
1631 ONTARIO STREET - PARCEL 10 (SEFC) (COMPLETE APPLICATION)
DE410878 - ZONE CD-1 (Pending)

SH/DR/DR/BB/LH

STAFF REVIEW TEAM

B. Boons, Development Services
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L. Beaulieu, Landscape
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PROJECT OFFICE SOUTHEAST FALSE CREEK AND OLYMPIC VILLAGE

J. Andrews, Project Manager
I. Smith, Manager of Development
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APPLICANT:

Roger Bayley
Merrick Architecture
One Gaoler's Mews
Vancouver, BC, V6B 4K7

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 three multiple dwelling buildings of 11 storeys ("Bookend Building" fronting on Ontario Street), 9 storeys ("Plaza Building" fronting on Salt Street) & 5 storeys ("Courtyard Building" fronting on Athletes Way to the north and Walter Hardwick Ave to the south) with 191 dwelling units and retail space on the ground floor including a drug store over 2 levels of underground parking.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Processing Centre - Building comments

Appendix D Plans and Elevations

Appendix E Rezoning Prior to Response

Appendix F Preliminary LEED Scorecard

Appendix G Safer Homes Checklist

● **Issues:**

1. Form and massing impacts of the plaza fronting building.

● **Urban Design Panel: Support (5-4)**

DEVELOPMENT PERMIT STAFF RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE410879 as submitted, subject to 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 development of three multiple dwelling buildings of 11 storeys ("Bookend Building" fronting on Ontario Street), 9 storeys ("Plaza Building" fronting on Salt Street) & 5 storeys ("Courtyard Building" fronting on Athletes Way to the north and Walter Hardwick Ave to the south) with 191 dwelling units and retail space on the ground floor including a drug store over 2 levels of underground parking.

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

- 1.1 design development to improve the visual impact of penthouse massing for the westerly, plaza fronting building, and more significantly distinguish these penthouses from the easterly tower building, by introducing greater articulation and a more varied approach to expressing individual units in the upper form(s);

Note to Applicant: The introduction of two storey townhouse units, or similar approaches to distinguish these penthouse units from the balance of the development, is required.

- 1.2 design development to the west elevation retail frontage to accommodate street trees as confirmed under the public realm plan and pedestrian weather protection;

- 1.3 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, requires documentation. Adjustments to suite planning, and passive aspects of the façade concept to ensure solar performance while achieving compliance with the balcony enclosure guidelines, is required. Staff may not support the balcony design as proposed.

- 1.4 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 for all ground oriented entries to ensure that entry steps are perpendicular to the street.

- 1.5 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.

- 1.6 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;
- 1.7 design development to minimize the size, 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.

- 1.8 design development to maximize locations of exposed stairways and elevators to clarify enclosure systems detailing ensuring transparency, and architectural lighting intent;
- 1.9 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. Public Realm details should be on the Landscape and Site Plan for the Development Permit.

- 1.10 provision of a Green Roof Management Plan to clarify requirements that will ensure usage and longevity;
- 1.11 design development to the commercial frontages to clarify signage intent for the drug store operation, and adjacent CRU's, in conjunction with the anticipated storefront enclosure system(s);

Note to Applicant: The drug 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 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. All signage to be approved with the submission of an application consistent with the Sign By-law.

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

Note to Applicant: 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.

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

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

- 1.14 arrangements for the achievement of the SEFC Green Building Strategy and 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 10 Specific

	PERMITTED (MAXIMUM)	REQUIRED (Parcel 10)	PROPOSED (Parcel 10)
Site Size			306.75 ft X 177.16 ft
Site Area			54,343.8 sq.ft
Floor Area	Dwelling uses All Sub-Areas 1,179,881.5 sf (109, 611 m2) Retail/Service/Office Sub-Areas 4,5,6 63,638.3 sf (5,912 m2)		Dwelling Uses Market: 203,882 sq.ft. <u>Drug Store/Retail 19, 223 sq.ft</u> Total: 223,105 sq.ft
Height	Sub area 3,5,6 132.87 ft (40.5 m)		Top of Roof Parapet 108.8 ft Top of Elevator Machine Room 125.4 ft
¹ Parking	Market 152 Visitor 39 Co-op 2 Live/Work 5 <u>Drug Store/Retail 26</u> Total 224 Small Car (25% max.) 56 Disability Spaces 8	Market 101 Visitor 20 Co-op 2 Live/Work 4 <u>Drug Store/Ret. 23</u> Total 150 Small Car Spaces Disability Spaces 5	Market 146 Visitor 39 Co-op 2 Live/Work 5 <u>Drug Store/Retail 26</u> Sub-Total 218 <u>25 sp. For "Off-site" Parking 25</u> Total 243 Small Car Spaces 6 Disability Spaces 6
Bicycle Parking	-	CI A CI B Resid. 239 10 Comm. 3 6	Class A Class B Resid. 248 9 Comm. 3 6
² Loading	-	CI A CI B CL C Resid 1 Comm 2	CI A CI B CL C Residential 3 Commercial 2
Amenity	75,350 sf. (7,000 m2) total for all Sub Areas		3,030 sq.ft.
Unit Type			Studio 3 One Bedroom 122 Two Bedroom 51 Three Bedroom 10 Live/Work 5 Total: 191
Unit Count			Market: 191 Total Units: 191 <i>Family units 61</i>

Note: The technical review represents a "snapshot" of the proposal to date and 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 to Parking:** The applicant has proposed 25 additional parking spaces which increases the provision of parking beyond the permitted maximum. The applicant proposes to allocate the additional parking spaces to accommodate future "off-site" demand for parking. Staff seek clarification details regarding the "off-site" demand for parking. (See Standard Condition A.2.6)

² **Note on Loading:** The applicant seeks a relaxation of the residential loading from 1 Class B space to 3 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.

• **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	
	Sub Area 4, 5,6	63,638.3 sq.ft		Sub-Area 4,5,6	45,143 sq.ft	
	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 January 30, 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 noticing passive and active features/systems.

Public Realm

This application reinforces overall public realm design intent at site edges and is generally consistent with the SEFC Public Realm Plan. The visual conveyance of storm water through special features (rain garden pools) in the public and private realm is strongly supported as a strategy to announce sustainability values to pedestrians and residents. 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 and non-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

Additional density afforded the overall development under the re-zoning approval, as a strategy towards the introduction of modest market housing, contemplated an approach to upper storey plaza fronting massing that reflected a unique approach to penthouse living such as two - three storey individual townhouses. This innovative massing response has been eliminated at the development permit stage. Staff are seeking greater innovation in the westerly building's penthouse design through greater individual unit expression as a strategy to reduce the visual impacts of the proposal's massing and scale. This design development requirement is strongly supported by the Urban Design Panel. 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 four 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 west elevation of the "Plaza Building" and the "Bookend Building", increased balcony depth combined with solar shading devices are proposed. The applicant has indicated that they are prepared to provide documentary evidence that these combined measures can reduce external solar heat gain by up to 70%. Combined with a low energy, radiant space heating system, it is intended that the solar heat gain mitigation strategy will help contribute to energy savings of 20 - 40%, achieving 4 points in the Energy and Atmosphere (EA) credit category of LEED-NC 1.0 (CaGBC).
- 2) The applicant has included hallway widths greater than 5 feet in the "Plaza Building". There is also an increase in corridor width at the point where the corridor "flares" to meet the glazed stair

tower. 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 "Plaza Building" (on the stair tower), the applicant is proposing to shade the glazing with external shading devices to mitigate glare. The surface separating the glazed stair tower from the common area also appears to be glazed and further details of how effectively the daylight can be introduced to the building through the stair shaft needs to be demonstrated.

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.

- 3) By making the "semi-public", circulation spaces visible on the south elevation facing Walter Hardwick Ave, the applicant intends to promote the use of the stairs by building occupants thereby reducing energy consumption (elevator usage) and enhancing social interaction. The glazed stair shaft with operable window vents will allow the building to make use of the natural buoyancy of the air creating "stack" or "chimney" effect. Given the need to "protect" the vertical circulation as an exit route from the building, the applicant needs to demonstrate how the shaft can effectively be used to light and ventilate the common area.
- 4) The applicant has included "vertical living rooms" which is a portion of a corridor that is greater than 5 feet with adjacent balconies on the "Bookend Building". The vertical living rooms are located at the centre of the building and provide natural cross ventilation, enhanced daylighting and social gathering space in the common areas of the building. The applicant is proposing to shade the glazing located on the west facade of the "Bookend Building" with external shading devices to mitigate glare.

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 Condition 1.3.)

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 within the parking level.

Staff are seeking confirmation on the plans regarding the size and capacity of the cistern (See Standard Condition A.1.12)

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 all housing units. The proposal generally meets the minimum area and target number of plots outlined in the rezoning report. Staff seek further design development to provide sufficient solar access to the garden plots required for growing food products. (See Standard Condition A.1.26). In addition, on level 3, staff seek further design development to provide an accessible washroom for the amenity room in the "Courtyard Building" facing Athletes Way (See Standard Condition A.1.23), improved access to the small amenity room in the "Courtyard Building" facing Walter Hardwick Ave. (See Standard Condition A.1.24) and improved visual outlook and direct access to the children's play area from the amenity room in the "Plaza Building" (See Standard Condition A.1.25).

All of the required complementary programming has also been included, such as tool storage and composting bins, in close proximity of the identified garden plots for all buildings. Covered and uncovered seating and tables have 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.1.9)

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.2.15, A.2.16 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.2.13)

Social Sustainability

Social sustainability involves both basic needs and social capacity building. This all market proposal also addresses several basic needs and social capacity building for this neighbourhood. The project addresses basic needs with the provision of 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 continue to work with a Universal Design consultant to achieve the objectives of Universal Design. (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 PERMIT STAFF TEAM COMMENTS:

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 the 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 the 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 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 Standard Conditions A.2.7 & A.2.10)

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. Once final building grades have been issued a new height calculation will be required.

- Parking and bicycle parking,

Note to Applicant: Bicycle parking to be designed consistent with the Parking By-law and bicycle design guidelines.

- 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.

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 correct inconsistencies between the layout of the landscape plan (dated Feb.6, 07) and the layout of the Architectural drawings (dated Jan.30/07):
- minor variations in layout of exterior elements (i.e. planters, vents) along Ontario Street;
 - level 3 patio/planter layout; and
 - level 8, west patio planters.

Note to Applicant: The inconsistencies are not limited to the above list. The inconsistencies between the Landscape and Architectural drawings must be resolved.

- A.1.6 provision of detailed elevation of patio privacy screens (typical);

Note to Applicant: privacy screens should be discreet and allow for passage of light and air, where possible. Materials to be high quality and consistent with architectural palette.

- A.1.7 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.1.8 provision of a detailed rationale outlining the programming of individual outdoor spaces and landscape elements, including: uses, access, security, sustainable design requirements, provision of adequate soil depth and dimensions and suitable structures and materials for urban Agriculture.

- A.1.9 provision of an overlay of all 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.1.10 provision of hose bibs on all private on all private decks and patios that are 100 square feet or greater;

Note to Applicant: Locate and illustrate on the Landscape Plan the hose bibs required for the garden plots. Hose bibs should be located in such a way that all planting beds can be conveniently reached).

- A.1.11 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 plants etc.) through the use of a storm water cistern;

- A.1.12 indication on the architectural drawings of the size and capacity of the cistern;

- A.1.13 provision of adequate soil volumes and planting depths for street trees;

- A.1.14 provision of a Plant List that contributes to the place making character of the precinct and accentuates the individual qualities of the site;

Note to Applicant: The plants should be drought and shade tolerant for north facing areas. The Plant List should be keyed to the Landscape Plan.

- A.1.15 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;
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A.1.16 design development to the commercial/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;

Crime Prevention Through Environmental Design (CPTED)

A.1.17 design development to reduce opportunities for theft in the underground;

Note to Applicant: Provide secure separation for residential users such as an intermediate door within the exit stair between P1 and P2 levels, reduce alcoves and improve visibility in the parking garage. The glazing of the elevator vestibules/lobbies is to be in accordance with Section 4.13 of the Parking By-Law;

A.1.18 design development to reduce opportunities for graffiti by providing screened enclosure to utility kiosks;

A.1.19 design development to reduce opportunities for mail theft by locating mail boxes within full view of the residential elevators;

Social Planning/Housing Centre/ Cultural Affairs

A.1.20 design development to provide an accessible washroom in the amenity room of the "Courtyard Building" facing Athletes Way on level 2.

A.1.21 design development to clarify access to the exercise amenity room of the "Courtyard Building" facing Walter Hardwick Ave. building on level 2.

A.1.22 design development to improve visual overlook and direct access from of the "Plaza Building" for the level 3 amenity room to the children's play area;

A.1.23 design development to locate urban agricultural plots to maximize solar gain to the urban agricultural garden plots on level 3.

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 subdivision of Lot 320 (which will also dedicate the extension of Salt Street);

A.2.2 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for statutory rights of way from at-grade level to the bottom of the third floor level over 3 metre x 3 metre corner-cuts in each corner of the site;

Note to Applicant: No soft landscaping, street furniture, columns or other building encroachments will be permitted in these volumetric areas. The column shown within the proposed corner-cut area in the southwest corner of the site is to be deleted. Please clearly mark the corner cuts and the 1 metre right of way on the plans. (Some sections/elevations are not clear and the corner cuts are not marked on the plans).

A.2.3 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for an at-grade and above statutory right of way over the westerly 1 metre of the ultimate site (adjacent to the east side of the proposed extension of Salt Street);

Note to Applicant: No at-grade and above portions of the buildings are to be within this 1 metre wide area. Staff will consider "sun shades" within the 1 metre setback area only.

- A.2.4 delete all encroaching items other than the demountable canopies for the commercial entry and the smaller canopies for the townhomes on Walter Hardwick Avenue;

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems. A canopy application is required.

- A.2.5 clarify unit and parking calculations on tech table and review parking calculations;

Note to Applicant: 5 live-work units appear on the plans. This will change the parking count from 8 to 6 for live-work. The Drug Store calculation appears to differ from Parking By-law. Engineering calculates 23 spaces min and 25 max. There also appears to be a number of other discrepancies in parking numbers on the drawings.

- A.2.6 provision of details on the proposed "off-site" parking being provided on this site;

Note to Applicant: Applicant to describe what the surplus parking is intended to serve. Appropriate agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required for all "off-site" parking being provided on this site.

- A.2.7 design development to ensure that the side-by-side loading spaces function independently;

Note to Applicant: Imposed turning swaths indicate that some adjustments of this area is still required. Clarify how sharing of the Class B loading space with the residential units for move-in/move-outs will occur and show residential access to these spaces on the plans.

- A.2.8 provision of correct geometric design widths of Walter Hardwick Ave to ensure proper truck access;

Note to Applicant: The road design width is 6m at the proposed bulge just west of the driveway. Turning swaths should reflect this design of the roadway configuration.

- A.2.9 provision for separate residential parking from other uses;

Note to Applicant: Elimination and or relocation of some security gates are needed to ensure proper separation of uses and to maintain access to visitor and car share spaces. An adjustment in the parking provided for each use may be necessary. Data sheet ensure parking table reflects these adjustments. (See also Standard Condition A.1.20)

- A.2.10 provision of additional design elevations throughout the loading / parking areas and associated drive aisles clearly indicating slopes and crossfalls;

- A.2.11 submission of a written strategy on the provision and use of the car-share spaces;

- A.2.12 provision of wheel ramps on stairwell 6 and 6A in the underground;

- A.2.13 clarify garbage provision for commercial uses (only 1 bin is shown and it appears commercial recycling space may encroach into required manoeuvring for the trucks). Clarify pick up operations for both commercial and residential uses. Confirmation that the applicant's "best commercial effort" will be employed to provide a single service provider that can access and pick up garbage from the locations shown on the plans is sought. Note to applicant: Please identify the "3rd stream of waste" provision (the bin needs to be identified as such on the plans);
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A.2.14 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.2.15 clarify how the building design includes provision for connections to the False Creek Neighbourhood Utility and show the room that will house the system infrastructure on the plans;

Note to Applicant: The ETS room shall be located at the basement or ground level, preferably at or adjacent to an outside wall (Ontario St.), suitable space for the installation of the NEU system ETS equipment, with adequate provision for connection to outside NEU distribution piping and communications conduit all to the satisfaction of the General Manger of Engineering Services. The developer shall make available use of sewer and potable water piping in each ETS room. 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, all to the satisfaction of the GMES.

A.2.16 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for appropriate agreements for access to and operation of the Neighbourhood Energy Utility;

Note to Applicant: The agreements are subject to confirmation of change in ownership of on-site NEU equipment.

A.2.17 provision of SEFC public realm treatments adjacent to the site;

Note to Applicant: Engineering will seek a copy of the landscape plan finalized for review and record purposes.

A.2.18 provision of a crossing application is required;

A.2.19 provision of the expected storm water flow rates to confirm that these meet the criteria outlined in the Integrated Site Servicing Plan (ISSP);

A.2.20 design development to eliminate door swings over the property lines;

Note to Applicant: It is suggested that the back door swing be pulled back at the entry west of the crossing/driveway on Walter Hardwick Ave.

A.2.21 consideration for charging of e-vehicles and e-scooters,

Note to Applicant: the applicant shall consider provision for a minimum 3% of residential parking stalls with 120 V AC single phase outlets (per section 86 of the Canadian Electric Code with provision for future expansion to 15% of all residential parking stalls. Applicant shall also consider appropriate access agreements for these stalls.

A.2.22 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.
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- 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.

Final service locations to be determined at final building permit application.

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 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. Where music, recorded or live may be a major activity in the commercial premises, submit a report from an acoustical consultant recommending minimum STC 60 construction between the commercial and residential components and advising the required control of music levels to satisfy the requirements of the City of Vancouver Noise Control By-law No. 6555.

A.3.3 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 Manager of 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 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.2.15 and A.2.16);

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 at the time of Building Permit Application.

- 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 (CSA 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 (See Appendix G, page 1 of 1)

Note to Applicant: Applicant should give consideration for the provision of 36" door widths for all doorways and access/egress points in the project.

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 Summary Report dated January 15, 2006. 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;

- 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 area 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.
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Processing Centre - Building comments

The following comments are based on the preliminary drawings prepared by Merrick Architecture dated Nov. 16, 2006 and the building code report prepared by Pioneer Consultants dated Nov. 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. * Dead end corridor over 6 m in length not permitted.
7. * Exit stair discharging through a driveway ramp shall have an exit path designed in accordance with Section 3.4.
8. All equivalencies identified in the report shall be submitted to the Chief Building Official and accepted or fallback solutions shall be shown on the drawings.

*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.
