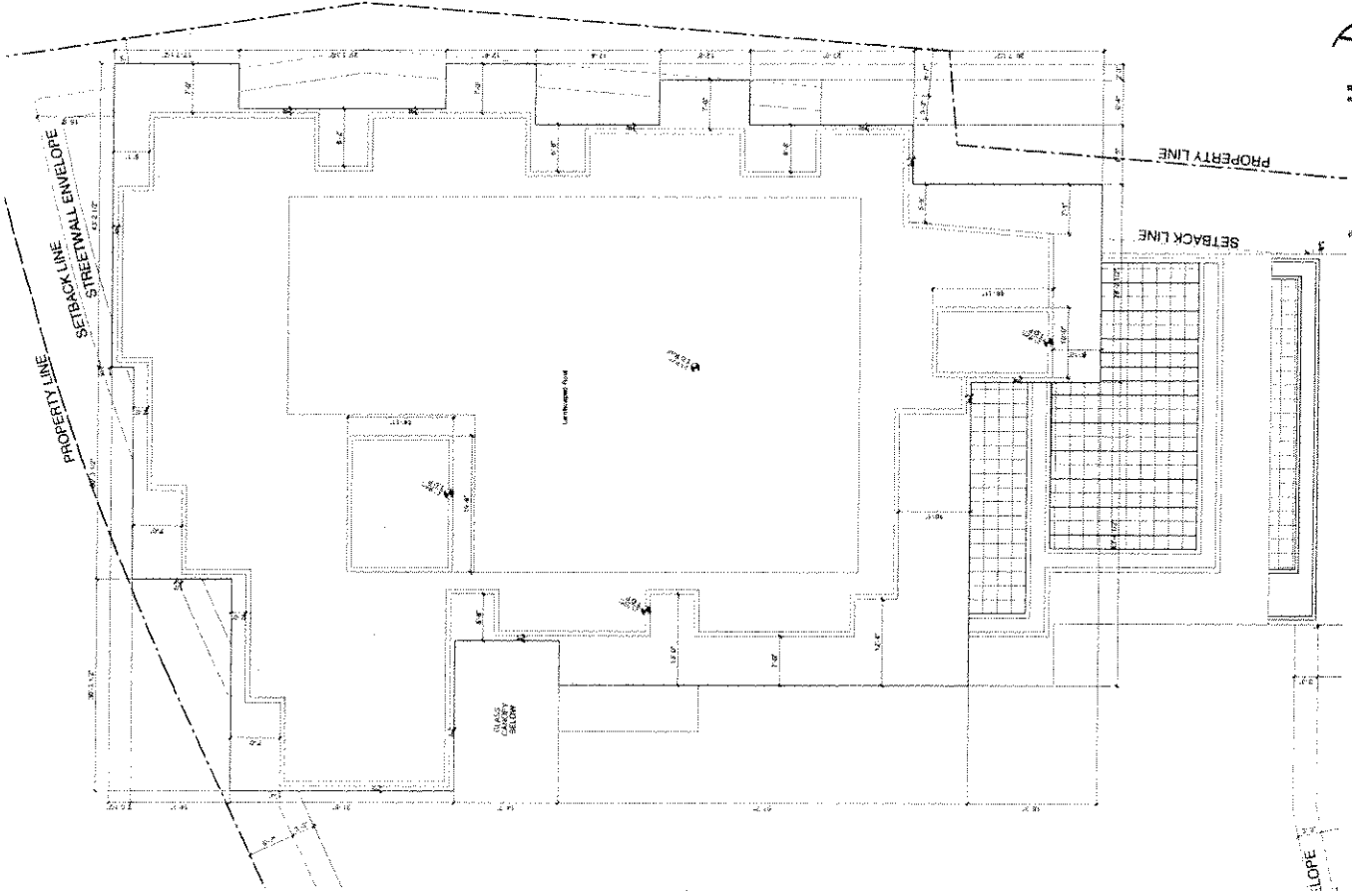
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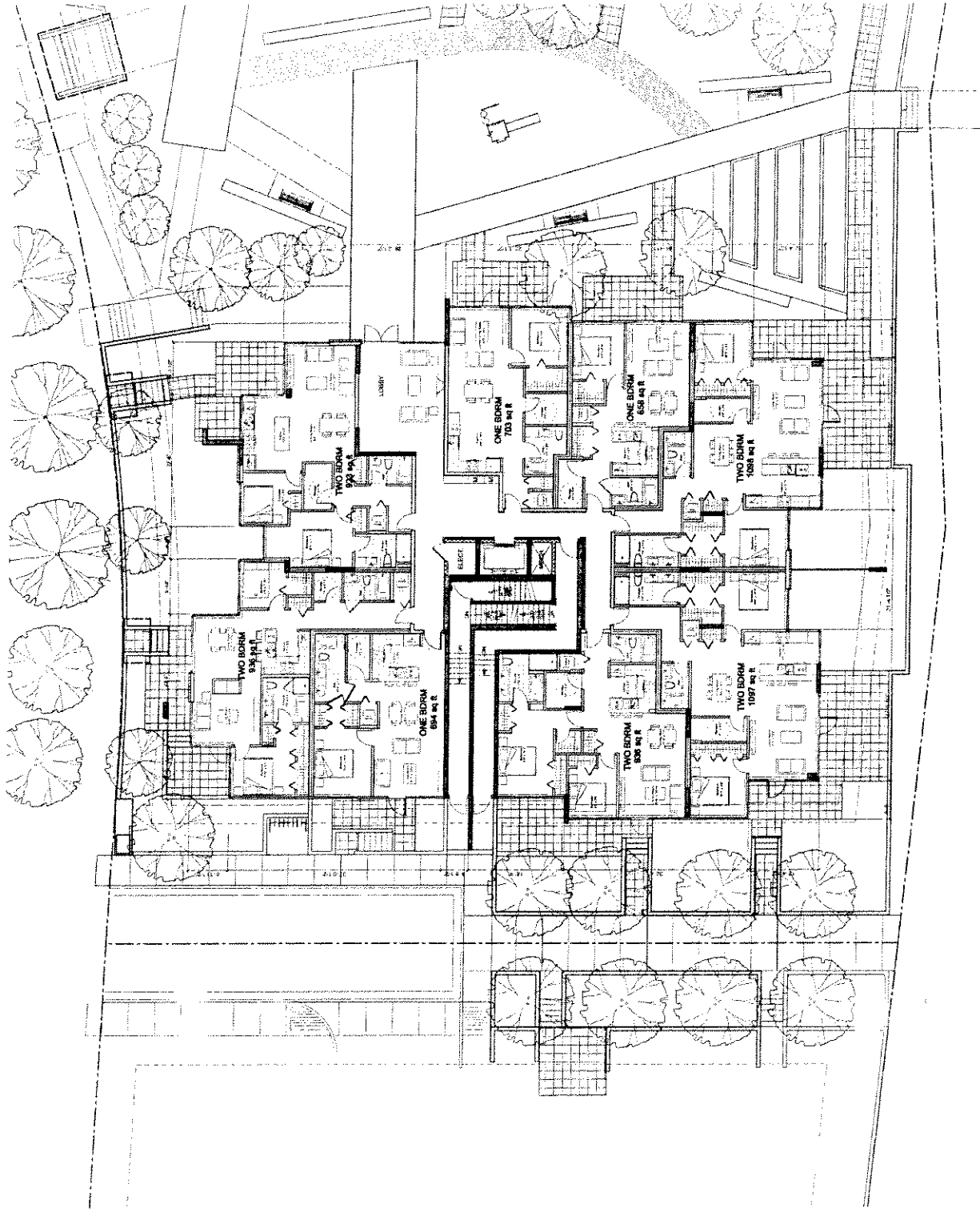
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01/20/01

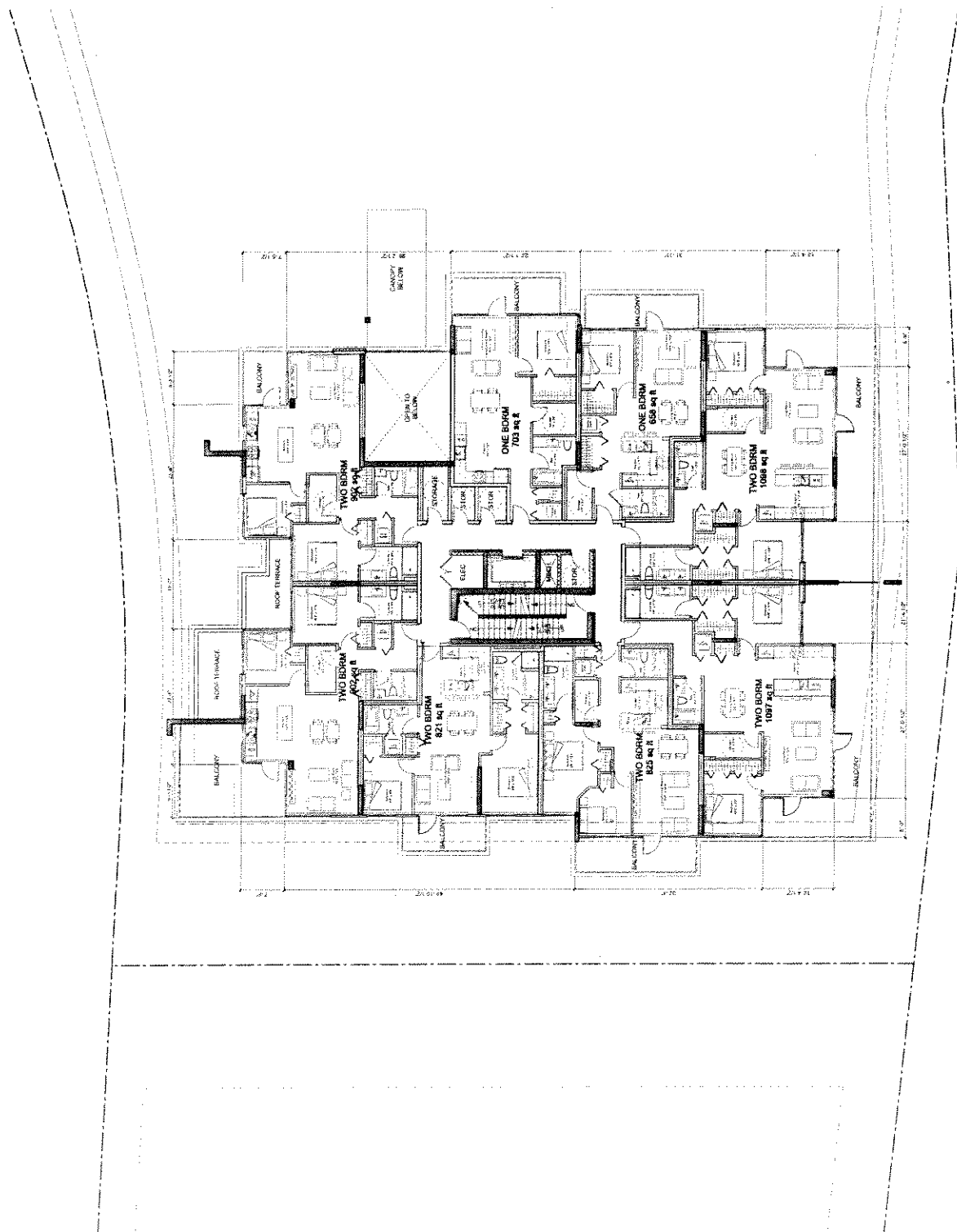
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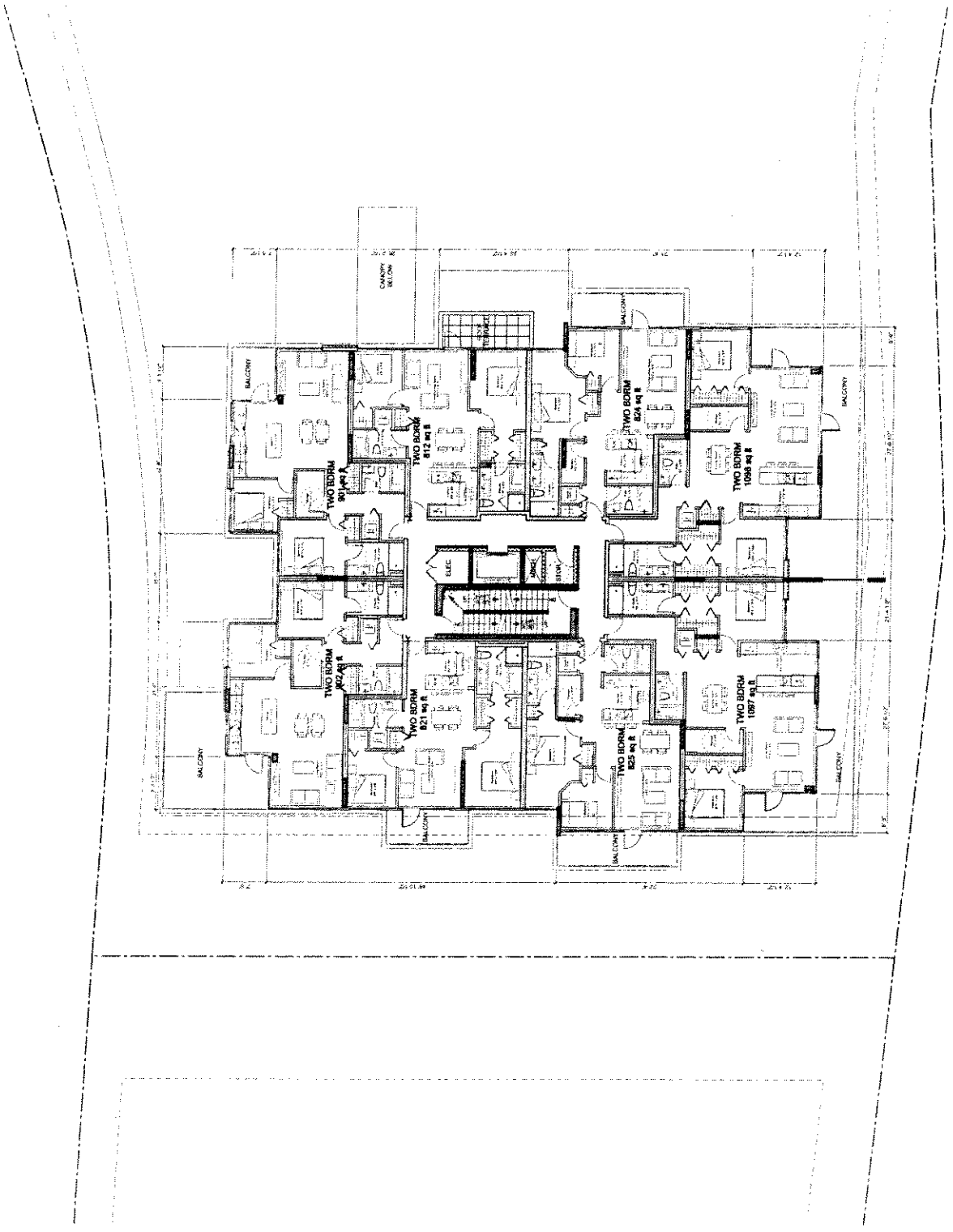


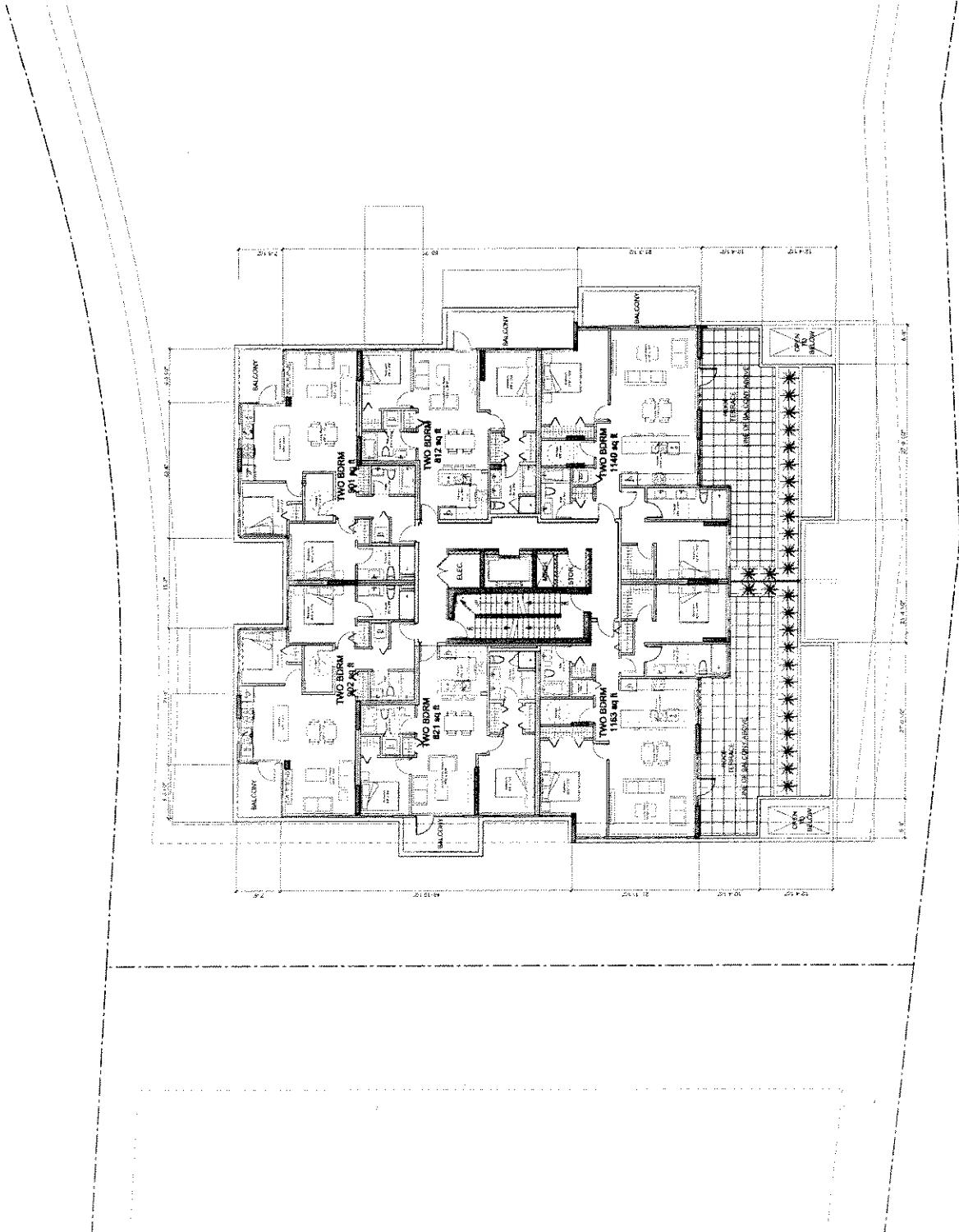
Appendix D ; page 29 of 45



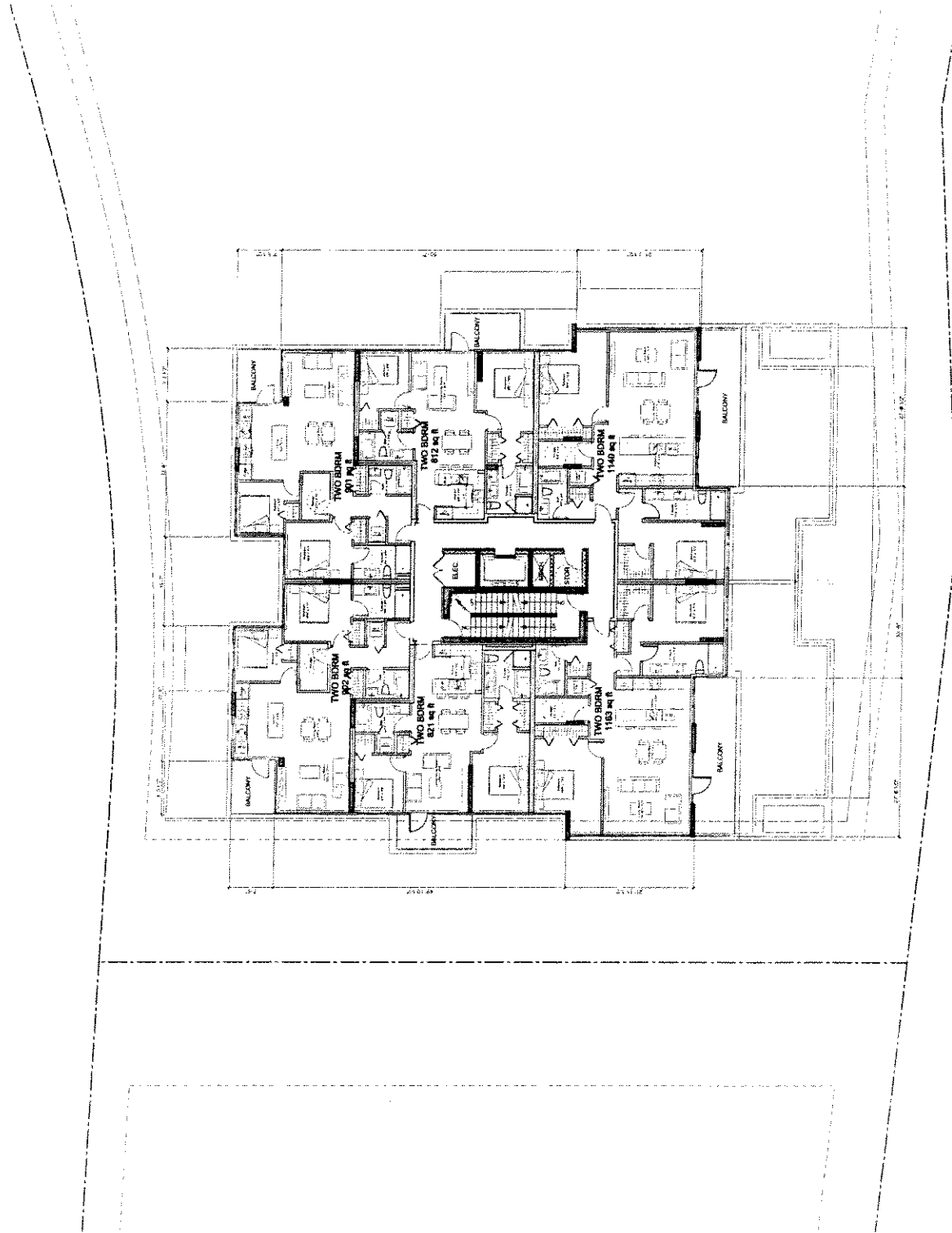


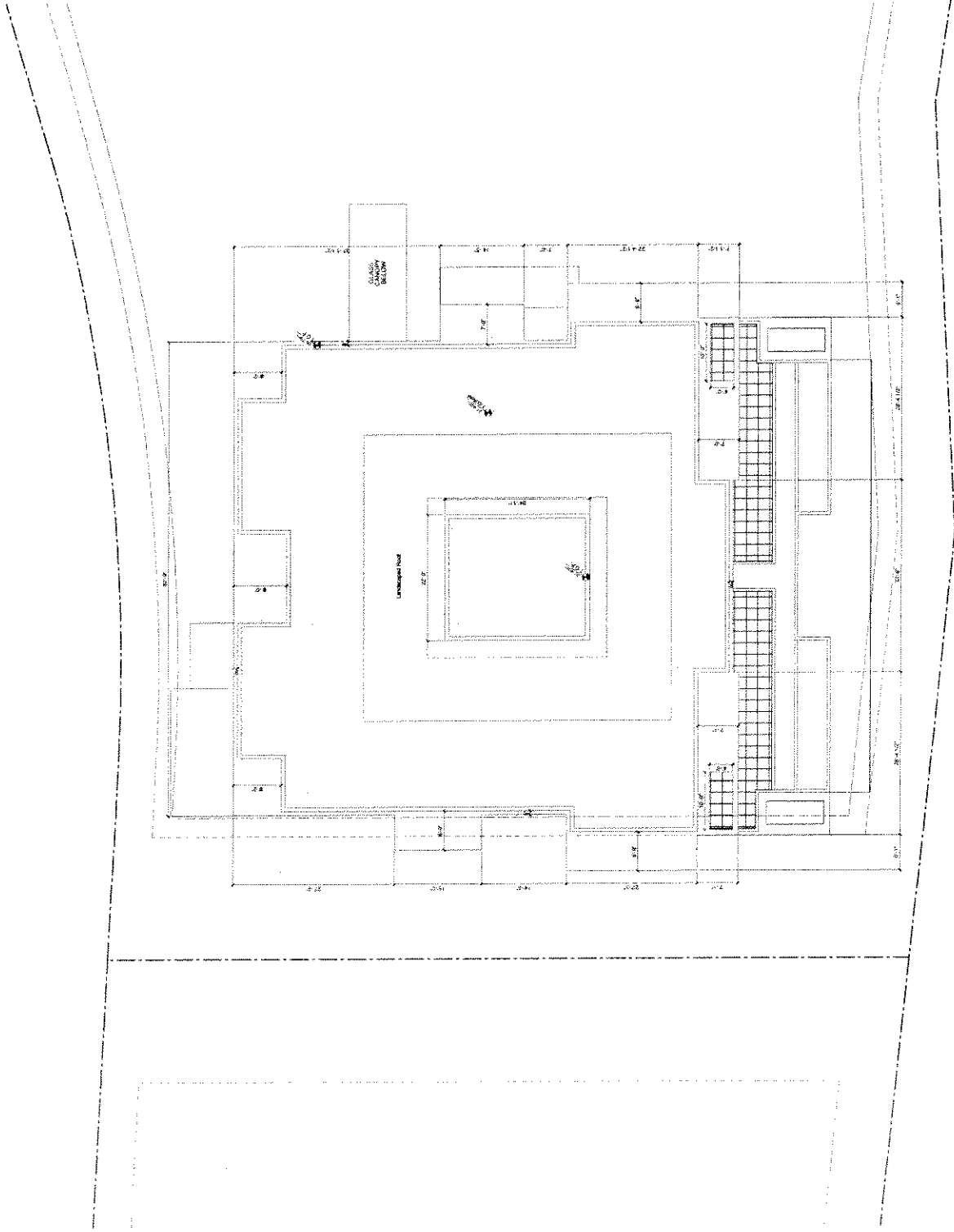






Appendix D ; page 33 of 45







1000 10th Avenue, Suite 100
San Francisco, CA 94103
Tel: 415.774.1000
Fax: 415.774.1001
www.dialoginc.com

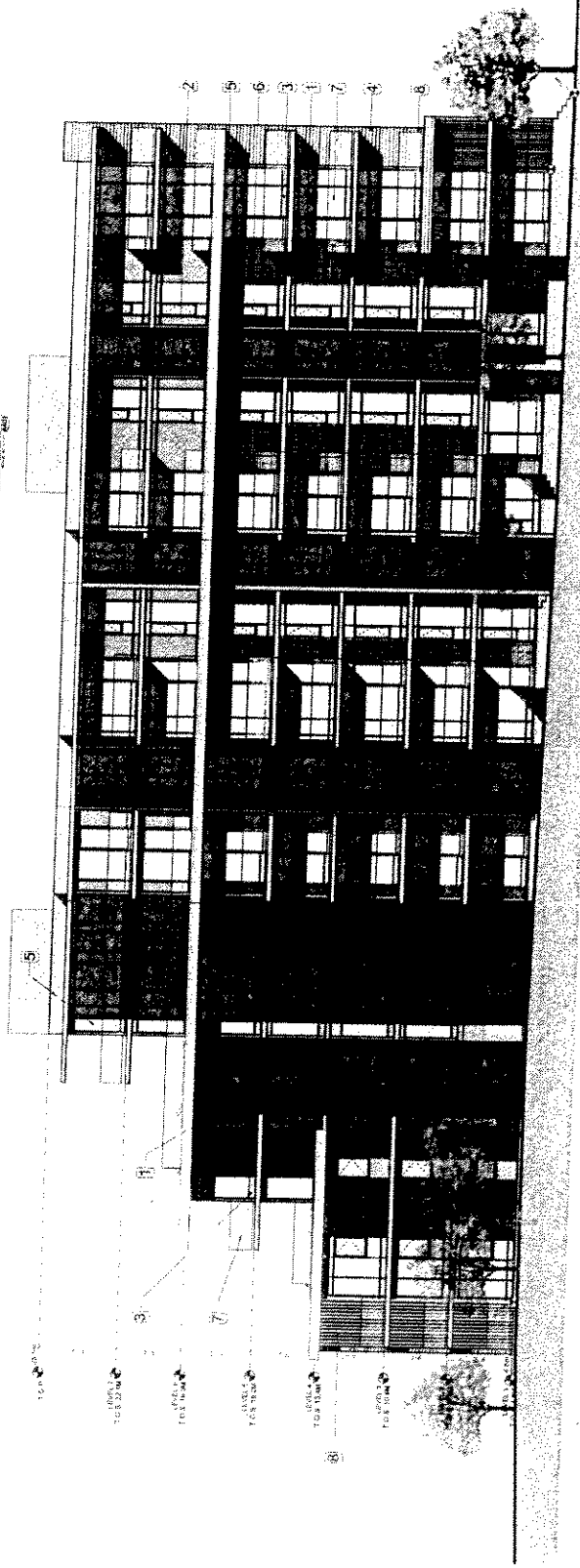
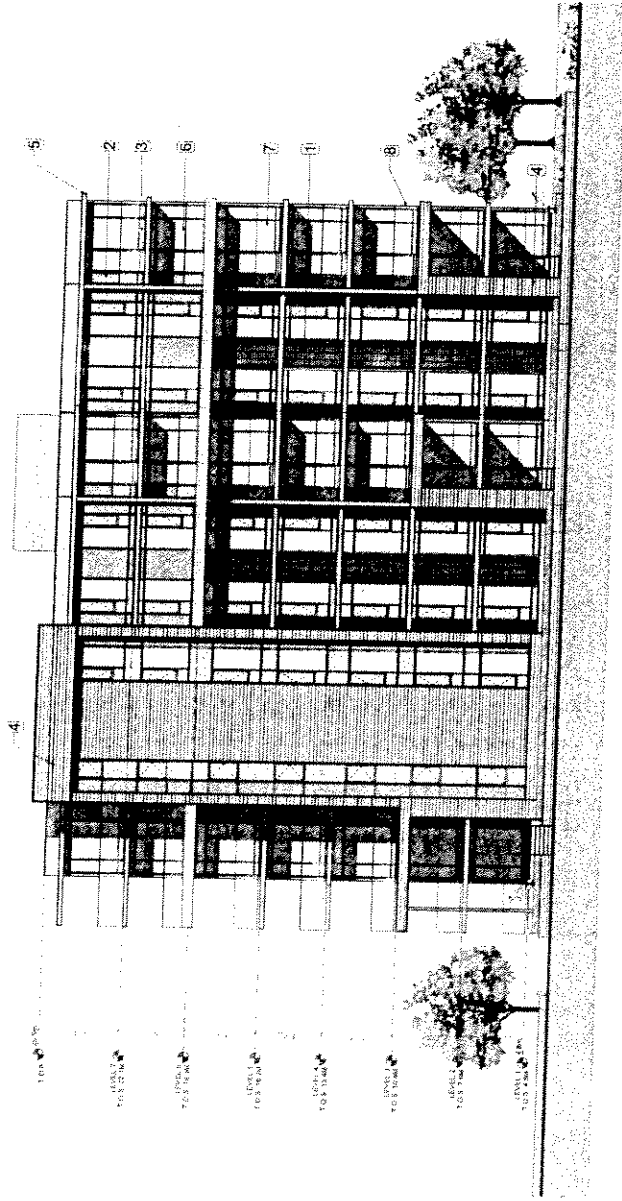


POLYGON
www.polygonhomes.com

354

Material List Legend

1. Brick
2. Metal Spandrel Panel
3. Glass Spandrel Panel
4. Board-form Concrete
5. Painted Architectural Concrete
6. Glazing
7. Metal & Glass Guards
8. Sealed Wood



1000 10th Avenue, Suite 100
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Tel: 415.774.1000
Fax: 415.774.1001
www.dialoginc.com

1000 10th Avenue, Suite 100
San Francisco, CA 94103
Tel: 415.774.1000
Fax: 415.774.1001
www.dialoginc.com

PROJECT
EVA POLYMER
LOT 100
3150 RINDERS AVENUE

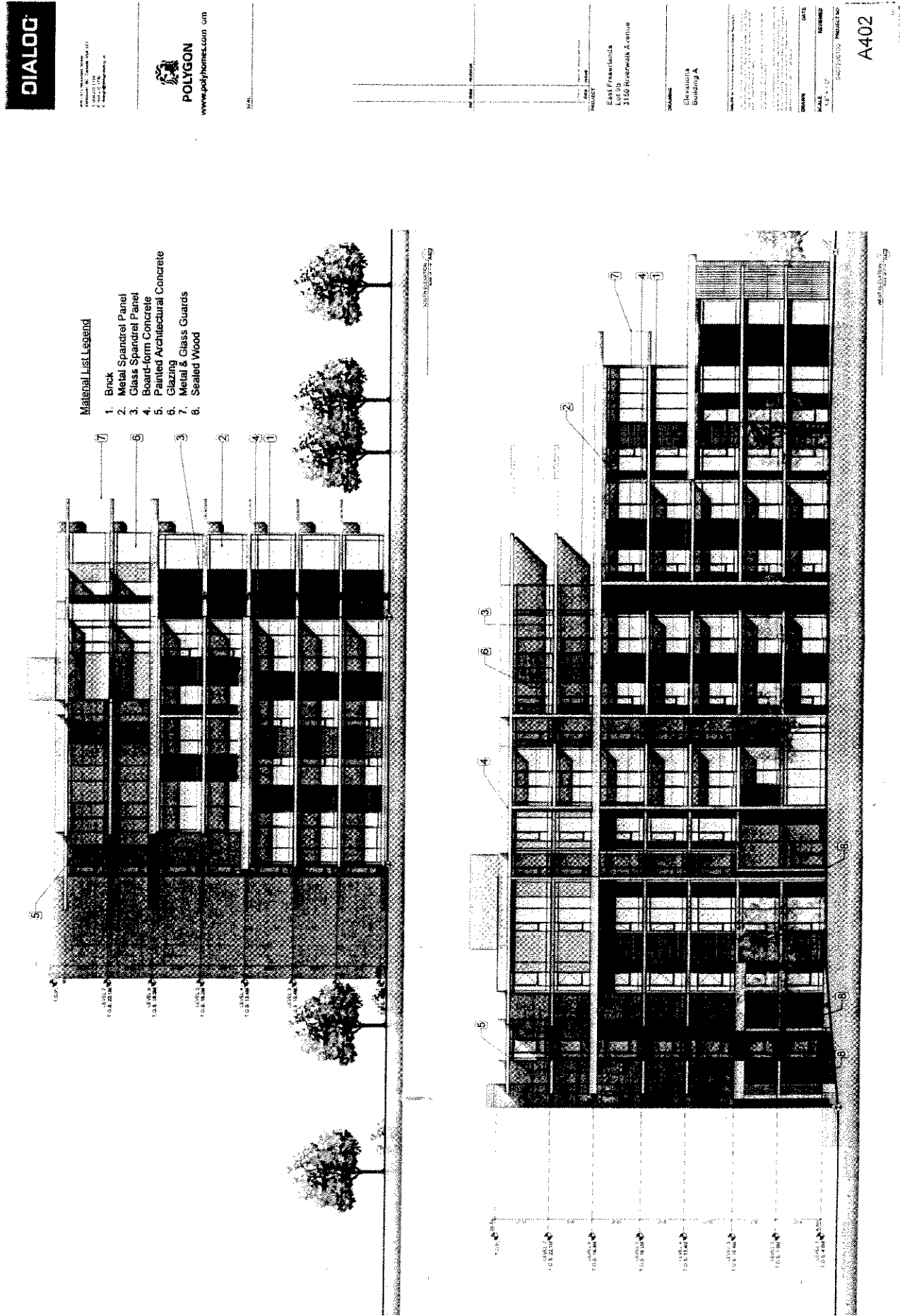
DESIGNED BY
EVA POLYMER
BUILDING A

1000 10th Avenue, Suite 100
San Francisco, CA 94103
Tel: 415.774.1000
Fax: 415.774.1001
www.dialoginc.com

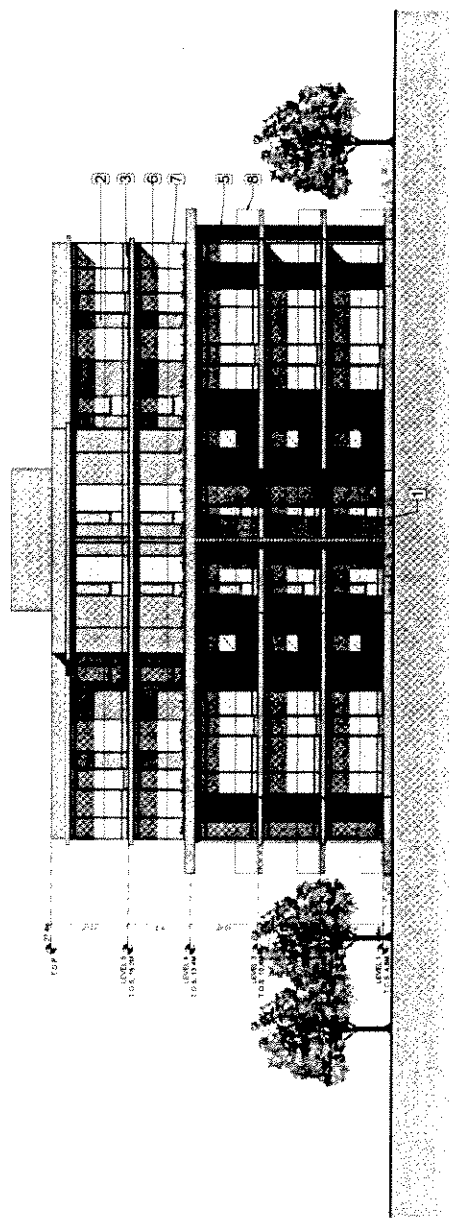
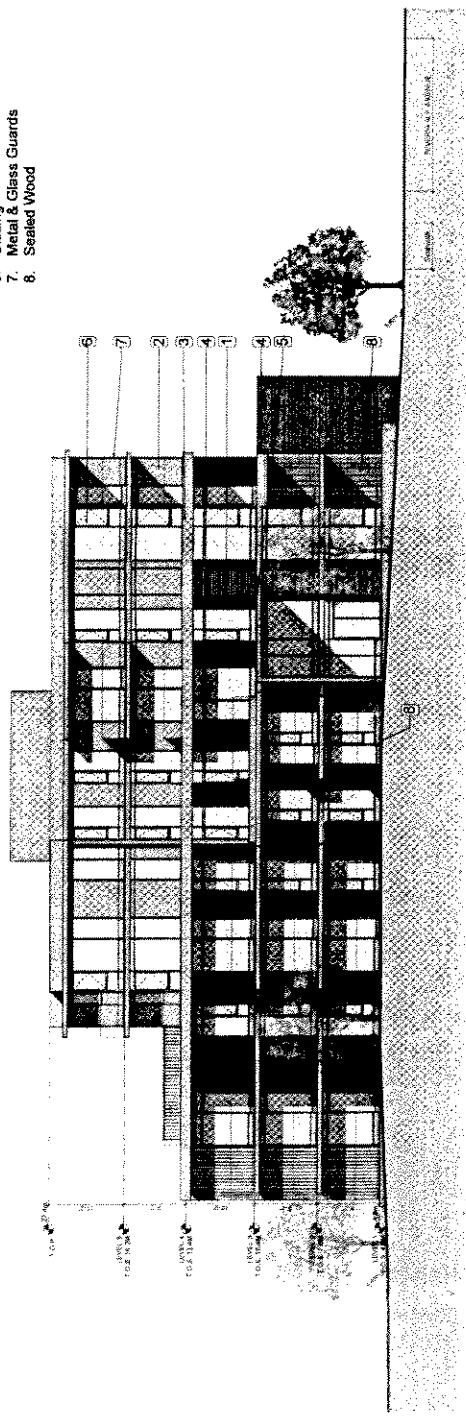
DATE
REVISION
SCALE
PROJECT NO.

A401

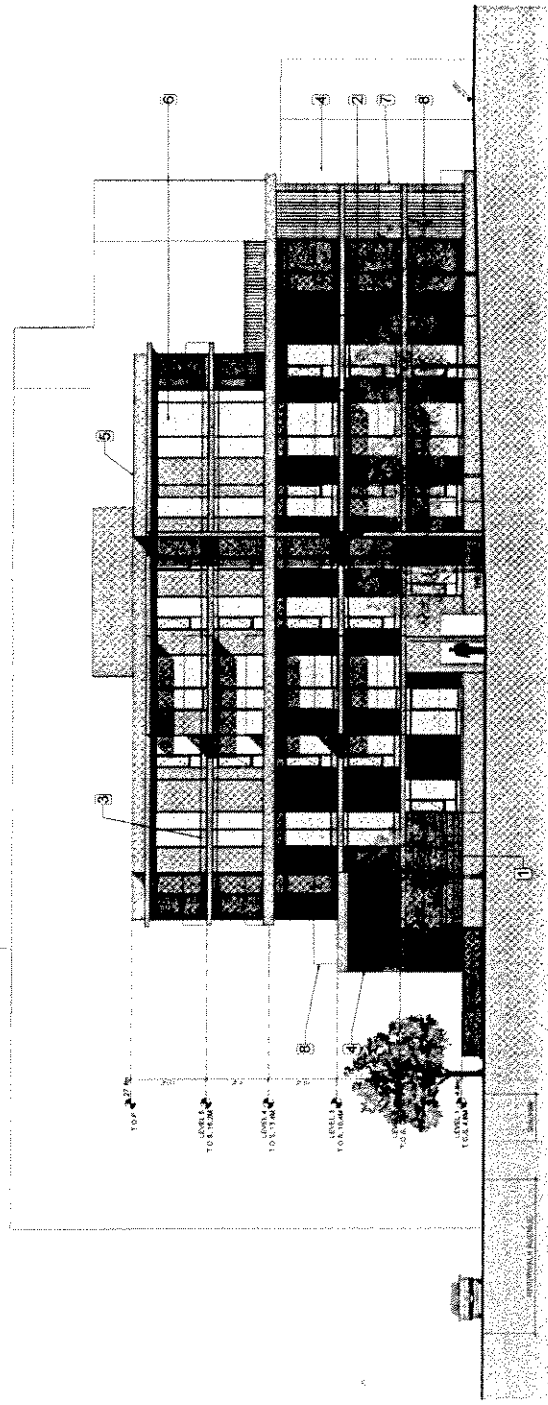
Appendix D ; page 37 of 45



- Material List Legend**
1. Brick
 2. Metal Spandrel Panel
 3. Glass Spandrel Panel
 4. Board-form Concrete
 5. Painted Architectural Concrete
 6. Glazing
 7. Metal & Glass Guards
 8. Sealed Wood

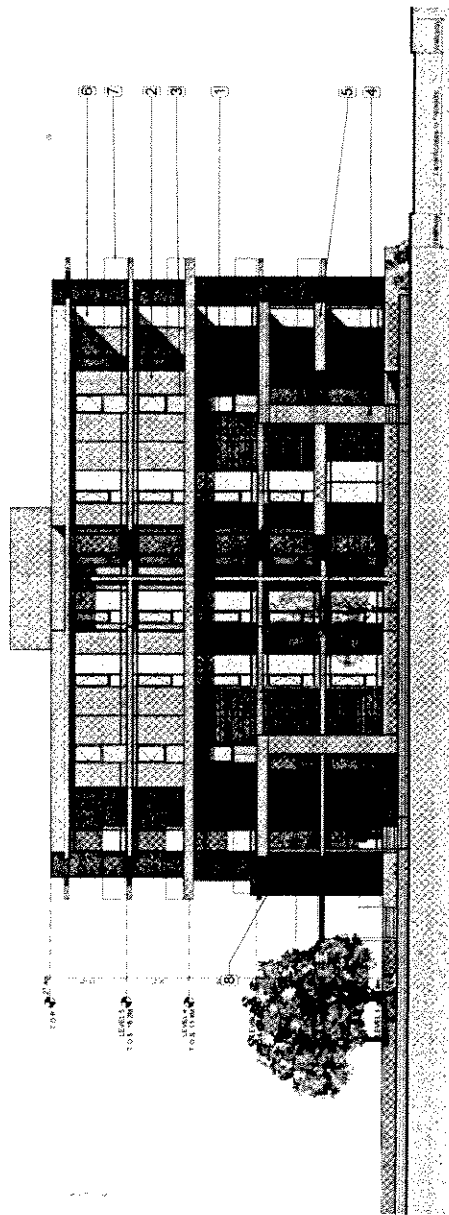


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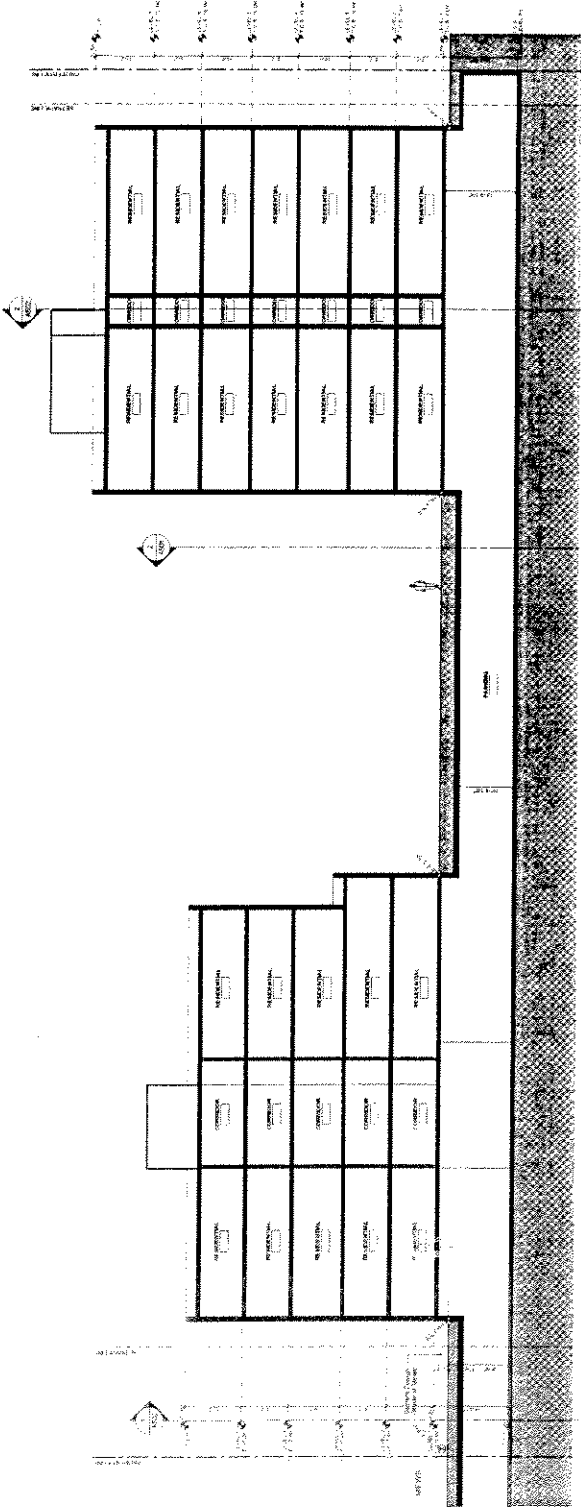


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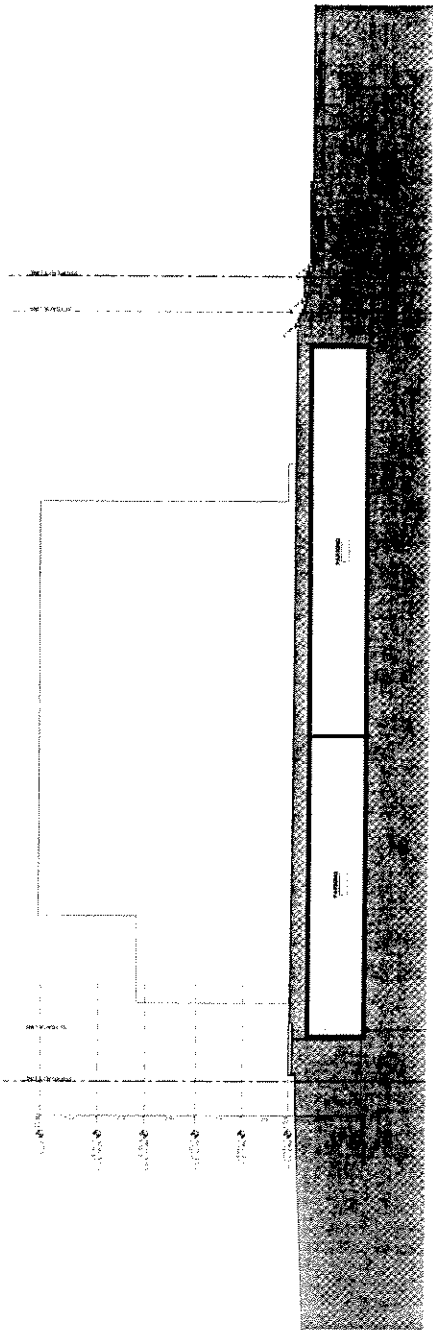
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2. Metal Spandrel Panel
3. Glass Spandrel Panel
4. Board-form Concrete
5. Painted Architectural Concrete
6. Glazing
7. Metal & Glass Guards
8. Sealed Wood



DATE



DATE: 01/11/2011
TIME: 10:00 AM



DATE: 01/11/2011
TIME: 10:00 AM

DATE

DIALOG

1000 10th Avenue, Suite 101
Westchester, NY 10590
Tel: 914.941.1000
Fax: 914.941.1001
www.dialogny.com


POLYGON
www.polygonhomes.com

SEAL

NO DATE

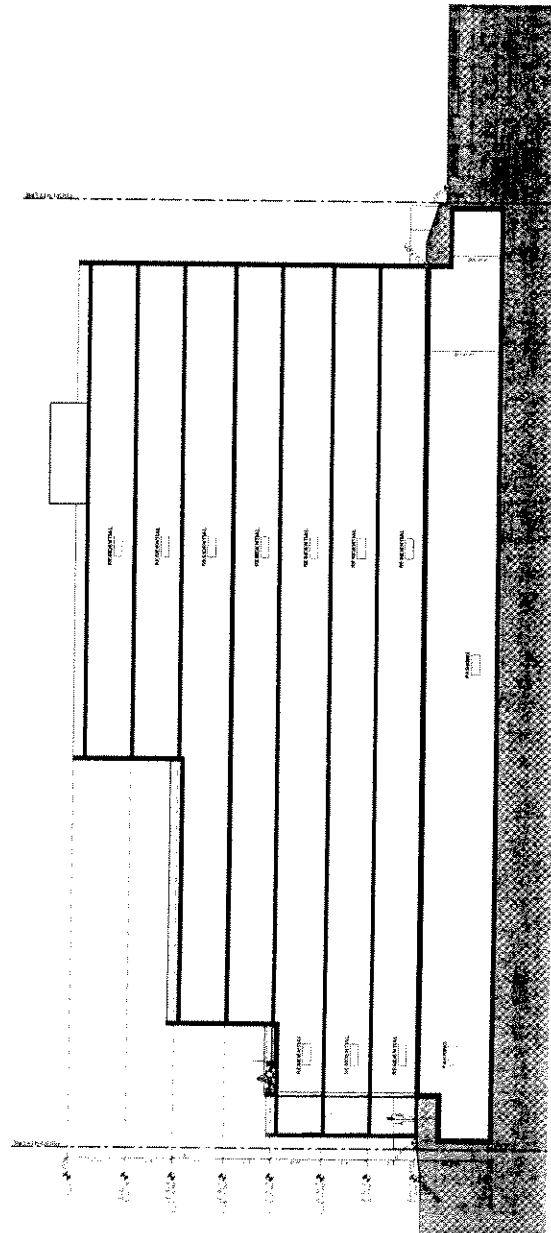
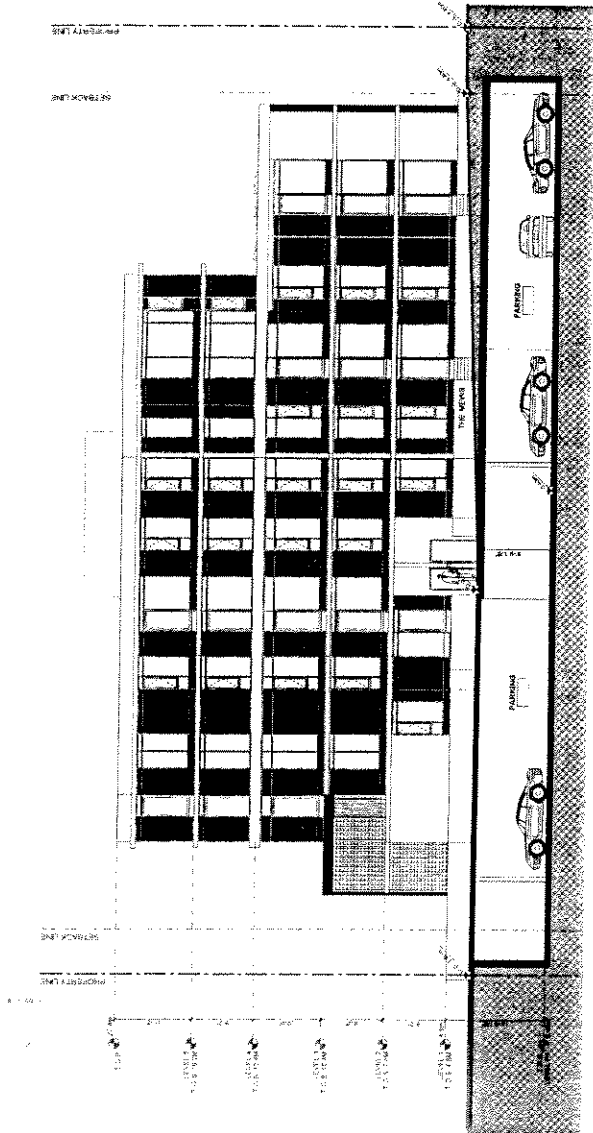
PROJECT
East Flanders
Lot 9b
5150 Riverwalk Avenue

DATE
Building Sections

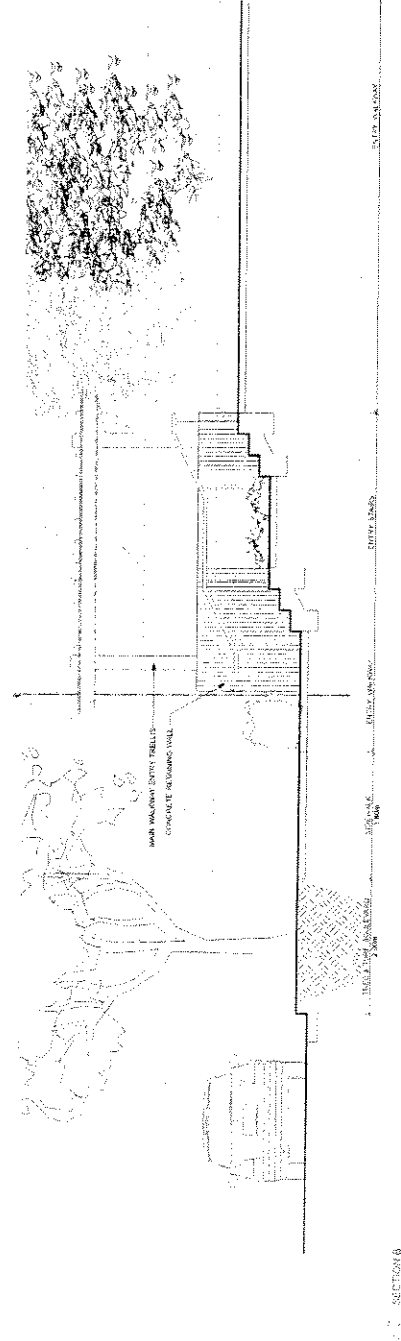
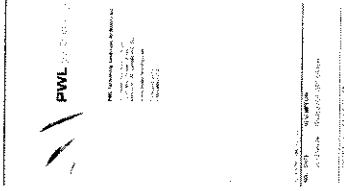
DATE
SCALE
PROJECT NO

A502

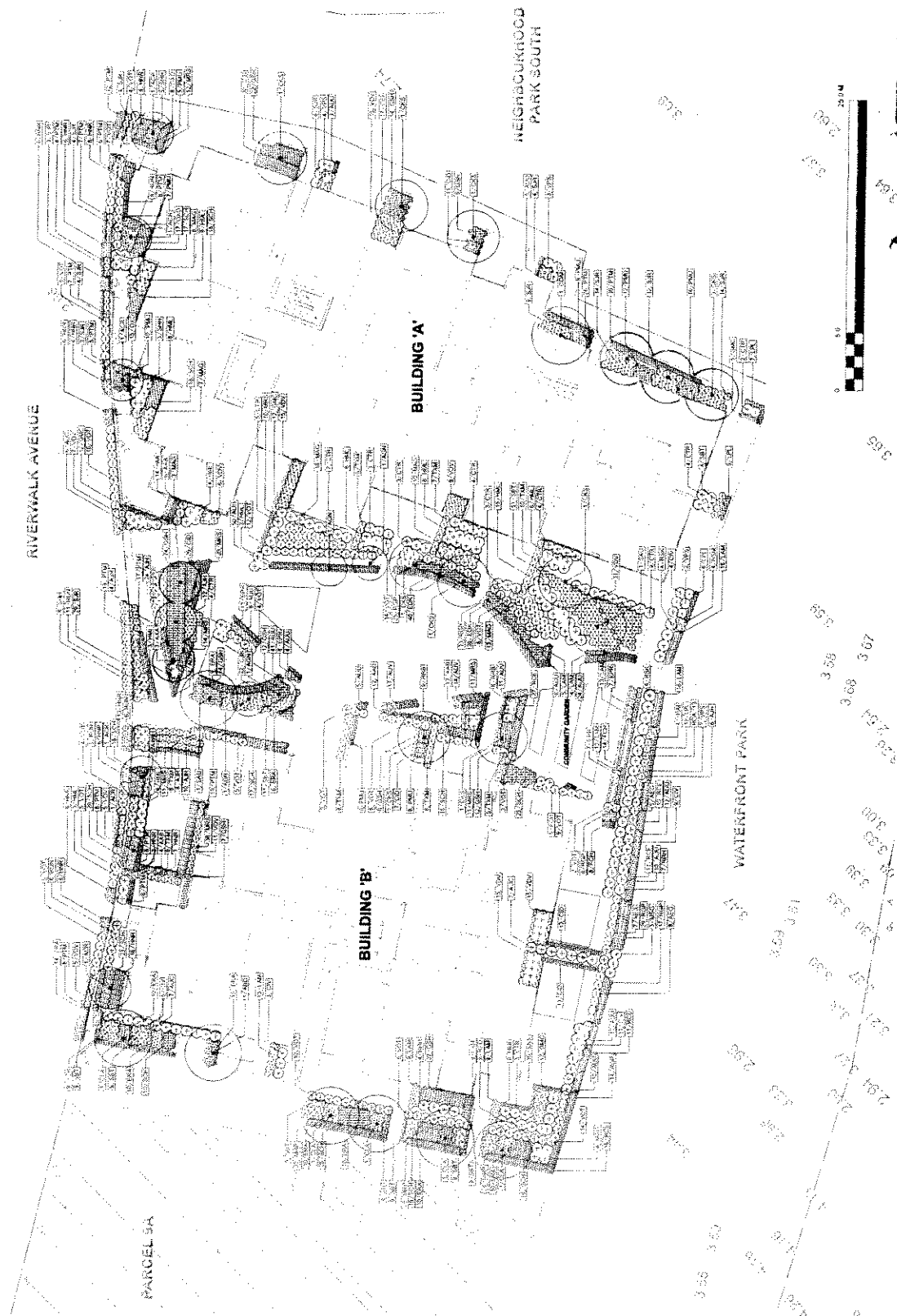
Appendix B ; page 77 of 45





[illegible]

L2.00





for Homes

LEED for Homes Mid-rise Pilot Simplified Project Checklist

Builder Name:	Polygon Homes
Project Team Leader (If different):	Kevin Shoemaker, Polygon Homes
Home Address (Street/City/State):	Shoreline River District Lot 9B, Vancouver,

Project Description:

Building type: Mid-rise multi-family

of stories: 6

Adjusted Certification Thresholds

Certified: 35.0

Gold: 65.0

of units: 68

Avg. Home Size Adjustment: -10

Silver: 50.0

Platinum: 80.0

date last updated : 26-Sept-2012

last updated by : Troy Glasner - E3 Eco Group

Max Pts	Project Points			
	Preliminary	Maybe	No	Final

Innovation and Design Process (ID)			(No Minimum Points Required)	Max	Y/Pts	Maybe	No	Y/Pts	
1. Integrated Project Planning	1.1	Preliminary Rating	Prereq		Y			Y	
	1.2	Energy Expertise for MID-RISE	Prereq		Y			Y	
	1.3	Professional Credentialed with Respect to LEED for Homes	1		0	0		0	
	1.4	Design Charrette	1		1	0		1	
	1.5	Building Orientation for Solar Design	1		0	0		0	
	1.6	Trades Training for MID-RISE	1		1	0		1	
2. Durability Management Process	2.1	Durability Planning	Prereq		Y			Y	
	2.2	Durability Management	Prereq		Y			Y	
	2.3	Third-Party Durability Management Verification	3		3	0		3	
3. Innovative or Regional Design	3.1	Innovation #1	1		1	0		1	
	3.2	Innovation #2	1		1	0		1	
	3.3	Innovation #3	1		0	0		0	
	3.4	Innovation #4	1		0	0		0	
Sub-Total for ID Category:				11	7	0		7	
Location and Linkages (LL)			(No Minimum Points Required)	OR	Max	Y/Pts	Maybe	No	Y/Pts
1. LEED ND	1	LEED for Neighborhood Development	LL2-6		10	0	0		0
2. Site Selection	2	Site Selection			2	2	0		2
3. Preferred Locations	3.1	Edge Development			1	0	0		0
	3.2	Infill	LL 3.1		2	2	0		2
	3.3	Brownfield Redevelopment for MID-RISE			1	0	0		0
4. Infrastructure	4	Existing Infrastructure			1	1	0		1
5. Community Resources/ Transit	5.1	Basic Community Resources for MID-RISE			1	0	0		0
	5.2	Extensive Community Resources for MID-RISE	LL 5.1, 5.3		2	0	0		0
	5.3	Outstanding Community Resources for MID-RISE	LL 5.1, 5.2		3	3	0		3
6. Access to Open Space	6	Access to Open Space			1	1	0		1
Sub-Total for LL Category:				10	9	0		9	
Sustainable Sites (SS)			(Minimum of 5 SS Points Required)	OR	Max	Y/Pts	Maybe	No	Y/Pts
1. Site Stewardship	1.1	Erosion Controls During Construction		Prerequisite		Y			Y
	1.2	Minimize Disturbed Area of Site for MID-RISE		1		1	0		1
2. Landscaping	2.1	No Invasive Plants		Prerequisite		Y			Y
	2.2	Basic Landscape Design		1		1	0		1
	2.3	Limit Conventional Turf for MID-RISE	SS 2.4	2		2	1		2
	2.4	Drought Tolerant Plants for MID-RISE	SS 2.4	1		1	0		1
	2.5	Reduce Overall Irrigation Demand by at Least 20% for MID-RISE		3		0	0		0
3. Local Heat Island Effects	3.1	Reduce Site Heat Island Effects for MID-RISE			1	1	0		1
	3.2	Reduce Roof Heat Island Effects for MID-RISE			1	1	0		1
4. Surface Water Management	4.1	Permeable Lot for MID-RISE			2	0	0		0
	4.2	Permanent Erosion Controls			1	1	0		1
	4.3	Stormwater Quality Control for MID-RISE			2	2	0		2
5. Nontoxic Pest Control	5	Pest Control Alternatives			2	2	0		2
6. Compact Development	6.1	Moderate Density for MID-RISE			2	0	0		0
	6.2	High Density for MID-RISE	SS 6.1, 6.3		3	0	0		0
	6.3	Very High Density for MID-RISE	SS 6.1, 6.2		4	4	0		4
7. Alternative Transportation	7.1	Public Transit for MID-RISE			2	2	0		2
	7.2	Bicycle Storage for MID-RISE			1	1	0		1
	7.3	Parking Capacity/Low-Emitting Vehicles for MID-RISE			1	1	0		1
Sub-Total for SS Category:				22	20	1		20	

Appendix E: page 1 of 1

LEED for Homes Mid-rise Pilot Simplified Project Checklist (continued)

						Max Pts	Project Points			
							Preliminary Final			
							Y/Pts	Maybe	No	Y/Pts
Water Efficiency (WE) (Minimum of 3 WE Points Required) OR						Max	Y/Pts	Maybe	No	Y/Pts
1. Water Reuse	1	Water Reuse for MID-RISE				5	0	0	0	
2. Irrigation System	2.1	High Efficiency Irrigation System for MID-RISE	WE 2.2			2	2	0	2	
	2.2	Reduce Overall Irrigation Demand by at Least 45% for MID-RISE				2	0	0	0	
3. Indoor Water Use	3.1	High-Efficiency Fixtures and Fittings				3	2	0	2	
	3.2	Very High Efficiency Fixtures and Fittings				6	2	2	2	
	3.3	Water Efficient Appliances for MID-RISE				2	1	1	1	
Sub-Total for WE Category:						15	7	3	7	
Energy and Atmosphere (EA) (Minimum of 0 EA Points Required) OR						Max	Y/Pts	Maybe	No	Y/Pts
1. Optimize Energy Performance	1.1	Minimum Energy Performance for MID-RISE				Prereq	Y		Y	
	1.2	Testing and Verification for MID-RISE				Prereq	Y		Y	
	1.3	Optimize Energy Performance for MID-RISE				34	6	0	6	
7. Water Heating	7.1	Efficient Hot Water Distribution				2	0	0	0	
	7.2	Pipe Insulation				1	1	0	1	
11. Residential Refrigerant Management	11.1	Refrigerant Charge Test				Prereq	Y		Y	
	11.2	Appropriate HVAC Refrigerants				1	1	0	1	
Sub-Total for EA Category:						38	8	0	8	
Materials and Resources (MR) (Minimum of 2 MR Points Required) OR						Max	Y/Pts	Maybe	No	Y/Pts
1. Material-Efficient Framing	1.1	Framing Order Waste Factor Limit				Prereq	Y		Y	
	1.2	Detailed Framing Documents	MR 1.5			1	0	0	0	
	1.3	Detailed Cut List and Lumber Order	MR 1.5			1	0	0	0	
	1.4	Framing Efficiencies	MR 1.5			3	0	0	0	
	1.5	Off-site Fabrication				4	0	0	0	
2. Environmentally Preferable Products	2.1	FSC Certified Tropical Wood				Prereq	Y		Y	
	2.2	Environmentally Preferable Products				8	4	3	4	
3. Waste Management	3.1	Construction Waste Management Planning				Prereq	Y		Y	
	3.2	Construction Waste Reduction				3	2.5	0	2.5	
Sub-Total for MR Category:						16	6.5	3	6.5	
Indoor Environmental Quality (EQ) (Minimum of 6 EQ Points Required) OR						Max	Y/Pts	Maybe	No	Y/Pts
2. Combustion Venting	2	Basic Combustion Venting Measures				Prereq	Y		Y	
3. Moisture Control	3	Moisture Load Control				1	0	0	0	
4. Outdoor Air Ventilation	4.1	Basic Outdoor Air Ventilation for MID-RISE				Prereq	Y		Y	
	4.2	Enhanced Outdoor Air Ventilation for MID-RISE				2	0	0	0	
	4.3	Third-Party Performance Testing for MID-RISE				1	0	0	0	
5. Local Exhaust	5.1	Basic Local Exhaust				Prerequisite	Y		Y	
	5.2	Enhanced Local Exhaust				1	0	0	0	
	5.3	Third-Party Performance Testing				1	0	0	0	
6. Distribution of Space Heating and Cooling	6.1	Room-by-Room Load Calculations				Prereq	Y		Y	
	6.2	Return Air Flow / Room by Room Controls				1	1	0	1	
	6.3	Third-Party Performance Test / Multiple Zones				2	2	0	2	
7. Air Filtering	7.1	Good Filters				Prereq	Y		Y	
	7.2	Better Filters	EQ 7.3			1	0	0	0	
	7.3	Best Filters				2	0	0	0	
8. Contaminant Control	8.1	Indoor Contaminant Control during Construction				1	1	0	1	
	8.2	Indoor Contaminant Control for MID-RISE				2	1	0	1	
	8.3	Preoccupancy Flush				1	0	0	0	
9. Radon Protection	9.1	Radon-Resistant Construction in High-Risk Areas				Prereq	N/A		N/A	
	9.2	Radon-Resistant Construction in Moderate-Risk Areas				1	0	1	0	
10. Garage Pollutant Protection	10.1	No HVAC in Garage for MID-RISE				Prereq	Y		Y	
	10.2	Minimize Pollutants from Garage for MID-RISE	EQ 10.3			2	2	0	2	
	10.3	Detached Garage or No Garage for MID-RISE				3	0	0	0	
11. ETS Control	11	Environmental Tobacco Smoke Reduction for MID-RISE				1	0.5	0	0.5	
12. Compartmentalization of Units	12.1	Compartmentalization of Units				Prereq	Y		Y	
	12.2	Enhanced Compartmentalization of Units				1	0	0	0	
Sub-Total for EQ Category:						21	7.5	1	7.5	
Awareness and Education (AE) (Minimum of 0 AE Points Required)						Max	Y/Pts	Maybe	No	Y/Pts
1. Education of the Homeowner or Tenant	1.1	Basic Operations Training				Prereq	Y		Y	
	1.2	Enhanced Training				1	0	0	0	
	1.3	Public Awareness				1	0	0	0	
2. Education of Building Manager	2	Education of Building Manager				1	1	0	1	
Sub-Total for AE Category:						3	1	0	1	