
1685 ONTARIO STREET - PARCEL 9 (SEFC) (COMPLETE APPLICATION)
DE410876 - ZONE CD-1 (Pending)

SH/DR/JG/BB/LH

STAFF REVIEW TEAM

B. Boons, Development Services	S. Hein, Urban Design & Development Planning
M. Thomson, Engineering Services	J. Greer, Development Services
K. Mulji, Engineering	D. Robinson, Development Services
R. Whitlock, Housing Centre	C. Tapp, Social Planning
D. Naundorf, Housing Centre	V. Morris, Social Planning
D. Jantzen, Vancouver Coastal Health Authority	M. Williams, Landscape
T. Driessen, Vancouver Park Board	M. Rondeau, CPTED
M. Naylor, Planning	N. McCreedy, Environmental Protection
K. Hiebert, Planning	R. Cheung, Building
D. Ramslie, Planning	T. Osdoba, Sustainability Group

PROJECT OFFICE SOUTHEAST FALSE CREEK AND OLYMPIC VILLAGE

J. Andrews, Project Manager
I. Smith, Manager of Development
K. Robinson, Project Planner

APPLICANT:

Andrew Emmerson
GBL Architects Group Inc
140-2034 West 11th Avenue
Vancouver, BC V6J 2C9

PROPERTY OWNER:

City of Vancouver (Until end of exclusive use period)
453 W 12th Avenue
Vancouver, BC V5Y 1V4

Millennium SEFC Properties Ltd
(At end of exclusive use period)
Main Floor, 198 West Hastings St
Vancouver, BC V6B 1H2

EXECUTIVE SUMMARY

- **Proposal:** To construct a 13 storey (106 units) market multiple dwelling building, a 7 storey (69 units) affordable multiple dwelling building, a 6 storey (50 units, including 6 live/work units) modest market multiple dwelling building, retail and a grocery store all over two levels of secured underground parking

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Processing Centre - Building/Fire comments

Appendix D Plans and Elevations

Appendix E Rezoning Prior to Response Table

Appendix F Preliminary LEED Scorecard

Appendix G Safer Homes Checklist

● **Issues:**

1. Food store loading impacts, including impacts on the public realm.
2. Design requirements for the parkade to accommodate viable street trees and structural base/foundations for street/pedestrian lighting and streetcar trolley poles along First Avenue.

● **Urban Design Panel: Support (7-1)**

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE410876 as submitted, subject to Council Enactment of the CD-1 By-law and Approval of final form of development, the plans and information forming a part thereof, thereby permitting the construction of a 13 storey (106 units) market multiple dwelling building, a 7 storey (69 units) affordable multiple dwelling building, a 6 storey (50 units, including 6 live/work units) modest market multiple dwelling building, retail and grocery store all over two levels of secured underground parking, subject to the following conditions:

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

- 1.1 consideration of loading strategies for the grocery store tenancy that reduces the impact on the public realm, specifically crossing widths on Walter Hardwick Avenue and the elimination on First Avenue, while achieving two additional dwelling unit opportunities on the First Avenue frontage;

Note to Applicant: Staff recognize the importance of securing a viable food store operation that contributes to the street life of the village centre. Pursuit of a tenant specific loading strategy, in consultation with the General Manager of Engineering Services, that relies upon Class B vehicles in lieu of the proposed Class C (WB-15 vehicle) is encouraged. This strategy will allow for the reduction of the Walter Hardwick Avenue crossing width thereby allowing an extension of the public realm treatment while eliminating the need for First Avenue crossing challenges associated with the streetcar. This strategy will provide for two additional ground oriented dwelling unit opportunities in lieu of the First Avenue crossing

- 1.2 design development to the parkade structure, and related public realm interface, along the First Avenue frontage to accommodate viable street trees and structural base/foundations for street/pedestrian lighting and streetcar trolley poles along First Avenue to ensure implementation of the Council approved Public Realm Plan;
- 1.3 design development to the west elevation retail frontage, and southwest corner, to accommodate street trees and pedestrian weather protection to ensure implementation of the Council approved Public Realm Plan:

Note to Applicant: Design resolution will require a different conceptual approach to the proposed canopy section. Contact Kevin Cavell at 604-873-7773 and Contact Bill Stephen at Park Board at 604-257-8587 to discuss requirements of the Public Realm Plan.

- 1.4 design development to further clarify building envelope design intent to ensure a high quality, substantive and integrated approach to materiality, detailing and passive features while meeting the intent of passive floor area exclusions and the Council approved Enclosed Balcony Guidelines;
- Note to applicant:** Further clarification of passive features associated with special excluded floor areas, such as ventilation vents within glazing systems at corridor ends, requires documentation. Adjustments to the façade concept that minimizes overhang depth at proposed enclosed balcony locations should be considered.
- 1.5 design development to affordable housing and modest market buildings to ensure that architectural expression and quality is well integrated with market housing buildings;
- Note to Applicant:** Careful attention to building envelope quality, including the provision of substantive materials and related detailing, to avoid these buildings from being overly distinguished from market residential buildings is required.
- 1.6 design development to clarify design intent for typical ground oriented housing conditions to ensure a high quality, and friendly, interface with the public realm and achieve clarity in the transition between public and private uses and activities;
- Note to Applicant:** Further documentation at a large scale to better understand entry related construction and landscape design intent is required. Further coordination with landscape documentation is required to Ontario Street entries to ensure that entry steps are perpendicular to the street.
- 1.7 design development to all loading zone, utility enclosure and underground parking ramp opening locations to ensure optimal integration, high quality visual screening, ground surface/public realm quality and public safety;
- Note to Applicant:** Careful attention to ramp opening bulkhead design and related parking garage ceiling treatment is required. Visual treatment for ground surface and screening should creatively reflect the Shipyards Precinct.
- 1.8 design development to maximize privacy between residential suites, including careful attention towards entry door locations, window openings and the provision of properly located, and visually effective, privacy screening;
- 1.9 design development to minimize the size and to carefully integrate and screen all mechanical equipment, and related aspects such as intake/exhaust grills, that do not visually convey sustainable principles into the overall massing, form and architectural response for each building;
- Note to Applicant:** Screen and grill design should reflect the Shipyards Precinct character.
- 1.10 design development to maximize locations of, clarify enclosure systems detailing ensuring transparency, and architectural lighting intent for exposed stairways and elevators;
- 1.11 design development to clarify opportunities to integrate the design intent of the Council-approved SEFC Public Realm Plan;

Note to Applicant: Further design development, in consultation with the SEFC/OV Project Office and their consultants, to ensure a seamless, innovative and expressive public realm is required.

- 1.12 provision of a Green Roof Management Plan to clarify requirements that will ensure usage, longevity and the integrity of the building envelope;
- 1.13 design development to the commercial frontages to clarify entry locations and related signage intent for the food store operation, and adjacent CRU's, in conjunction with the anticipated storefront enclosure system(s);

Note to Applicant: The food store entry towards the northwest corner should be clearly announced. Related interior planning and storefront systems that provide opportunities for maximum indoor/outdoor activities onto the plaza at the northwest corner are required. Careful attention to ensure a high quality and integrated approach to enclosure, display, signage, lighting, weather protection and drainage systems is required. Clarification of site specific signage intent in the context of precinct signage strategies, specifically for the three anchor tenancies onto the plaza, is also required. Signage must be approved under the Sign By-law

- 1.14 clarification of colour strategies for the development that do not compromise the heritage setting for the Salt Building;

Note to Applicant: Clarification of a site specific colour strategy that does not replicate the Salt Building is required. Site specific consideration, in the context of precinct design intent for colour as a strategy to enliven, differentiate and contribute visually to a high quality public realm, is anticipated.

- 1.15 design development to further articulate the penthouse massing (uppermost three floors) to reduce visual impacts of proposed massing and scale;

Note to Applicant: This can be achieved through more distinguished stepping and less reliance on a singular "extruded" form.

- 1.16 arrangements for the achievement of the SEFC Green Building Strategy and to meet a minimum LEED™ Gold Canada Certified standard to the satisfaction of the Director of Planning;

Note to Applicant: achievement of a target of no less than 42 points, including City of Vancouver prerequisites (with full LEED™ registration and documentation) or equivalency. Registration with the Canada Green Building Council (CaGBC) is required for all buildings. The applicant must submit full documentation, including initial certified design credits, required for LEED™ certification to the City for verification prior to issuance of a long-term occupancy permit.

Note to applicant: The City encourages the applicant to complete full LEED™ certification for LEED Gold with the CaGBC

2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.

3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

● Technical Analysis: CD-1: SEFC Area 2A (Sub Areas 2-6 - Olympic Village) - Parcel 9 Specific

	PERMITTED (MAXIMUM)	REQUIRED (Parcel 2)	PROPOSED (Parcel 2)
Site Size			306.75 ft X 190.29 ft
Site Area			62,400 sq.ft
Floor Area	Dwelling uses All Sub-Areas 1,179,881.5 sq.ft. Retail/Service/Office Sub-Areas 4,5,6 63,638.3 sq.ft.		Dwelling Uses Market: 125,588 sq.ft. Affordable: 42,042 sq.ft. Modest Market 40,012 sq.ft. Sub- Total: 207,642 sq.ft. Mod. Mkt. includes 6,807 sq.ft. of live/work Grocery Store/Retail 25,920 sq.ft Total: 233,562 sq.ft
Height	Sub area 3,5,6 132.87 ft		Top of Roof Slab 133.0 ft Top of Elevator Machine Room 143.0 ft
Parking	Market 139 Visitor 44 Co-op 2 Other 1 <u>Affordable</u> Seniors 21 Families 6 Modest Market 44 Live/Work 7 <u>Grocery Store/Retail</u> 48 Total 312 Small Car (25% max.) 77 Disability Spaces 7	Market 97 Visitor 16 Co-op 2 Other 1 <u>Affordable</u> Seniors 11 Families 3 Modest Market 33 Live/Work 6 <u>Grocery/Retail</u> 43 Total 213 Small Car Spaces Disability Spaces 5	Market 139 Visitor 40 Co-op 2 Other 1 <u>Affordable</u> Seniors 13 Families 3 Modest Market 44 Live/Work 6 <u>Grocery Store/Retail</u> 48 Total 296 Small Car Spaces 55 Disability Spaces 7
Bicycle Parking	-	<u>Cl A</u> <u>Cl B</u> Resid. 214 18 Comm. 24 6	<u>Class A</u> <u>Class B</u> Resid. 214 18 Comm. 24 6
¹ Loading	-	<u>Cl A</u> <u>Cl B</u> <u>Cl C</u> Resid 3 Comm 2 1	<u>Cl A</u> <u>Cl B</u> <u>Cl C</u> Residential 6 Commercial 2 1
Amenity	75,350 sf. (7,000 m2) total for all Sub Areas		3,292 sq.ft.
Unit Type			Mkt. Aff. M. Mkt Studio 14 One Bedroom 41 63 20 Two Bedroom 50 6 16 Three Bedroom 15 0 0 Total: 106 69 50
Unit Count -			Market: 106 Affordable: 69 Mod. Market: 50 Total Units: 225 Family units 87

Note: The technical review represents a “snapshot” of the proposal to date; the numbers in the table will change as the plans evolve throughout the process up to Development Permit issuance. Staff are confident with the methodology that has been used and that the final numbers for floor area, height, parking, and unit count will comply with the CD-1 By-law.

¹ Note on Loading: The applicant seeks a relaxation of the residential loading from 3 Class B spaces to 6 Class A spaces, Engineering Services supports this relaxation. The rationale for providing and distributing additional [Class A] loading spaces is based on a less concentrated distribution of housing as one centralized Class B space would be remote from most of the units. Engineering is also seeking a strategy for sharing the Class B loading space with the residential units for move-in/move-outs and live-work operations under Standard Condition A.2.16

• **Technical Analysis: CD-1: SEFC Area 2 (Sub Areas 2-6 - Olympic Village) - Overall Running Total Including Parcels 2, 9 and 10**

	PERMITTED (MAXIMUM)		EXISTING TO DATE	
Floor Area	Dwelling/Live Work	1,179,881.5 sq.ft	Dwelling/Live Wk.	681,863 sq.ft
	Retail/Serv/Office		Retail/Serv/Office	
	Sub Area 2	13,993.5 sq.ft	Sub-Area 2	0 sq.ft
	Sub Area 3	26,501.6 sq.ft	Sub-Area 3	0 sq.ft
	<u>Sub Area 4, 5,6</u>	<u>63,638.3 sq.ft</u>	<u>Sub-Area 4,5,6</u>	<u>45,143 sq.ft</u>
	Total		Total	
	Retail/Serv/Office	104,133.4 sq.ft	Retail/Sev/Office	45,143 sq.ft
Amenity	75, 350 sq.ft		10, 047 sq.ft	
Unit Count - Area 2	Market (min)	Family 213	Market (min)	Family 191
		Total 750		Total 426
	Modest Market (min)	Family 47	Modest Market (min)	Family 16
		Total 100		Total 50
	Affordable (min)	Family 125	Affordable (min)	Family 86
		Total 250		Total 153

BACKGROUND:

Development Permit Board and Advisory Panel members have a Briefing Binder distributed prior to the first development permit application which provides history and background information on SEFC Area 2A.

URBAN DESIGN PANEL:

The Urban Design Panel reviewed this application on January 9, 2007. The minutes are attached for inclusion in your Briefing Binder. Design development advice provided by the Urban Design Panel has been integrated into the plans. These improvements based on the Panel's advice were subsequently presented to the Panel as an update on January 31, 2007. Note: Staff review and conditions are based on plans and materials received on February 2, 2007.

URBAN DESIGN AND DEVELOPMENT PLANNING:

General Commentary

General Compliance with Council Approved Design Intent Established under the Re-zoning

This development permit application generally complies with the Council approved CD-1 with respect to use and form of development noting that there are no design guidelines. Good progress has been achieved on all applicable design development conditions approved under the re-zoning. The building, landscape and sustainable design development conditions presented in this report typically seek further refinement to design intent already established and supported by Council.

Form and Massing

The proposed form of development presented under this application is consistent with respect to both general and individual building massing and height with that anticipated by Council. Required design development has been achieved towards improving block scale through articulation within, and between, individual buildings and by differentiating components/tenure through varied architectural expression strategies that are consistent with Council's expectation for conveying sustainability values through passive and active features/systems.

Public Realm

This application reinforces overall public realm design intent at site edges with the exception of crossing requirements for loading access (see specific commentary below). Further design development to ensure a seamless transition with the Council approved Public Realm Plan should be pursued noting that the landscape design already anticipates this requirement.

Architectural Expression and Character

This development permit application is supported by staff as an appropriate and innovative approach to establishing distinctive and coherent precinct character through buildings that convey sustainable values (environmental and social) in their building expression. Staff support the playful form of the market building, noting the references to water in the facade character, towards precinct identity. Staff want to ensure, through further design development, that all buildings are of the highest quality, with little distinction between market, affordable and modest market buildings noting the importance of building envelope and passive/active systems detailing towards the success of low-mid rise building forms. Staff anticipate that other development parcels will contribute to an overall precinct character recognized for sustainability values while providing for a varied architectural approach leading to visual complexity and interest.

Specific Commentary

The most significant issue for this development is the management of required loading to accommodate the food store. The development permit submission is consistent with loading intent established during the re-zoning process where general agreement with respect to the use of a longer WB-15 truck, in conjunction with shorter class B trucks, was reached with the General Manager of Engineering Services and the Director of Planning. In the intervening months through design development, it has become clear that the impacts of the WB-15 are significant. They include:

Provision of an approximately 80' wide crossing onto First Avenue thereby eliminating 6 street trees and high quality public realm treatment. Note: The streetcar line is also anticipated for First Avenue.

Provision of a transfer beam, approximately 9' in depth, to accommodate the required spans for turning movements into the loading environment from Walter Hardwick Avenue. Note: The crossing opening onto Walter Hardwick Avenue is located immediately adjacent to the parking ramp thereby causing an overall crossing width of approximately 80'.

Provision of a special lighting and trolley pole configuration for the east end of First Avenue at Ontario Street thereby causing street lighting to be elevated which will introduce direct glare into residential units on lower floors of the market building.

Elimination of two additional market, or modest market, two-storey ground oriented live-work townhouse units on the First Avenue frontage where the crossing is required.

Given these substantive implication of the longer WB-15 truck, staff are requesting the consideration of re-visiting the loading requirements established under the re-zoning once a proper food store tenancy that positively contributes to the village centre's streetlife is identified. Refer to condition 1.1.

SUSTAINABILITY:

Environmental sustainability is a key objective of the SEFC ODP and zoning for Area 2A. Council approved the SEFC Green Building Strategy on July 8, 2004 which sets out a minimum baseline of environmental performance in all facets of building design and construction. The Green Building Strategy is an evolving document which is intended to incorporate the current "best practices" and to constantly seek to improve environmental performance through incremental change.

The SEFC Green Building Strategy is secured by the Development Agreement between the City and Millennium SEFC Properties Ltd., the developer for the properties within Area 2A. The land will be transferred at the end of the exclusive use period for the 2010 Winter Games. The Agreement requires that all sites be certified to a minimum LEED-NC 1.0 (CaGBC) Silver level. In addition it is a rezoning requirement that the Developer (owner) register and be eligible to achieve LEED-NC 1.0 (CaGBC) Gold certification. (See Appendix E - Rezoning Prior to Conditions Response Table, Condition (lxx)).

LEED is measured after project completion. Development Permit conditions of approval are designed to create the circumstances under which the project can reasonably be expected to achieve LEED Gold (See Appendix F - LEED Checklist). Staff are recommending several conditions under Standard Conditions A.5.1 to A.5.6

There are a number of areas evaluated by staff to determine whether this project has the potential to meet the broader sustainability goals of the City. Upon our review of this application staff believe this project can meet the sustainability objectives established by the City with conditions in the following areas:

Energy:

Passive Design - There are five passive design approaches currently being considered by staff which are part of the strategy for the entire SEFC site and will inform City policy beyond the development of this precinct. To reduce energy consumption by this project, the applicant proposes to employ two passive design approaches. These approaches will add floor area to the projects and the applicant is requesting that the area be "excluded" from the total floor area in the interests of improved "passive" environmental performance:

- 1) To reduce solar heat gain on the building's south and west elevations, increased balcony depth combined with external, vertical solar shading devices are proposed. The applicant has provided documentary evidence that these combined measures can reduce external solar heat gain by up to 70%. Combined with a low energy, radiant space conditioning system, it is intended that the solar heat gain mitigation strategy will help contribute to energy savings of 20 - 40% and achieving 4 points in the Energy and Atmosphere (EA) credit category of LEED-NC 1.0 (CaGBC).
- 2) A "splayed" building form resulting in increased corridor width at the south end of the building has been proposed. The increased corridor width is intended to provide natural ventilation and enhanced daylighting in the common areas of the building. Because the glazing is located on the south facade of the building, the applicant is proposing to shade the glazing with external shading devices to mitigate glare. Light fixtures in the common areas are intended to be equipped with daylight sensors so that energy will be saved when daylight is present in sufficient quantity. Lastly, by making the "semi-public", circulation spaces visible at the south end of the building, the applicant intends to promote the use of the stairs by building occupants thereby reducing energy consumption (elevator usage) and enhancing social interaction.

The design drawings submitted to date require further design development in order for staff to effectively evaluate whether the proposed passive design exclusions are acceptable. (See Standard Condition 1.4)

Accordingly, staff are seeking further information on the areas to be excluded through passive design (See Standard Condition A.1.4) and evidence that the applicant can achieve a minimum of 2 LEED points for energy efficiency through these measures. (See Standard Condition A.5.3)

Water:

Rainwater - the applicant proposes to capture and store enough rainwater to eliminate potable water demand during a "design" 6-week summer drought period. To optimize water conservation and enhance water quality, the rainwater will be used throughout the year for toilet flushing and hard plumbed irrigation of traditional landscaped areas (not for urban agriculture which will be watered through hose bibs). The proposed "Rainwater Balance Model" is anticipated to produce substantial annual potable water savings. The strategy for water storage is (typically) to have storage cisterns in basement parking structures that will provide the reservoir water capacity. At the Development Permit (DE) stage, the applicant has indicated the location of the cistern(s) within the parking level(s).

Staff are seeking confirmation on the plans regarding the size, location and capacity of the cistern (See Standard Condition A.1.14)

Potable Water - as outlined in the Green Buildings Strategy, the applicant proposes to use low flow sink and shower aerators and dual flush toilets. The rainwater balance model for toilet flushing will result in a reduction of potable water by up to 40% over the LEED baseline.

Staff are seeking a notation on the plans indicating the provision of appropriate plumbing fixtures for the project (See Standard Condition A.5.4)

Urban Agriculture:

The proposed design for the site complies with the rezoning conditions for urban agriculture. The amenity patio on level 3 provides for resident-shared garden plots for the market and affordable housing, both which generally meet the minimum area and target number of plots outlined in the rezoning report and with sufficient solar access required for growing food products. In addition, the amenity patio on level 6 of the modest market building provides for significant area designated for urban agriculture.

All of the required complementary programming has also been included, such as tool storage and composting bins, in close proximity of the identified urban agriculture for all buildings. Covered and uncovered seating and tables have been provided, and a barbeque area for the affordable and modest market housing has also been indicated, all which promote resident interaction.

The applicant proposes to meet the Green Building Strategy requirement of 50% green roofs which has numerous benefits including heat energy savings, reduce the of rate of rainwater run-off and reduction of the urban heat island effect. The applicant will be required to demonstrate that they have met the requirement by submitting area "overlays" indicating compliance with the 50% minimum target. (See Standard Condition A.1.11)

Infrastructure:

Site Rainwater Management - the SEFC and Olympic Village Project Office is tasked with designing and building the public realm in area 2A. All rainwater falling on the public realm will be collected and transported to two treatment areas: the Hinge Park Wetland and the Ontario Street Bioswale where the water will be cleansed before its eventual release into False Creek.

Neighbourhood Energy Utility (NEU) - the City is currently exploring two heat source options for the SEFC NEU including sewer heat recovery or biomass with the goal of reducing GHG emissions. The developer, through the Development Agreement, is required to connect to and utilize the NEU for the project's space heating requirements. The NEU will provide domestic hot water and space heating to all residences in Area 2A. The applicant has proposed a radiant, hydronic system that will provide heat within the buildings via ceiling mounted "mats" of capillary tubes. (See Standard Conditions A.2.1, A.2.25 and A.5.2)

Construction Waste - the applicant has committed to the reduction of construction waste by 75% as outlined in the Green Building Strategy and LEED Checklist thereby reducing the amount of material sent to the landfill.

Residential Waste Collection - the applicant is proposing three streams of waste which are not illustrated on the plans. Staff are seeking confirmation of how the three streams of waste will be accommodated (See Standard Condition A.2.22)

Social Sustainability

This proposal addresses several basic needs and social capacity building for this neighbourhood. The project addresses basic needs of affordable housing, rental units geared to modest income earners and food opportunities through urban agriculture. In addition, the proposal encourages social capacity building through social interaction with the provision of common open spaces, shared amenity spaces and access to common area garden plots.

The principles of universal design are expected to ensure access is provided for all persons with varying levels of mobility and sensory ability noting that alternative solutions may be necessary for differing

types of development. The project can be expected to meet the Enhanced Accessibility regulations under the City's Building Bylaw and the applicant has provided a list of SAFER Home Criteria items that they will voluntarily provide in the project. (See Appendix G - SAFER Home Checklist). Staff encourage the applicant to consider including door way widths of a minimum of 36" for both external and internal doors to allow convenient access to all areas of a space or unit. (See Standard Condition A.5.6)

NOTIFICATION:

One sign was erected on the site on December 8, 2006. On December 6, 2006, 1872 letters were sent to neighbouring property owners advising them of the application. To date, 5 responses have been received, all of which support the application.

DEVELOPMENT STAFF TEAM SUMMARY:

The Staff Team has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law it requires decisions by the Development Permit Board. With respect to those decisions, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

With respect to the Parking By-law, the By-law gives the Director of Planning authority to consider relaxations of the Parking By-law with regard to the provision of off-street parking and loading spaces. The By-law also gives authority to the Development Permit Board to act on behalf of the Director of Planning. This application seeks a relaxation of the off-street loading provisions of the Parking By-law.

Staff support the loading relaxation. The rationale for providing and distributing out additional [Class A] loading spaces is based on a less concentrated distribution of housing as one centralized Class B space would be remote from most of the units. (See Engineering Conditions A.2.16 and A.2.20)

DEVELOPMENT PERMIT STAFF TEAM 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 design development to demonstrate compliance with the technical requirements of the CD-1 By-law for the following:

- Floor area;
- Height;
- Horizontal angle of daylight

Note to Applicant: "Interim Building Grades" have been used to calculate the building height and once final building grades have been issued, a new height calculation will be required.

- Parking and bicycle parking; and
- Unit count and unit type

A.1.2 provision of details of balcony enclosures;

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

A.1.3 provision of complete and fully-dimensioned floor plans;

Note to Applicant: Property lines existing and proposed should be shown on the plans

A.1.4 submission of detailed FSR overlays indicating all spaces and uses included or excluded from FSR calculations;

Note to Applicant: The applicant is required to provide detailed illustrations of those areas proposed to be excluded from FSR for passive design along with an explanation on how the proposed passive design exclusions will perform to conserve energy.

Standard Landscape Conditions

A.1.5 design development to the building entrances to provide paving materials that are substantive, reflect the robust character of the site and are tied to the palate of the building;

A.1.6 design development to the retail frontage to provide a seamless interface between the public realm and private property by providing the same paving pattern to both areas, as well as a band of pavers indicating the property line;

A.1.7 provision of a Plant List which contributes to the place making character of the precinct and accentuates the individuality of the site;

Note to applicant: The plants should be hardy, drought tolerant and shade tolerant in the case of north facing planters.

A.1.8 clarification and coordination of the architectural sections and landscape sections with regards to the dimensions and configuration of the townhouse stairs planters on Ontario Street;

Note to Applicant: The townhouse exit stairs on Ontario Street should be aligned perpendicular to the building, instead of being parallel to the building, as proposed;

A.1.9 locate and illustrate on the Landscape Plan the hose bibs required for the garden plots;

Note to Applicant: Hose bibs should be located in such a way that all planting beds are within 25 feet of the hose bib.

A.1.10 provision of hose bibs on all private decks that are 100 square feet or greater;

A.1.11 provision of an overlay of all the roofs, in order to illustrate the amount of roof coverage by intensive and extensive green roofs.

Note to Applicant: The expected target for green roof coverage is 50%

A.1.12 provision of water conserving strategies illustrating the best current practices for managing rain water that is commensurate with achieving sustainable sites credit 6.1 and 6.2 in the LEED Canada NC 1.0 Green building rating system;

A.1.13 provision of a notation on the landscape plans regarding the methods to be used for reducing the use of potable water for irrigation (i.e.: high efficiency irrigation, use of drought resistant plant, etc.) through the provision of a storm water cistern system;

A.1.14 indication on the architectural drawings of the size, location and capacity of the cistern;

A.1.15 provision of a large scale detail of the 6' high private exterior patio screens;

Note to Applicant: consideration should be given to the use of lighter building materials for screens.

A.1.16 provide sections (min. scale ¼"=1'-0") thru all planters confirming minimum 36 inch soil depth for trees and 24 inch shrub planting in order to support healthy growth of plant material to intended mature size;

Note to Applicant: Illustrate proposed planter wall and guardrail heights for all deck areas.

A.1.17 clarification and coordination of the landscape plan and architectural plan for the 3rd floor courtyard;

Note to Applicant: retain the access from the senior's outdoor amenity area to the children's play area.

Crime Prevention Through Environmental Design (CPTED)

A.1.18 design development to reduce the opportunities for theft in the underground;

Note to Applicant: Suggested improvements to include:

- separation between different residential users such as an additional gate at P1 level to separate the parking area east of the ramp;
- reduction of alcoves in the parking garage;
- provision of walls between secure areas where infill mesh panels may be placed in walls for visibility; and
- provision of doors placed in the wall structure rather than grille structure.

A.1.19 design development to improve visibility in the parking garage.

Social Planning/Housing Centre/ Cultural Affairs

A.1.20 provision of a flexible space that can accommodate children's play activities for the market building;

Note to Applicant: the play area could include timber balancing logs, benches and rock formations similar to the play area located adjacent to the modest market building.

A.1.21 design development to ensure that the washrooms in the amenity rooms are wheelchair accessible;

A.2 Standard Engineering Conditions

A.2.1 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for:

- i) a subdivision for the consolidation of the site with the "jogged" portion of Ontario Street;
 - ii) an at-grade and above statutory right of way over the south 4 metres of the site. All at and above grade encroachments are to be deleted from this right of way area;
 - iii) an at-grade and above statutory right of way over the west 1 metre of the site. All at and above grade encroachments are to set back a full 1 metre from the west property line, excluding demountable canopies fronting the commercial units;
 - iv) arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a blanket statutory right of way, to be modified prior to occupancy of the building, for corner cuts for sidewalk purposes on all four corners of the site, with the final rights of way to be free and clear from the street level to the bottom of the third floor of the building, i.e. approximately 21 feet
 - v) appropriate agreements for access to and operation of the Neighbourhood Energy Utility.
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A.2.2 deletion of all portions of the buildings proposed to encroach over the property lines into the corner-cuts at the southeast and southwest corners of the site (see parking levels P1 and P2 - pages A-2.01 and 2.02);

A.2.3 correctly show the street bordering the west side of the site as "Salt Street" on all plans including the landscape plans;

A.2.4 correctly show property lines on all plan views, and label and dimension all property lines.

Note to Applicant: The lines on the applicant's drawings presumed to represent the property lines do not reflect the corner-cuts in the southeast and southwest corners of the site dedicated on Plan BCP24394.

A.2.5 clearly show doors not swinging over the property lines or rights of way lines that provide for pedestrian uses;

Note to Applicant: the 4 metre right of way area has some encroaching door swings.

A.2.6 provision of a charge summary is required. Release of all redundant charges prior to DP or Occupancy is required.

A.2.7 provision of details on how 1st Avenue trees and lamp pole bases in the 4.0m right of way will be accommodated within the parkade;
provide sections (min. scale ¼"=1'-0") thru all planters confirming minimum 36 inch soil depth for trees and 24 inch shrub planting in order to support healthy growth of plant material to intended mature size.

Note to Applicant: Illustrate proposed planter wall and guardrail heights for all deck areas.

A.2.8 clarification that the parking calculation table is based on the correct calculations of the Parking By-law approved for SEFC;

Note to Applicant: Some of the calculations appear to have used the incorrect gross floor area.

A.2.9 provision of the rationale for the use of two separate driveway crossings for residential and commercial loading;

Note to Applicant: This configuration significantly increases the size of the crossing required on Walter Hardwick Avenue. (See Condition 1.1)

A.2.10 provision of additional drawings that show the individual turning swaths for each type of delivery truck as they enter the loading area on Walter Hardwick Avenue, and as they manoeuvre within the site and as they exit onto First Ave;

Note to Applicant: Clarify that trucks will not encroach on the footprint of the live-work units or other buildings that surround the truck access. (See Condition 1.1)

A.2.11 relocation of the overhead security gate on the ramp to P2 to the top of the ramp;

Note to Applicant: This location will avoid activation of the gate on a 12.5% slope.

A.2.12 provision of wheel stops when parking spaces are perpendicular to each other;

A.2.13 provision of wheel ramps on designated stairwell(s) adjacent to the bicycle room;

Note to Applicant: This is required in several locations in the parking area.

A.2.14 provision of parabolic mirrors at the bottom of the ramps, solid walls or structures to improve visibility of oncoming vehicles;

A.2.15 provision of design elevations within the loading area;

Note to Applicant: Clarify how the loading operation will function. It appears there is an elevator or lift near the Class C service doors, but no loading dock is shown.

A.2.16 provision of a strategy for sharing the Class B loading space with the residential units for move-in/move-outs and live-work operations;

A.2.17 clarification whether the residential entry ramp is exposed to the weather; ramps such as this which have a 15% slope must be heated;

A.2.18 clarification that the minimum vertical clearance to the bottom of the raised overhead gate in the loading area is provided as per the Parking By-law and Parking and Loading Design Supplement;

A.2.19 relocation of the designated 24-hour accessible car share spaces within the visitor parking area;

Note to Applicant: Provide a written strategy on the provision/use of the car-share spaces. If there is an overall plan for the location of car share vehicles for the "Olympic Village" as a whole, please provide details.

A.2.20 provision of a loading and access management plan for the site;

Note to Applicant: The plan is to include details of the trucks routes to and from the site, specifically for WB-15's to access via Ontario Street and SU-9's to access via Manitoba Street and details of the management practices within the site to ensure trucks can be accommodated on-site upon their arrivals and all delivery/ pick up needs are being accommodated on-site.

A.2.21 provision of City Building Grades and corresponding design grades at all entries along the property line;

Note to Applicant: current grades should be noted as "interim grades" until official City Building Grades are available.

A.2.22 labelling of garbage rooms for each separate use and provide compactors for all residential uses, clearly indicate additional space necessary for 3rd stream of waste removal (organics);

A.2.23 provision of details of the food stores garbage, waste and removal needs and clearly note the space/equipment/compactors etc... on the plans;

A.2.24 clarification garbage pick up operation and confirm that the disposal company can pick up from the locations shown on the plans;

- A.2.25 clarification of how the building design includes provision for connections to the False Creek Neighbourhood Energy Utility and show the room, labelled "NEU Energy Transfer Station (ETS)" that will house the system infrastructure on the plans to the satisfaction of the General Manager of Engineering Services (GMES);

Note to Applicant: The ETS room shall be located at the basement or ground level, preferably at or adjacent to an outside wall, suitable space for the installation of the NEU system ETS equipment, with adequate provision for connection to outside NEU distribution piping and communications conduit. The ETS room shall be ventilated as required by the Vancouver Building Bylaw and heated during the winter to minimum 15°C. The developer must provide a dedicated 15 amp 120V, 60 Hz, single-phase electrical service for operation of the ETS, to the satisfaction of the GMES.

- A.2.26 provision of SEFC public realm treatments adjacent the site;

Note to Applicant: Engineering will seek a copy of the landscape plan once it is further developed for final review and record purposes.

- A.2.27 a crossing application and design approval is required prior to issuance of the development permit.

- A.2.28 a canopy application is required;

- A.2.29 consideration to provide electrical outlets in the underground parking to charge future electric cars/bikes, including a design that allows for easy expansion of the charging system;

- A.2.30 provision of the expected storm water flow rates to confirm that these meet the criteria outlined in the Integrated Site Servicing Plan (ISSP); and

- A.2.30 provision of service utility locations to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: The applicant to pay particular attention to the following services:

- Sanitary sewer is to be supplied to the eastern portion of the property on Walter Hardwick Way.
- Storm Sewer is to be supplied to the eastern portion of the property on Walter Hardwick Way.
- An interconnected water service is needed for this development with each connection to be made to different water mains.

A.3 Standard Vancouver Coastal Health Authority Conditions

- A.3.1 an acoustical consultant's report shall be submitted which assesses noise impacts on the site (by the development) and recommends noise mitigation measures in order to achieve noise criteria;

- A.3.2 submission of a report that describes the non-potable water storage and utilization system.

Note to Applicant: The report shall detail all the equipment, provide the maintenance plan/schedule and provide written assurance that the potable and non-potable water systems are kept separate.

A.3.4 submission of detailed drawings of food/retail spaces are to be submitted for review by the Environmental Health Division for compliance with Health By-law #6580 and the Food Premises Regulation prior to construction;

A.3.5 the garbage storage area is to be designed to minimize nuisances;

A.4 Standard Licenses & Inspections (Environmental Protection Branch) Conditions:

A.4.1 arrangements to be made to the satisfaction of the Director of Legal Services and the Environmental Protection Branch for a Soils Agreement;

Note to Applicant: An erosion and sediment control plan will be required for review and approval by the Environmental Protection Branch at the Building Permit application stage. A Waste Discharge Permit may be required

A.5 Standard Sustainability Conditions

A.5.1 design development to meet the LEED™ Canada 1.0 storm water management credits (Sustainable Sites Credits 6.1 and 6.2). Storm water treatment/storage facilities (green roof, swales, cistern, etc) should be integral to the open space design;

Note to Applicant: detailed technical drawings to be submitted at time of building permit application.

A.5.2 provision for compatible, energy efficient design and details of the in-building heating and domestic hot water for the referenced connection to the Neighbourhood Energy Utility (NEU) proposed for the area; (see also Conditions A.2.1 and A.2.25)

Note to Applicant: provide a building line diagram schematic which shows compatibility with NEU.

A.5.3 provision of a letter of commitment to provide a rationale to achieve a minimum of 2 LEED points under the Energy & Atmosphere - optimize energy performance credits as defined by the LEED Canada- NC 1.0 Green Building rating system;

A.5.4 notations on plans for the following:

- installation of a premium green roof membrane with a proven technology;

Note to Applicant: provide technical details, sections and specifications and letter of commitment that a roofing consultant has been hired to oversee the roofing process and ensure the long term integrity of the building envelope.

- installation of low-water-use plumbing fixtures at or below 1.8 gpm for faucets and showerheads and 6L/3L dual flush toilets. Specify in-suite water conserving appliances and building equipment (meet Energy Star requirements);

- installation of high quality, durable architectural materials and detailing to meet or exceed CSA Guidelines on Durability in Buildings;

Note: Applicant is proposing to meet the LEED MR Credit 8 (LEED Canada Standard S-478)

- no natural gas fireplaces are to be installed within dwelling units. Ornamental non-combustion fireplaces are permitted if they are not heat producing;
- installation of climate zone control for residential and live-work units shall be compatible with the False Creek Neighbourhood Energy Utility;
- installation of roughed-in capacity for future monitoring of individual suite metering for energy and water use;

A.5.5 provision of a point-by-point plan, including energy modeling, for compliance with ASHRAE 90.1 2004 up to and including Addendum G;

A.5.6 a commitment to work with a Universal Design consultant to achieve the objectives for Universal Design in reference to "The Safer Home Certification Criteria" as outlined in the Rezoning Conditions;

Note to Applicant: Consideration should be given for the provision of 36" door widths for all doorways and access/egress points in the project. (See Appendix G, page 1 of 1)

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. 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 **July 12, 2007** 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.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 within 60 days of the date of 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 within six (6) months of the date of 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 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.2.4 This site is affected by the Development Cost Levy By-law No. 8149 and No. 9418. Levies will be required to be paid prior to issuance of Building Permits.**
 - B.2.5 All services, including telephone, television cables and electricity, shall be completely underground.
 - B.2.6 No exposed ductwork shall be permitted on the roof or on the exterior face of the building without first receiving approval of the Director of Planning.
 - B.2.7 Amenity areas/common residential storage spaces, excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application
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for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or commercial tenants of the building;

AND

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

B.2.8 The enclosed balconies are to be maintained at all times in accordance with the balcony enclosure details on the approved plans and are not to be used as an integral part of the interior space of the building.

B.2.9 In accordance with Private Property Tree By-law No. 7347, all trees are to be planted prior to issuance of any required occupancy permit, or use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.

Processing Centre - Building comments

The following comments are based on the preliminary drawings prepared by GBL Architecture dated November 16, 2006 for the proposed development permit. This is a preliminary review in order to identify issues which do not comply with the VBBL #8057. The review includes subsection 3.2.5. "Provisions for Fire Fighting".

1. Highrise building and VBBL 3.2.6. requirements for high buildings apply to the entire buildings over a common basement parkade.
2. The building is required to provide access to persons with disabilities to all common areas, storage, amenity, meeting rooms, etc.
3. The building is required to meet Enhanced Accessibility provisions.
4. * Additional exit may be required from storage garage where security gate is provided.
5. Storage garage security shall conform to 3.3.6.7.
6. Recycling rooms and common amenity rooms to be accessible for persons with disabilities.
7. Live/work occupancies require an equivalency proposal.
8. Exit lobbies shall not be open directly to dwelling units, storage rooms, nor service rooms.
9. North building: recessed portions of the open walkways shall be separated from the remainder of the floor area by a fire separation required of an interior public corridor.
10. * Dead end public corridor shall not exceed 6 m.
11. Additional exits required from food store and shall be remote from other exits.
12. Additional exits required from the loading bays.

* 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 jeopardise the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.
