



CITY OF VANCOUVER

P1

POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: December 21, 2007
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Meeting Date: January 15, 2008

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Rezoning - 236-298 West 1st Avenue

RECOMMENDATION

- A. THAT the application by Cressey (Cook) Development LLP, to rezone 236-298 West 1st Avenue (PID 011-068-477, Lot 6, Block 4, DL 302, Plan 5832 and PID 007-137-681, Lot A, Block 4, DL 302, Plan 18593) from M-2 (Industrial) to a CD-1 (Comprehensive Development) District to permit a 13-storey residential building and a 3-storey mid-block building with a total density of 3.5 Floor Space Ratio, be referred to a Public Hearing, together with:
- (i) plans prepared by Rafii Architects Inc., received April 24, 2007, represented in Appendix H;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the Director Planning to approve the application, subject to conditions contained in Appendix B.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at the Public Hearing.

FURTHER THAT the Director of Legal Services be instructed to prepare a consequential amendment to the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B (DD) as set out in Appendix C for consideration at the Public Hearing.

- B. THAT, subject to approval of the rezoning at the Public Hearing, the Noise Control By-law be amended to include this Comprehensive District in Schedule B as set out in Appendix C.

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 by-law.

- C. THAT Recommendations A to C be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Service RECOMMENDS approval of the foregoing.

COUNCIL POLICY

Relevant Council Policies for this site include:

- Southeast False Creek Policy Statement, adopted by Council on October 5, 1999 and amended on July 8, 2004
- Southeast False Creek Official Development Plan, enacted on July 19, 2005 and amended on March 21, 2006
- Southeast False Creek Financial Plan and Strategy, adopted by Council on March 1, 2005
- Southeast False Creek Public Benefits Strategy and Compatible Housing Strategy, adopted by Council on June 15, 2006
- Southeast False Creek Green Building Strategy, adopted by Council on July 8, 2004 (Note: The version of the Strategy presented in Appendix E of this report includes updates by staff to June 2007 that will be brought forward in spring 2008 for Council approval.)
- Southeast False Creek Public Realm Plan, adopted by Council on July 20, 2006
- Energy Utility System By-law, approved by Council on November 15, 2007
- Live-work Use Guidelines, adopted by Council on March 21, 2006
- High-Density Housing for Families with Children Guidelines, adopted by Council on March 24, 1992

PURPOSE AND SUMMARY

This report presents the staff assessment of an application by Cressey (Cook) Development LLP, to rezone 236-298 West 1st Avenue from M-2 (Industrial) to a CD-1 (Comprehensive Development) District. The application proposes a residential development which would include:

- 156 market dwelling units in one 13-storey building with a maximum height of 38 m and one 3-storey mid-block building at a height of 10 m; and
- a total floor area of 11 876 m² (127,831 sq. ft.) equating to a density of 3.5 FSR, consistent with the ODP, plus 346 m² (3,722 sq. ft.) of indoor amenity space.

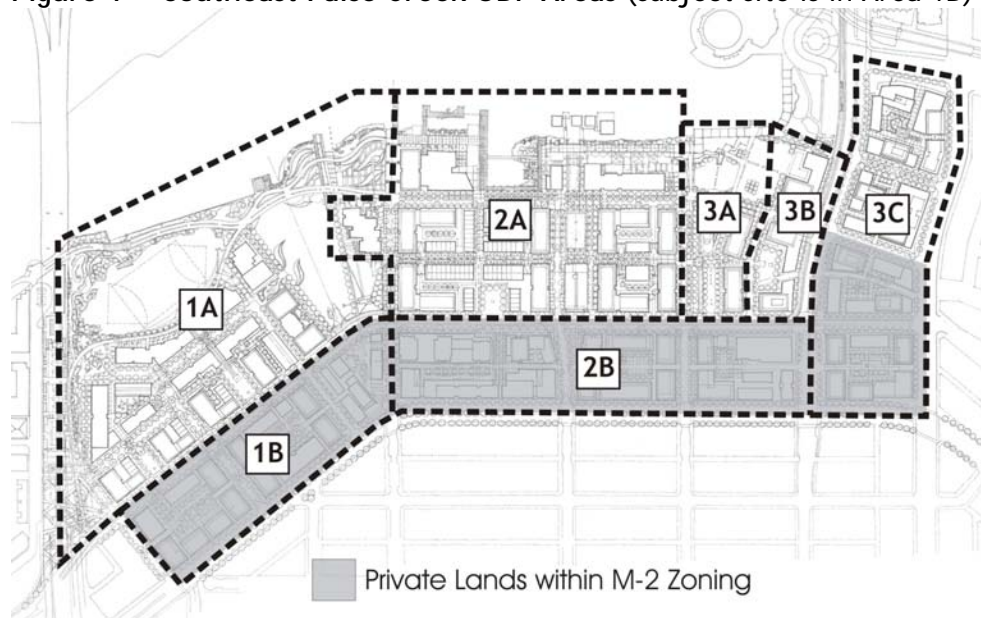
Staff have assessed the application and find that it generally meets the intent of the Southeast False Creek Official Development Plan (SEFC ODP) and are supportive of the proposed land uses, density and form of development, subject to the design development conditions outlined in Appendix B being met at the development permit stage.

Staff recommend that the application be referred to a Public Hearing, together with a draft CD-1 By-law with provisions generally as shown in Appendix A and the recommendation of the Director of Planning that the application be approved, subject to conditions listed in Appendix B, including approval in principle of the form of development as shown in plans stamped "Received April 24, 2007" and included in Appendix H.

BACKGROUND

The area governed by the SEFC ODP ("Southeast False Creek" or "SEFC") is envisioned as a high-density residential neighbourhood where significant moves are made towards sustainable development practices and, in doing so, a learning experience is created with applicability across the whole city. The SEFC ODP provides the framework to create a complete community where goods and services are within walking distance and housing linked by transit to nearby jobs. This transformation of the area from industrial uses will be achieved incrementally by way of site-specific CD-1 rezonings. This application is the latest in a series of CD-1 applications that the City has received to rezone privately owned sites in Southeast False Creek. The applications are reviewed for consistency with the SEFC ODP.

Figure 1 – Southeast False Creek ODP Areas (subject site is in Area 1B)



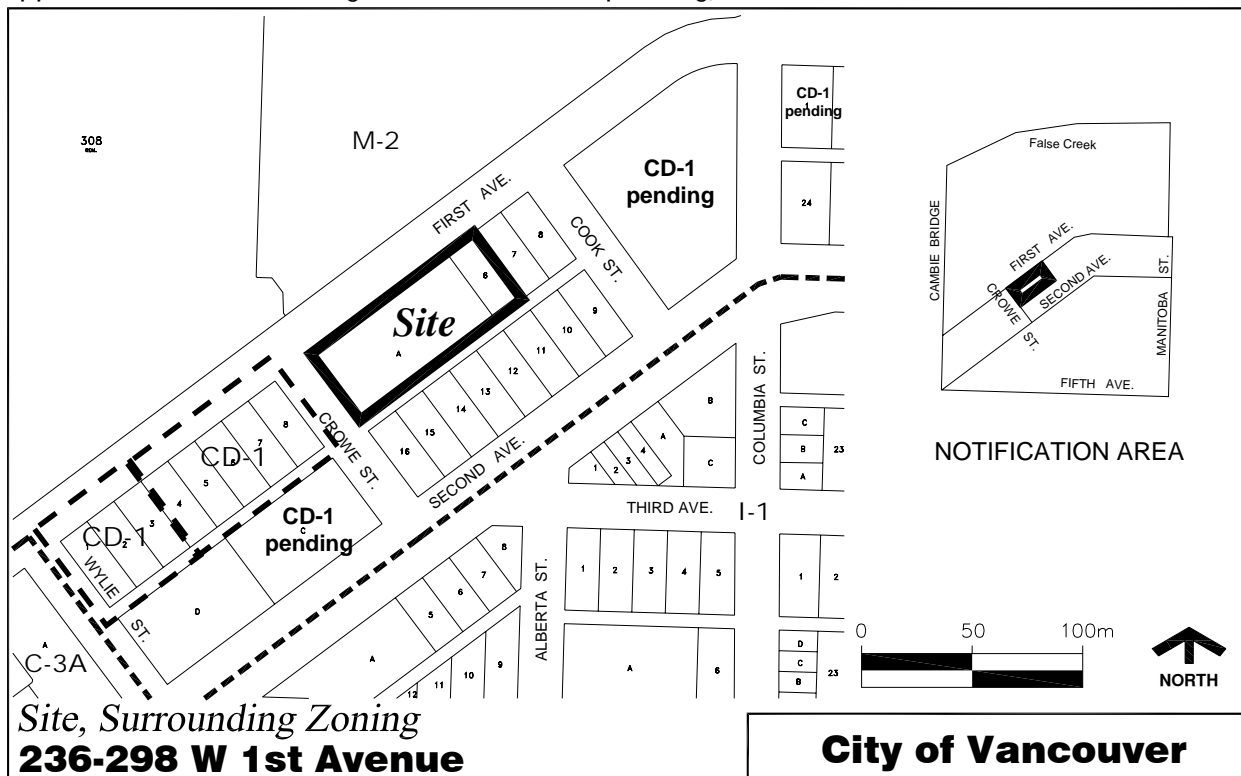
DISCUSSION

1. Site and Context

The site is located on the southeast corner of 1st Avenue and Crowe Street. It is currently zoned M-2 Industrial and consists of about 91.5 m (300 ft.) of frontage on 1st Avenue and 37.2 m (122 ft.) on Crowe Street. The 3 393 m² (36,523 sq. ft.) site is presently occupied by two industrial warehouse buildings. The remaining 30.5 m (100 ft.) of frontage in the block-face is also occupied by an industrial warehouse building. No rezoning application has been received for this neighbouring property, although the SEFC ODP anticipates that it will be developed with a 6-storey residential building.

In the surrounding lands, there are City-owned M-2 lands to the north (Area 1A in Figure 1) which is the former Cambie Works Yard. This area will not see redevelopment until after the 2010 Olympic and Paralympic Winter Games. To the south is the I-1-zoned Mount Pleasant Industrial Area, which is to be retained as an industrial area. Other neighbouring sites between 1st Avenue and 2nd Avenue are in varying stages of the redevelopment process. In the block to the west, Polygon's CD-1 site at 360 West 1st Avenue is under construction and CD-1 zoning for 388 West 1st Avenue (the Best Building) was enacted in December 2007. Other CD-1 sites which have received approval at Public Hearing are awaiting enactment. A number of these sites have active development permit applications. Other sites in SEFC, which retain industrial and commercial uses, have yet to begin the rezoning process.

Figure 2 – Site and Surrounding Zoning (including sites for which CD-1 zoning has been approved at Public Hearing and enactment is pending)



2. Land Use

The proposed form of development has residential uses only. A total of 156 units are proposed in a variety of forms including stacked townhouses in the mid-block building, garden apartments in the courtyard, one-storey-with-mezzanine units in the base of the tower, and conventional apartment units above.

As with the other CD-1 rezonings in the SEFC Private Lands, staff recommend that the CD-1 By-law include commercial and light industrial uses, in addition to dwelling use. The SEFC ODP supports mixed land uses and aims to be flexible to changes over time. By including these other uses, changes to the development that are consistent with the ODP could occur without having to amend the CD-1 By-law. For example, a retail use could be added to the proposed building at the development permit stage, or in the future the grade-level units on Crowe Street might convert to live-work or commercial use. The ODP indicates retail, service, office and light industrial uses as optional along the Crowe Street frontage.

3. Density

The proposed total density of 3.5 FSR is consistent with the SEFC ODP. The total floor area proposed in the development is 11 876 m² (127,831 sq. ft.) which is consistent with the 3.5 FSR maximum density. The density is calculated using the gross site area (prior to dedications) of 3 393 m² (36,523 sq. ft.).

The draft by-law provisions include the City's standard floor space exclusions for underground parking, residential storage, enclosed balconies and common amenity areas. To facilitate urban agriculture on the rooftop of this development, floor space in elevator and stair enclosures is also excluded at the tower roof level.

Also included in the draft by-law is a provision that allows the Development Permit Board to consider 10% additional floor area if that floor area is being transferred from a designated heritage property within SEFC. The applicant's proposal for the rezoning site does not contemplate using this provision. Staff have nonetheless provided it in the by-law to be consistent with the other CD-1 rezoning by-laws for sites in the SEFC Private Lands.

4. Building Height and Form of Development

(Note plans in Appendix H.) The SEFC ODP provides clear direction for built form. For this site, the ODP indicates a tower at the corner of 1st Avenue and Crowe Street at a maximum height of 38 m (124.7 ft.) or 12 storeys. The application proposes 13 storeys which staff support because they fit within the ODP dimensional height limit. The draft by-law sets the height limit at 38 m. Building elements which facilitate common access and use of the tower rooftop for urban agriculture (such as elevator and stair enclosures, indoor amenity spaces and garden structures) are permitted to extend above the height limit.

Along the mid-block of 1st Avenue, the ODP illustrates a 3-storey streetwall edge. The application proposes a podium of three full levels with a partial fourth level. Staff support this slightly higher podium form because the fourth-level elements are partial and set back, such that they do not compromise sunlight access to 1st Avenue. Also, massing the density in this configuration allows for a wider courtyard on the lane.

Of note with this application is the variety of unit types. Of the 156 units proposed, 28 are townhouses or “cityhomes” and 24 of the units have direct access at grade to either the street or to the courtyard. The majority of these grade-level units should be two-storey, similar to previous rezoning applications in SEFC, to provide adequate residential privacy and separation from the street.

The Urban Design Panel reviewed the application on June 6, 2007 and gave unanimous support. (See the Panel’s comments in Appendix D.)

5. Housing Mix and Affordability

Consistent with the SEFC ODP, the draft by-law includes a provision that 25% of the dwelling units be suitable for families (i.e. with two bedrooms or more). All of the units proposed in this application are market units. In the SEFC Private Lands, the SEFC ODP directs staff to investigate ways to provide affordable housing in the CD-1 rezonings. While there is no affordable housing component with this application, there are other sites nearby for which affordable housing proposals are to be brought forward for Council’s consideration.

6. Parking, Loading, and Circulation

The applicant proposes 199 vehicle parking spaces in an underground parking garage. Access will be from an entrance off the lane at the eastern property line. This location will provide an opportunity to share a ramp with a future development to the east, reducing the number of vehicle ramps off the lane. Also provided within the parking garage will be 202 bicycle parking spaces.

Staff support the parking and loading provisions which are generally consistent with the standards for SEFC that Council recently added to the Parking By-law. These standards first appeared in the SEFC Green Building Strategy and are shown in Appendix E. The SEFC parking and loading provisions are intended to lead the City in achieving its sustainable transportation objectives, while addressing basic parking demands.

Provisions for co-op vehicles and co-op vehicle parking are also included in the SEFC Green Building Strategy in Appendix E. These provisions were not added to the Parking By-law, so they have been included as a rezoning condition for this development and are included in Appendix B.

The laneways between 1st Avenue and 2nd Avenue will continue to function as important utility corridors servicing infrastructure and utilities. In addition, lanes are intended to be more walkable while allowing for standard vehicle access and manoeuvring. This site should contribute to these features and be consistent with the SEFC Public Realm Plan which indicates specialty paving and lane bulges on the public property, and bench seating and pedestrian lighting on the private property. The development is also required to underground the utilities which are currently supported by large utility “H” poles in the lane. Design development conditions have been included in Appendix B to ensure compliance with the SEFC Public Realm Plan.

7. Environmental Sustainability

Environmental sustainability is a key objective of the SEFC ODP. Council approved the SEFC Green Building Strategy on July 8, 2004 which set out a minimum baseline of environmental performance in all facets of building design and construction. The Strategy has been an evolving document and, as such, the SEFC Green Building Strategy presented in Appendix E has been updated by staff (to June 2007) to include the most recent best practices. This June 2007 version will be brought forward in spring 2008 for Council approval.

As part of the Strategy, all new development within the SEFC Private Lands is required to meet LEED™ Silver equivalency (with a target of 36 points). New development is to comply with the mandatory requirements for Energy Performance, Water Conservation, Parking and Loading, and Stormwater Management. In addition, the Strategy identifies benchmarks for achieving LEED™ Silver equivalency.

Sustainability is a core concept of the proposed development, and an integrated approach was taken in the design and development of the application. The applicant has submitted a LEED™ scorecard indicating that they intend to achieve 36 points which meets LEED™ Silver equivalency consistent with the objectives of the Strategy. The LEED Checklist for this project and the applicant's sustainability strategy are presented in Appendix F.

8. Universal Design

The SEFC ODP states that development in the ODP area is subject to the principles for "Universal Design" to ensure that maximum 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.

Rezoning applicants have been working cooperatively with City staff to address these objectives through reference to "The Safer Home Certification Criteria". A completed copy of The Safer Home Criteria checklist has been attached in Appendix G, listing items the applicant intends to achieve through future stages of design development. In addition, staff will ensure that the transportation network and systems in Southeast False Creek are designed to address the City's recent "measure up" initiative for inclusiveness and accessibility for all members of society.

Council has supported the principle of enhanced accessibility and approved amendments to the Vancouver Building By-Law (VBBL) aimed at improving access to residential units. Apart from a few outstanding items, the VBBL regulates many of the items identified in The Safer Home Certification Criteria. City staff have conducted a preliminary review of these outstanding items and consider them to be feasible from a cost and building safety perspective. However, compliance with aspects of The Safer Home Certification Criteria which are not regulated through the VBBL will be addressed voluntarily by the developer.

9. Public Input

A rezoning information sign was installed on the site on May 29, 2007 and a notification letter dated May 31, 2007 was mailed to property owners within the notification area.

No comments were received from surrounding property owners or other citizens, and no written communication has been sent to City staff.

PUBLIC BENEFITS

For this proposed development of 11 876 m² (127,831 sq. ft.), the applicant offers a Community Amenity Contribution (CAC) in the form of a cash payment of \$1,470,056. This is consistent with Council's SEFC Public Benefits Strategy which has an objective for staff to discuss, with developers of the SEFC Private Lands, a CAC in the amount of \$11.50 per buildable sq. ft. when rezoning from M-2 to CD-1. Under the Strategy, these CAC funds are directed towards affordable housing in SEFC. Payment of the CAC is a condition of zoning enactment.

Also under the SEFC Public Benefits Strategy, the proposed development would pay city-wide and area-specific Development Costs Levies (DCLs) at the time of development. Under the current city-wide DCL rate of \$6.00 per sq. ft., \$766,986 would be collected. Under the current SEFC area-specific DCL rate of \$14.50 per sq. ft., \$1,853,549 would be collected. Under the Strategy, these DCL funds are directed toward park development, public realm and infrastructure improvements, and childcare centres in SEFC.

FINANCIAL IMPLICATIONS

Approval of the report recommendations will have no financial implications with respect to the City's operating expenditures, fees, or staffing.

CONCLUSION

Planning staff conclude that the application is consistent with the SEFC ODP with regard to land use, density, height and form. The Director of Planning recommends that it be referred to a public hearing, together with a draft CD-1 By-law generally as shown in Appendix A and with a recommendation from the Director of Planning that it be approved, subject to the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans attached as Appendix H.

* * * * *

236-298 West 1st Avenue
DRAFT CD-1 BY-LAW PROVISIONS

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. Uses

1.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (***) .

1.2 Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (***) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Dwelling Uses, limited to Multiple Dwelling, Seniors Supportive or Assisted Housing, and Dwelling Units in conjunction with any use listed in this section 1.2;
- (b) Institutional Uses, limited to Child Day Care Facility, Social Service Centre, and Special Needs Residential Facility;
- (c) Live-Work Use;
- (d) Manufacturing Uses, limited to Bakery Products Manufacturing, Batteries Manufacturing, Clothing Manufacturing, Dairy Products Manufacturing, Electrical Products or Appliances Manufacturing, Food or Beverage Products Manufacturing - Class B, Furniture or Fixtures Manufacturing, Ice Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, Miscellaneous Products Manufacturing - Class B, Non-metallic Mineral Products Manufacturing - Class B, Plastic Products Manufacturing, Printing or Publishing, Rubber Products Manufacturing, Shoes or Boots Manufacturing, Software Manufacturing, Textiles or Knit Goods Manufacturing, Tobacco Products Manufacturing, and Wood Products Manufacturing - Class B;
- (e) Office Uses;
- (f) Parking Uses;
- (g) Retail Uses, excluding Gasoline Station - Full Service, Gasoline Station - Split Island, Liquor Store and Vehicle Dealer;
- (h) Service Uses, limited to Barber Shop or Beauty Salon, Bed and Breakfast Accommodation, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Restaurant - Class 1, School - Arts or Self-Improvement, and School - Business;
- (i) Accessory Uses customarily ancillary to the above uses; and

- (j) Interim Uses not listed in this section 1, and accessory uses customarily ancillary to them, provided that:
 - (i) the Director of Planning or Development Permit Board considers that the interim use will be compatible with and not adversely affect adjacent development that either exists or that this By-law permits;
 - (ii) the Director of Planning or Development Permit Board is satisfied that the use can be easily removed and is of low intensity or low in capital investment;
 - (iii) the Director of Planning or Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to the subject site; and
 - (iv) development permits are limited in time to periods not exceeding three years.

2. Conditions of Use

2.1 Dwelling units are in an “intermediate zone” as defined in the Noise Control By-law, and, as a result, are subject to the noise levels permitted in industrial and downtown districts.

2.2 The design and lay-out of at least 25% of the dwelling units must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council’s “High Density Housing for Families with Children Guidelines”.

2.3 All uses except dwelling uses must have direct access to grade.

2.4 Any development permit issued for live-work use must stipulate as permitted uses:

- (a) dwelling unit;
- (b) general office, health care office, barber shop or beauty salon, photofinishing or photography studio, or artist studio - class A; and
- (c) dwelling unit combined with any use set out in subsection (b).

3. Floor Area and Density

3.1 The floor area for all permitted uses must not exceed 3.5 FSR. For the purpose of computing floor space ratio, the site is deemed to be 3 393 m², being the site size at time of application for rezoning, prior to any dedications.

3.2 Despite Section 3.1, the Development Permit Board may permit an increase in floor space ratio where the increase results from a transfer of heritage floor area from a designated heritage property in Southeast False Creek in relation to which the increase was received as compensation for the reduction in market value at the time of designation, to a maximum of 10% over the total permitted floor space ratio.

3.3 Computation of floor space ratio must include:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in measurements for each floor at which they are located;
- (c) in the case of dwelling uses and live-work use, if the distance from a floor to the floor above or, in the absence of a floor above, to the top of the roof rafters or deck exceeds 4.3 m, an additional amount equal to the area of the floor area below the excess height except for additional amounts that represent undeveloped floor areas beneath roof elements which the Director of Planning considers to be for decorative purposes and to which there is no means of access other than a hatch, residential lobbies, and mechanical penthouses.

3.4 Computation of floor area must exclude:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed 8% of the residential floor area being provided;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) the floors or portions of floors used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that, for each area, is at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) undeveloped floor area located above the highest storey or half-storey with a ceiling height of less than 1.2 m and to which there is no permanent means of access other than a hatch;
- (e) residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;

- (f) amenity areas, including day care facilities, recreation facilities, and meeting rooms, provided that the total area excluded does not exceed 1 000 m²; and
- (g) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.

3.5 Computation of area may exclude, at the discretion of the Director of Planning or Development Permit Board, as the case may be:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed 8% of the residential floor area being provided; and
 - (ii) no more than 50% of the excluded balcony floor area may be enclosed;
- (b) windows recessed into the building face to a maximum depth of 160 mm, except that the Director of Planning may allow a greater depth in cases where it improves building character;
- (c) unenclosed outdoor areas at grade-level underneath building overhangs, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any overhangs, and provided that the total area of all overhang exclusions does not exceed 1% of the residential floor area being provided;
- (d) despite subsection 3.3(c), open-to-below spaces or double-height volumes in two-level dwelling or live-work units, where the first floor is located within 2 m of grade, to a maximum exclusion of 15% of the floor area of the first floor of the unit;
- (e) features generally on the westerly facades of buildings, to reduce solar gain which may be in the form of French balconies and horizontal extensions; and
- (f) tool sheds, trellises and other garden structures which support the use of intensive green roofs and/or urban agriculture and, despite subsection 3.3(b), those portions of stairways and elevator enclosures which are at the roof level providing access to the garden areas.

3.6 The use of floor space excluded under section 3.4 or 3.5 must not include any purpose other than that which justified the exclusion.

4. Height

4.1 The maximum building height, measured above base surface and to the top of the roof slab of the uppermost habitable floor excluding parapet wall, must not exceed 38 m.

4.2 Section 10.11 of the Zoning and Development By-law will apply except that the Director of Planning or the Development Permit Board, as the case may be, may permit a greater height than otherwise permitted for structures which support the use of intensive green roofs and/or urban agriculture, such as elevator and stair enclosures, amenity areas, tool sheds, trellises and other garden structures.

5. Horizontal Angle of Daylight

5.1 All habitable rooms should have at least one window on an exterior wall which complies with the following:

- (a) the window shall be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, shall be unobstructed over a distance of 24.4 m; and
- (b) the plane or planes shall be measured horizontally from the centre of the bottom of the window.

5.2 The Development Permit Board or the Director of Planning, as the case may be, may relax the horizontal angle of daylight requirement of Section 5.1 provided he first considers all the applicable policies and guidelines adopted by Council and providing that a minimum distance of 3.7 m of unobstructed view is maintained.

5.3 For the purpose of calculation of the horizontal angle of daylight, the following are considered as obstructions:

- (a) the largest building permitted under the zoning on any adjoining sites; and
- (b) part of the same building including permitted projections.

5.4 For the purpose of Section 5.1, the following should not be considered as habitable rooms:

- (a) bathrooms; and
- (b) kitchens, whose floor area is the lesser of:
 - (i) less than 10% of the total floor area of the dwelling unit, or
 - (ii) less than 9.3 m².

6. Parking, Loading and Bicycle Parking

6.1 Off-street parking, loading and bicycle parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, including those for relaxation and exemptions.

7. Acoustics

7.1 All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

* * * * *

236-298 West 1st Avenue
PROPOSED CONDITIONS OF APPROVAL

Note: These are draft conditions which are subject to change and refinement by staff prior to the finalization of the agenda for the public hearing to the satisfaction of the Director of Legal Services.

FORM OF DEVELOPMENT

- (a) THAT the proposed form of development be approved by Council in principle, generally as prepared by Rafii Architects Inc., and stamped "Received Planning Department, April 24, 2007", provided that the Director of Planning or the Development Permit Board, as the case may be, may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) THAT, prior to final approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board, who shall consider the following conditions:

Design Development

- i) design development to further refine the architectural resolution and the apparent bulkiness of the tower;
- ii) design development to the breezeway between the tower and the mid-block massing;

Note to Applicant: This can be achieved by providing a wider gap at grade, by extending the lobby and amenity spaces along the tower base to enliven the breezeway edge, and by adding windows to the sides of adjacent residential units.

- iii) design development to provide improved daylight access and privacy to residential units;

Note to Applicant: The objective is to maintain approximately 24.4 m separation between main living spaces facing each other above the second floor across Crowe Street. Primary living spaces for units adjacent to the lane are to be oriented east or west.

- iv) design development to provide improved interface between the ground-level open space on site and the public lane;

Note to Applicant: Consistent with the SEFC Public Realm Plan, a pedestrian courtyard is to be provided on the development site open to the lane, including specialty paving, bench seating, lighting and landscaping. The remainder of the site's open space design should transition from public to private striving not to use fencing or gating.

- v) provision of high quality, durable architectural materials and detailing including rain protection overhangs;

- vi) provision of grade-level setbacks from the property lines (after dedications) to the principle building façade of at least 2.4 m on the streets and of at least 1.5 m on the lane to provide the landscape interface specified in the SEFC Public Realm Plan;
- vii) provision of a private, un-gated pedestrian link on the east edge of the property to be shared in common by future development on the adjacent site to the east;

Note to Applicant: Windows from adjacent units should be located to view this area.

- viii) design development to the public realm to incorporate historic and art features consistent with the SEFC Public Realm Plan, Public Art Plan and Interpretive Strategy;

Crime Prevention Through Environmental Design (CPTED)

- ix) design development to take into consideration the principles of CPTED, having particular regard for reducing opportunities for:
 - theft in the underground parking;
 - residential break and enter;
 - mail theft; and
 - mischief in alcoves and vandalism, such as graffiti;

Landscape Design

- x) Public Realm Treatment – provision of a variety of spaces that are consistent with the SEFC Public Realm Plan. Aspects to consider include special paving, lighting, planting, driveway crossings, pedestrian entrances, walkways, permanent site furniture, weather protection, garbage storage, recycling and loading facilities;
- xi) Open Space and Landscape Treatment – provision, at time of development permit application, of:
 - a detailed rationale outlining intent for the specific programming of individual outdoor spaces and landscape structures, including overall use, pedestrian capacity, storage (e.g., compost, gardening tools), access, security, sustainable design requirements (planting, water, waste, soil, habitat); and
 - continuous soil trough to establish climbing plants on walls and structures;
 - durable landscape materials and structures such as plant specific soils, durable planters, wall trellis structures;
- xii) Technical:
 - Grades, retaining walls, walkways and structural elements, such as underground parking, to be designed to provide maximum plant growing depth (exceed BCLNA Landscape Standard). Reconfigure underground parking design to increase soil depth for planting. Planted areas adjacent to structures and on slab to contain continuous soil volumes. Underground parking to angle downward at the corner (3 ft. across and 4 ft. down) to increase planting depth for inner boulevard trees and planters;

- provision of large scale partial plans, elevations and sections illustrating the detailed treatment of the public realm interface at the streets and lanes; including planters, retaining walls, stairs, planting, soil depth, underground structures, patios and privacy screens;
- provision at time of development permit application of a lighting plan;
- provision of hose bibs for all patios that cannot be serviced using at-grade non-potable water; and
- provision at time of development permit application of a full Landscape Plan illustrating proposed plant materials (common and botanical names), sizes and quantities; notation of existing trees to be retained, paving, walls, fences, light fixtures and other landscape elements, including site grading. Proposed plant materials are to be clearly illustrated on the Landscape Plan. The Landscape Plan is to be at 1:100 (1/8" = 1'-0");

xiii) Trees – protect lane-edge trees and planting from vehicular impacts by providing metal tree-surrounds, bollards or low curbs as needed;

xiv) Roof Decks – design development to provide urban agriculture grow plots, tool storage and hose bibs on common roof deck areas;

Note to Applicant: provide notations for hose bibs on landscape plan; provide details of green roof system and soil depth sections through all roof planters.

Social Planning

xv) design development to ensure that all indoor amenity rooms comply with the High Density Housing for Families with Children Guidelines;

Note to applicant: All indoor amenity rooms should have an accessible washroom. Multi-purpose amenity rooms should also include a kitchenette and adequate storage area.

xvi) design development to provide a children's play area on the common roof deck.

xvii) design development to provide opportunities for additional active and passive uses and activities.

Note to applicant: Outdoor cooking, preparation and eating areas, a grassy area and/or an increased number of seating areas could be provided for other uses.

Universal Design

xviii) applicant 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 Appendix G;

Environmental Sustainability

xix) applicant to work with City staff through best efforts, to achieve the SEFC Green Building Strategy (as presented in Appendix E) and to meet a minimum LEED™ Silver

Canada Certified standard (with a target of 36 points), including City of Vancouver prerequisites (with full LEED™ registration and documentation) or equivalency;

Energy

- xx) provide energy efficient design and show modelling results to meet or exceed the Commercial Buildings Incentive Program (CBIP) standard for energy efficiency;
- xxi) provide full building design to meet ASHRAE 90.1 (2004) in its entirety (with the exception of outright energy efficiency, which is covered under the previous provision) including:
 - improved envelope options such as “continuous insulation”, increased r-values, and thermal breaks for balconies and slab extensions;
 - energy efficient lighting;
 - air exchange effectiveness;
 - full best-practice building systems commissioning;
 - daylighting; and
 - provision of vestibules where necessary;

Note to Applicant: A letter from a professional engineer trained in building commissioning, outlining provision for this service, is to be submitted at the time of application for Building Permit.

- xxii) provide vertical glazing to a maximum of 40% or provide additional thermal measure such as low-e glass to compensate for the additional heat loss;
- xxiii) provide, in the building design, connections to and compatibility with the False Creek Neighbourhood Energy Utility;

Note to Applicant: Clarify how the building design includes provision for connections to the False Creek Neighbourhood Energy Utility and show on the plans the room, labeled “NEU Energy Transfer Station (ETS)”, that will house the system infrastructure. 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 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, to the satisfaction of the General Manager of Engineering Services.

- xxiv) provide roughed-in capacity for future individual metering for energy and water supplies;
- xxv) provide climate zone control for residential and live-work units;

- xxvi) specify fireplaces that are listed as a heating appliance with a minimum combustion efficiency to meet or exceed ASHRAE/IESNA Standard 90.1 (2001) heating appliance standards;

Note to applicant: No continuous pilot lights; interrupted power ignition is preferred. A letter from a professional engineer outlining provision for these features is to be submitted at the time of application for Building Permit. Fireplaces are not encouraged, but where fireplaces are specified, the proponent is encouraged to work with the False Creek Neighborhood Energy Utility to properly balance the unit's space-heating load.

- xxvii) provide for the charging of e-vehicles and e-scooters, by initially equipping a minimum 3% of the 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;

Note to applicant: Implementation of the above will ensure one (1) additional LEED point for the project. Also, to ensure adequate overnight charging, a conductive split duplex receptacle, or two single receptacles by two separate circuits rated at 120 V at 20 Amps or more each, is required.

Stormwater Management

- xxviii) provide an overlay of all roofs to illustrate the amount of green roof coverage by intensive and extensive green roofs;

Note to applicant: Green roofs covering 50% of all roof surfaces are encouraged but not required.

- xxix) provide best current practices for managing water conservation including high-efficiency irrigation, aspects of xeriscaping including drought-tolerant plant selection and mulching;

- xxx) design development to reduce the use of potable water for irrigation by providing a stormwater retention system (e.g. cistern, on-site pond, infiltration galleries, etc.);

Note to Applicant: Provide stormwater retention system separated from the potable water system (a dual system) for the irrigation of ground-level open spaces. Public realm landscaping is to be sized for the summer drought periods. In addition, water storage for the rooftop shared open space is to be considered. All hose bibs are to be served with potable water unless clearly indicated otherwise. This system is to be designed in coordination with Building - Processing.

In-Building Water Efficiency

- xxxi) provide low water-use plumbing fixtures at or below 1.8 gpm for faucets and showerheads, and 6L/3L for dual-flush toilets;

Note to Applicant: A letter from a professional engineer outlining provision for these features is to be submitted at the time of application for Building Permit.

Urban Agriculture

- xxxii) design development to incorporate the objectives of urban agriculture including provision of garden plots of an adequate size and number to be productive and viable. The total amount of gardening spaces to be appropriate for the size of development. Locate gardening plots to maximize sunlight and respond to programming requirements such as providing an area for composting, non-potable water/irrigation systems, and suitable soil volumes;

Building Durability

- xxxiii) provide high quality, durable architectural materials and detailing including rain protection overhangs to meet or exceed CSA Guidelines on Durability in Buildings;

Waste Management

- xxxiv) provide a Construction and Demolition Waste Management Plan at the time of application for Building Permit, ensuring that a minimum of 75% landfill diversion through the construction process;
- xxxv) provide three streams of waste removal for the development (regular garbage, recyclable materials and organics). The development site is to provide adequate space to accommodate three streams of waste removal including fully outfitted areas that can be made active upon implementation of an organics collection system.

AGREEMENTS

- (c) THAT, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City, make arrangements for the following on terms and conditions satisfactory to the Director of Legal Services:

ENGINEERING

Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

- i) consolidation of PID 011-068-477, Lot 6, Block 4, DL 302, Plan 5832 and PID 007-137-681, Lot A, Block 4, DL 302, Plan 18593;
- ii) dedication of up to 2.0 m of the site along the north boundary for road purposes;

Note to Applicant: The exact dimensions of the dedication are to be determined by the final geometric design for the 1st Avenue reconstruction. The dimensions are expected to be 0.8 m width at the west boundary (for road widening) and, beginning at a distance of about 38.0 m from the east boundary, a gradual increase in width to a total of 2.0 m at the east boundary (to provide extra street width for a proposed streetcar stop on 1st Avenue at Cook Street).

- iii) discharge of Easement and Indemnity agreements 498452M, J7774, and J87654 prior to occupancy of the site;
- iv) provision of a shared vehicle ramp with knock-out panel for future access to underground parking and services for the adjacent site to the east;
- v) provision of a 1.5 m wide easement along the east boundary of this development site, to be combined in the future with a comparable easement on the adjacent site to the east when that site is redeveloped, for the purpose of a private pedestrian walkway to be shared by both developments;

Note to Applicant: The design of this area as shown in the application, with gates, may be subject to adjustment when the development to the east occurs. The width of the easement for the adjacent site will be determined at the time of rezoning of that site.

- vi) provision of new sidewalks, curb, pavement, concrete lane crossings, lamp standards, street trees, street furniture and landscaping adjacent the site in keeping with the final design requirements of the SEFC Public Realm Plan;

Note to Applicant: See Engineering Services' detailed comments on public realm treatments in Appendix D.

- vii) provision of improvements to the lane south of 1st Avenue in keeping with the final design requirements of the SEFC Public Realm Plan, including a "runnel", lane bulges, lane landscaping and lane lighting where applicable;
- viii) provision of a 1.5 m wide statutory right-of-way along the south side of the site (along the lane) for utility purposes;
- ix) undergrounding of all *existing* and *new* utility services from the closest existing suitable service point;

Note to Applicant: All services, in particular electrical transformers to accommodate a primary service, must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged.

- x) make arrangements to the satisfaction of the General Manager of Engineering Services, in consultation with the Director of Planning for:
 - (A) the provision, operation, and maintenance of co-operative vehicles and the provision and maintenance of parking spaces for use exclusively by such co-operative vehicles, with such parking spaces to be in addition to the minimum parking spaces required by the Parking By-law; and

(B) designation of visitor or surplus parking spaces which are publicly accessible for future use by co-operative vehicles, with such spaces not to be in addition to required parking for residents or visitors;

all as outlined below:

Dwelling Units	Co-operative Vehicle	Co-operative Vehicle Parking Space	Future Converted Co-operative Parking Space
1-49	None	None	1
50-149	1	1	1
150-249	2	2	2
250-349	2	2	3
Each add'l 100 units	+0	+0	+1

Note to Applicant: Co-op spaces must be provided in an area with 24-hour accessibility (e.g. within visitor parking or outside the building).

SOILS

- xi) the property owner shall, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.
- xii) execute a Section 219 Covenant, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance have been provided to the City by the Ministry of Water, Land and Air Protection.

OLYMPIC SECURITY REQUIREMENTS

- xiii) prior to enactment of the CD-1 By-law, the registered owner of the Lands (the "Owner") shall enter into a legal agreement, on terms and conditions acceptable to the City's Director of Legal Services and the City's General Manager of Olympic Operations (the "Security Agreement") which shall, inter alia, provide for the following:
 - (A) the Owner may make application for all applicable permits to construct and occupy the improvements permitted pursuant to the Rezoning (the "Improvements") at any time and may construct and occupy the Improvements in accordance with any development permits, building permits and occupancy permits issued in respect of the Improvements. However, if all construction of the Improvements is not fully completed on or before January 12, 2010, the Owner shall, during the period between January 12, 2010 and March 12, 2010:
 - i. cease, or cause to cease, all servicing and/or construction activities on the Lands; and

- ii. not access or use the Lands for any purpose other than for maintenance of and security for the Improvements. The Owner and the Owner's personnel shall comply with any security protocols established by the City during such access or use;
- (B) the Owner shall, during the period January 12, 2010 through March 12, 2010, permit the City and any permittee or licensee of the City including, without limitation, VANOC, access to the Lands and any buildings and improvements located thereon, to erect any fences, security barriers, screens, drapes or other security or pageantry materials or equipment on the Lands deemed necessary by the City or any permittee or licensee for the purpose of facilitating the security and decoration of the Vancouver Olympic Athlete's Village (the "Security Fencing"). The Security Fencing will be at the cost of the City, or its permittee or licensee, as the case may be, and shall be at no cost to the Owner;
- (C) the Owner acknowledges and agrees that vehicular and/or pedestrian access to the Lands from City streets may be restricted or unavailable for a period of time before, during and after the 2010 Olympic Winter Games, at the sole discretion of the City Engineer; and
- (D) the Owner shall release the City and its officials, officers, employees, contractors and agents ("City Personnel") from any costs, damages (including special, indirect and consequential damages), injuries or liabilities of any kind suffered or incurred by the Owner and/or the Owner's officers, employees, contractors and agents ("Owner's Personnel") which arise due to the use or occupation of the Lands by the City and/or City Personnel and/or any restrictions placed on the Owner's use, occupation and development of the Lands, as set out in the Security Agreement. The Owner shall indemnify and hold harmless the City and City Personnel for any costs, damages (including special, indirect and consequential damages), injuries or liabilities of any kind suffered or incurred by the City or City Personnel due to the breach of any term or condition of the Security Agreement by the Owner and/or the Owner's Personnel;

the Security Agreement shall be fully registered in the applicable Land Title Office, to the satisfaction of the Director of Legal Services, prior to the enactment of the CD-1 By-law;

COMMUNITY AMENITY CONTRIBUTION

- xiv) the agreed community amenity contribution of \$1,470,056 is to be paid to the City and such payment is to be secured prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

236-298 West 1st Avenue
DRAFT CONSEQUENTIAL AMMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

Amend Schedule E (Comprehensive Development Areas) by adding the following:

"236-298 West 1st Avenue [CD-1 #] [By-law #] B (DD)"

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

Amend Schedule B (Intermediate Zone) by adding the following:

"[CD-1 #] [By-law #] 236-298 West 1st Avenue".

* * * * *

236-298 West 1st Avenue
ADDITIONAL INFORMATION

1. Comments - General Manager of Engineering Services

Engineering Services reviewed the application and, in a memo dated November 23, 2007, the Projects Engineer stated that Engineering Services has no objection to the proposed rezoning provided that specific conditions are met. In the memo, a number of rezoning conditions were listed for inclusion in the staff report. These have been inserted in Appendix B as design development conditions (b)(xxiii), (xxvii) and (xxxv) and agreements (c)(i) to (x).

In addition to the rezoning conditions, the following detailed comments on the Public Realm design were provided in the memo:

1st Avenue Public Realm:

1. The street trees should have a continuous soil system including a continuous trench, and either structural soil or soil cells beneath paved areas behind the curb. This should be consistent with the north side.
2. The area beneath the street trees in the bulges should be landscaped, including a 1'-0" strip of sod next to the sidewalk. The area beneath the trees adjacent to parking should be sodded.
3. The trees planted in the bulges on 1st Avenue should be set back to be in line with the remainder of the street trees. This will provide for a continuous street-tree wall and ensure that all trees will be preserved when the streetcar curb is constructed in the future.
4. Clarification is required regarding the location of the future streetcar curb (drawing A201). Ensure that a minimum 4'-0" front boulevard and 6'-0" walk are preserved in the final streetcar alignment. Trees and walk should be located in their final position.
5. The landscaped/sodded front boulevard should be a minimum 4'-0" and the sidewalk a minimum 6'-0". Drawing L-1 indicates a combined front boulevard and sidewalk of 9'-6".
6. The second row of trees on private property (drawing L-1) is located on top of the parking structure (drawing A401). Provide sufficient continuous soil depth through a combination of an angled parking structure slab, and structural soil or soil cells under the paved areas.
7. The back boulevard should be generally a minimum of 4'-0", including a 1'-0" sod strip next to the sidewalk and landscaped for the remainder. The landscape should include a hedge along the outside of the patio wall.
8. Benches and bike racks for public use should be provided near the front entrance and a seating area should be provided at the corner of Crowe Street and 1st Avenue.
9. Sidewalk paving should be cast-in-place broom-finish concrete with saw-cut joints.

Crowe Street Public Realm:

10. Sidewalk paving should be cast-in-place broom-finish concrete with saw-cut joints.
11. Sidewalk width should be 6'-0".
12. Front boulevard should be minimum 4'-0" and sodded.

13. Back boulevard should be generally a minimum 4'-0", with a 1'-0" sod strip next to the sidewalk and landscaped for the remainder. The landscape should include a hedge along the outside of the patio wall.

Lastly, the following comments were provided to be addressed at the development permit stage:

- No additional parking spaces need be provided for "future" co-op vehicle spaces, rather they should be designated (come) from the visitor parking spaces provided.
- Inclusion of the co-op vehicle spaces in the calculation for the required number of Disability Spaces is not required.
- Loading space dimensions must meet requirements of the Parking By-law.
- Provision of adequate two-way flow on all parking ramps, particularly at the top and bottom of the ramps, and where the proposed "knock-out" panel to the adjoining site is located. Note: cutting back of walls along the ramps may be required.
- Provision of design elevations on both sides of all breakpoints of the parkade ramp, at the entrance ramp and within the parking and loading area.
- Provision individual numbering of all parking spaces.
- Provision of a security gate between visitor and resident parking areas.
- Ensure that the "future access knock-out panel" does not infringe on required parking space dimensions.

2. Comments - Building Code Specialist

The Building Processing Centre provided the following comments on October 18, 2007:

"The following comments are made relative to a rezoning application for 236-298 West 1st Avenue and are based on drawings submitted to the Planning Department on April 24, 2007.

1. Access to the south exit stair from the amenity observation lounge is restricted by a door that opens onto the lounge from the common roof deck. This is a required exit and access to it is not permitted to be blocked.
2. It appears that the mechanical room at the uppermost storey opens directly onto the adjacent exit stairwell, contravening Sentence 3.4.4.4.(7) of the Building By-law. A vestibule must be provided between the exit stairwell and the mechanical room.
3. Egress from the multi-level garden flats at levels 3 and 4 does not conform to the requirements of either of Sentences 3.3.4.4.(2), (3) or (4) of the Building By-law.
4. If the occupant load of the level 2 amenity room in the tower exceeds 60 persons as per Subsection 3.1.17 of the Building By-law, the two required egress doors must swing in the direction of travel to an exit as per Sentence 3.3.1.11.(2) of the Building By-law, rather than swinging into the amenity room as is currently shown on the floor plans.
5. Sheets A102 and A103 must be revised. Doors at both these floor levels must swing into the west exit stairwell from the adjacent vestibule.
6. The ground floor lobby of the tower, which is part of the means of egress for the floors above, must conform to Article 3.4.4.2 of the Building By-law.
7. One means of egress from the high-rise tower does not appear to conform to the Building By-law as regards the definition of "exit", i.e. it is not permitted to have the means of egress be exposed to an unprotected opening at the wall of the loading bay, and the

garbage/recycling room is not permitted to open directly onto the exit as this contravenes Sentences 3.4.4.4.(8) of the Building By-law.”

3. Comments - Fire Protection Services

The Fire Department reviewed this rezoning application and provided the following comments on June 21, 2007:

“The Fire Department access routes for this site appear to meet the requirements and the intent of Article 3.2.5.5. of VBBL 2007. The access off of West 1st Avenue must be within the 3 to 15 m unique to the City of Vancouver requirements. The National Code does not reflect the extended path of travel of 45 m from the Fire Department access route to the entrance door of each residential unit. This requirement is less stringent than the National and cannot be relaxed. The applicant must meet with the Fire Department Officials, including Operational staff, to determine the best code compliant access Routes and Paths.”

4. Comments - Environmental Health

The Environmental Health Division reviewed this rezoning application and provided the following comments on May 15, 2007:

- a. The City’s acoustical criteria shall form part of the Zoning By-Law, and an Acoustical Consultant’s report shall be required which assess noise impacts on the site and recommends noise mitigating measures.
- b. The Noise Control By-Law requires amendment at time of enactment of Zoning By-Law to include this CD-1 or new zoning district in Schedule B.

5. Comments - Social Planning

Social Planning reviewed this rezoning application and provided the following comments on July 3, 2007:

“The applicant has done an excellent job of proposing urban agriculture in this project, specifically the shared garden plots which exceed the City’s target of providing access to a shared plot for 30% of the units that do not have private outdoor space. The conceptual layout of the common roof deck is very well considered, proposing a directly adjacent indoor amenity room/observation lounge. The applicant is encouraged to develop the rooftop design further to include opportunities for other uses and activities in the common space, such as outdoor eating, barbecue, food preparation, children’s play area, grassed area and/or an increased number of seating areas.”

6. Public Notification and Input

A rezoning information sign was installed on the site on May 29, 2007 and notification letter dated May 31, 2007 was mailed to the surrounding property owners within the notification area.

No comments were received from surrounding property owners or other citizens, and no written communication has been sent to City staff.

7. Urban Design Panel

The Urban Design Panel reviewed this proposal on June 6, 2007 and supported (10-0) the use, density and form of development and offered the following comments:

Panel's Consensus on Key Aspects Needing Improvement:

- design development to the architectural vocabulary of the tower to break down the tower's apparent bulkiness;
- widen the breezeway (pedestrian link) between the tower and the townhouses; and
- improve ground level resolution of the cityhomes at the base of the tower.

Related Commentary: The Panel unanimously supported the project and agreed that the use, density and form were well resolved. They also supported the height exclusion for the tower roof lounge as they thought it would enhance the use of the urban agriculture.

Panel members encouraged the applicant to further develop the architectural resolution of the tower; noting the sculpted form is good, however the various façade elements should be recomposed to help break down the bulkiness of the tower. The Panel thought the southwest façade seemed stronger and suggested the attention to detail could be played out on the other facades. The members also thought some work was needed to the ground level city homes of the tower and suggested bringing the language of the townhouses to the tower base. The deep slab recess over the ground level and particularly the angled "kink" at the corner should be improved but the Panel agreed that the city homes themselves were nice and would make a wonderful space in the development. Also, one Panel member thought the lane elevation of the tower needed some work and that some of the units might have some light issues.

Several members of the Panel thought the pedestrian link between the tower and the townhouses was too pinched and needed a bit more room. Several Panel members thought the lobby would be better connected across the breezeway as an indoor space.

The Panel commended the architect on the sustainable measures and that the landscaping elements needed some work but showed promise. Most of the Panel liked the publicness of the open spaces particularly on the lane.

8. Comments of the Applicant

The applicant was provided with a draft copy of this report on December 12, 2007 and provided no comments.

* * * * *

SOUTHEAST FALSE CREEK GREEN BUILDING STRATEGY
SEFC PRIVATE LANDS (LEED™ SILVER)

The Southeast False Creek Green Building Strategy was originally approved as a draft by Council on July 8, 2004. The version presented here includes updates by staff to June 2007. This version has not yet been approved by Council.

General

A green building strategy for Southeast False Creek must achieve a minimum baseline of environmental performance in all facets of building design and construction. This strategy applies to all medium- and high-density residential, mixed-use, commercial, institutional, and industrial developments in SEFC. This strategy is founded on the principles of the LEED™ green building assessment program, which provides a robust tool to guide development of a variety of green building types. To ensure that City of Vancouver objectives are fully met, specific points are required, as well as elements not specifically included in LEED™. Each building in the SEFC Private Lands must be designed and perform according to a minimum LEED™ Silver certification (36 or more points) including implementation of all the LEED™ prerequisites and the City requirements listed below. While registration and completion of the LEED™ program is not mandatory at this time, the City encourages certification.

If a project is formally registered through the CaGBC to achieve a minimum LEED™ Silver level, and registration is submitted with the development permit application and approved as condition of the development permit, then Part 2 (the LEED™-based portion) of the City's green building strategy will be waived. Part 1, mandatory requirements, must still be met.

All projects not formally registering with the CaGBC will follow the proposed green building strategy, with firm commitment taken through the City of Vancouver regulatory process. A draft working regulatory review and permitting process is being developed and will undergo continued refinement:

Submission on behalf of the proponent by a Green Building Consultant (LEED™ AP or demonstrated experience):

1. **Rezoning Application** – Green Building Consultant (GBC) submits overall rationale for achievement of Green Building Strategy objectives, including draft LEED™ scorecard.
2. **Development Application** – Green Building Consultant submits preliminary LEED™ scorecard – possible verification of formal CaGBC registration if pursued.
3. **Development Permit** – GBC submits detailed criteria of how Mandatory Measures will be achieved along with updated pre-development LEED™ scorecard as a condition of issuance.
4. **Building Permit** – GBC submits final building plans and final pre-development LEED™ scorecard as a condition of issuance.
5. **Occupancy Permit** – GBC provides final LEED™ scorecard and detailed report of specifications and contract for full best practice building commissioning as a condition of issuance.

The strategy assumes that all LEED prerequisites can be met and an integrated design process (IDP) with a LEED™ Accredited professional is undertaken from the outset.

PART 1: BASE LINE REQUIREMENTS

Items *in italics* with a “***” indicate preferred/exceptional strategies that provide additional points to any project for innovation and the encouragement of greenhouse gas (GHG) reduction.

Energy

1. Minimum energy efficiency to meet NRCan Commercial Building Incentive Program (CBIP). ****Participation in the False Creek Neighborhood Energy Utility is encouraged to be undertaken in order to facilitate achievement of this LEED™ prerequisite.*
2. Full best practice building commissioning as outlined in CaGBC LEED™ 1.0 Energy and Atmosphere Prerequisite #1.
3. Specify energy efficient appliances – EnergyStar rated appliances, except for laundry dryer.
4. Energy efficient lighting to follow ASHRAE 90.1 2001 including user metering, smart controls, and occupancy sensors for public spaces.
5. Specify fireplaces listed as a heating appliance with a minimum combustion efficiency to meet or exceed ASHRAE/IESNA Standard 90.1 - 2001 heating appliance standards. No continuous pilot lights; interrupted power ignition is preferred. ****fireplaces are not encouraged, but where fireplaces are specified, the proponent is encouraged to work with the False Creek Neighborhood Energy Utility to properly balance the unit’s space heating load.*

Parking

Parking, loading, and bicycle spaces shall be provided and maintained according to the provisions of the Parking By-law, including those concerning exemption, relaxation, and mixed-use reduction, except for the following:

a) Multiple dwellings

- The minimum required parking shall be as follows:

Total m ² GFA	Number of spaces
<50 m ²	0.5 space/dwelling unit
50-90 m ²	0.25 space/dwelling unit, plus 1 space/120 m ² GFA
>90 m ²	1 space/dwelling unit

- The maximum permitted parking shall be as follows:

Total m ² GFA	Number of spaces
<50 m ²	1 space/dwelling unit
50-189 m ²	0.65 space/dwelling unit, plus 1 space/140 m ² GFA
>189 m ²	2 spaces/dwelling unit

- Designated visitor parking shall be separately required at a minimum rate of 0.1 space per dwelling unit and a maximum rate of 0.2 space per dwelling unit.
 - *Required visitor parking may be permitted off-site at a suitable location to the satisfaction of the Director of Planning and the General Manager of Engineering Services.*
- Co-op vehicles and spaces shall be provided as follows: One vehicle and designated space should the site include 50 to 149 dwelling units, or two vehicles and designated spaces should the site include 150 or more dwelling units. For future car-sharing, at least one additional designated co-op parking space must be provided per 100 dwelling units (but no less than one for the site).

Co-op spaces must be provided in an area with 24-hour accessibility (e.g. within visitor parking or outside the building at the lane or “mews”).

- The provision of less than the minimum parking may occur, subject to approval by the General Manager of Engineering Services and Director of Planning of a site-specific Transportation Management Plan (TMP) plan that emphasizes elements in the development of the site which can be incorporated or established prior to occupancy to reduce automobile dependency and facilitate other modes of transportation consistent with the objectives of the SEFC ODP. Guarantee of zero-based unbundled parking assignment (all dwelling unit owners must elect to purchase each and every parking space as a distinct option when buying the dwelling unit) shall result in a 10% reduction in the minimum requirement.

b) Cultural/Recreational, *restaurant [under 250 m² GFA]*, office, and retail use

- The minimum required parking shall be 1 space for each 100 m² GFA up to 300 m² GFA, and one additional space for each additional 70 m² GFA. The maximum permitted parking shall be 1 space per 50 m² GFA.

c) Live-Work

- Required parking shall be as follows:

Total m ² GFA	Minimum Number of spaces
<250 m ²	1 space/unit
>=250 m ²	A minimum of 1 space for each 100 m ² GFA up to 300 m ² GFA, and one additional space for each additional 70 m ² GFA

- Maximum permitted parking shall be equal to the minimum required + 10%.
- Loading is required as per Section 5.2.9 of the Parking By-law, governing live-work use.

Note: The total number of Live-Work units is to be included in the total number of residential units when calculating co-op vehicle & vehicle space, visitor parking and loading requirements.

d) Social Housing

There are three categories for the number of required and permitted parking spaces:

	Minimum	Maximum
1) Seniors	1 per 6 units	1 per 3 units
2) Families	0.5 per unit	1 per unit
3) Other (<i>calculated by total GFA</i>)		
<37 m ²	none required	1 per 6 units
>=37 m ²	1 per 6 units	1 per 3 units

Note: The total number of Social Housing units is to be included in the total number of residential units when calculating co-op vehicle & vehicle space, visitor parking and loading requirements.

e) Restaurants >= 250 m²

Parking requirement:

A minimum of 1 space for each 50 m² GFA up to 100 m² GFA, one additional space for each additional 10 m² GFA up to 500 m², and 1 additional space for each 20 m² of gross floor area over 500 m². The maximum allowed = minimum + 10%

f) Grocery Store (excluding Neighbourhood Grocery Store), Drug Store, Small-scale Pharmacy, and Liquor Store:

Parking requirement:

A minimum of 1 space for each 100 m² GFA up to 300 m² GFA, and one additional space for each additional 50 m² GFA. The maximum allowed = minimum + 10%

Attached is the URL for easy COV website access to the Parking By-law, Parking and Loading Design Supplement and the Bicycle Parking Design Supplement:

<http://www.vancouver.ca/engsvcs/parking/admin/developers.htm>

Landscape and Water

1. Dual-flush toilets that meet or exceed 6/3 litre dual-flush toilets.
2. Low-flow faucets and showerheads to meet or exceed flow rates of 1.8 gpm.
3. Specify drought-resistant and/or native indigenous planting species to ensure reduced irrigation demands; where ornamental landscapes are chosen for specific applications, specify high-efficiency irrigation system (drip irrigation) and/or stormwater reuse.
***Pursue zero potable water for site irrigation in conjunction with rain water reuse.*
***Landscaped space designed for urban agriculture for building occupants is encouraged.*
4. Rain water not managed through green roofs and on-site infiltration and irrigation and other reuse strategies shall be transmitted to neighbouring off-site rain water management systems as specified at the time of development and in a rate and quantity to be determined by the City Engineer on a site by site basis.

*** Green roofs on 50% of all roof surfaces are encouraged but not required.*

Waste Management

1. Composting for on-site gardens and/or landscaping.
2. Provision for three streams of waste collection (on-site infrastructure should be provided for organic pick-up, for future implementation if no organic pick-up is available at time of development).
3. Management of construction and demolition waste, ensuring a minimum of 75% landfill diversion through construction process.

PART 2: THE STEPS TOWARDS A LEED™ CERTIFIABLE BUILDING

Submission and verification according to the prescribed City of Vancouver regulatory review process of LEED™ Silver with a minimum target of 36 points is necessary to ensure full compliance with the SEFC baseline green building strategy.

* * * * *



LEED Canada-NC 1.0 Project Checklist

236 - 298 West 1st Avenue

Vancouver, BC.

Yes ? No

9	2	3	Sustainable Sites	14 Points
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Y			Prereq 1	Erosion & Sedimentation Control	Required
1			Credit 1	Site Selection	1
1			Credit 2	Development Density	1
1			Credit 3	Redevelopment of Contaminated Site	1
1			Credit 4.1	Alternative Transportation, Public Transportation Access	1
1			Credit 4.2	Alternative Transportation, Bicycle Storage & Changing I	1
	1		Credit 4.3	Alternative Transportation, Alternative Fuel Vehicles	1
		1	Credit 4.4	Alternative Transportation, Parking Capacity	1
		1	Credit 5.1	Reduced Site Disturbance, Protect or Restore Open Spa	1
		1	Credit 5.2	Reduced Site Disturbance, Development Footprint	1
1			Credit 6.1	Stormwater Management, Rate and Quantity	1
1			Credit 6.2	Stormwater Management, Treatment	1
1			Credit 7.1	Heat Island Effect, Non-Roof	1
	1		Credit 7.2	Heat Island Effect, Roof	1
1			Credit 8	Light Pollution Reduction	1

Yes ? No

3	1	1	Water Efficiency	5 Points
---	---	---	-------------------------	----------

1			Credit 1.1	Water Efficient Landscaping, Reduce by 50%	1
	1		Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrig.	1
		1	Credit 2	Innovative Wastewater Technologies	1
1			Credit 3.1	Water Use Reduction, 20% Reduction	1
1			Credit 3.2	Water Use Reduction, 30% Reduction	1

Yes ? No

3	4	10	Energy & Atmosphere	17 Points
---	---	----	--------------------------------	-----------

Y			Prereq 1	Fundamental Building Systems Commissioning	Required
Y			Prereq 2	Minimum Energy Performance	Required
Y			Prereq 3	CFC Reduction in HVAC&R Equipment	Required
2	1	7	Credit 1	Optimize Energy Performance	1 to 10
	1		Credit 2.1	Renewable Energy, 5%	1
		1	Credit 2.2	Renewable Energy, 10%	1
		1	Credit 2.3	Renewable Energy, 20%	1
1			Credit 3	Best Practice Commissioning	1
		1	Credit 4	Ozone Protection	1
	1		Credit 5	Measurement & Verification	1
	1		Credit 6	Green Power	1

Yes ? No

6 2 6 Materials & Resources 14 Points

Y	Prereq 1	Storage & Collection of Recyclables	Required
		Credit 1.1 Building Reuse: Maintain 75% of Existing Walls, Floors, &	1
		Credit 1.2 Building Reuse: Maintain 95% of Existing Walls, Floors, &	1
		Credit 1.3 Building Reuse: Maintain 50% of Interior Non-Structural E	1
1		Credit 2.1 Construction Waste Management: Divert 50% from Land	1
1		Credit 2.2 Construction Waste Management: Divert 75% from Land	1
		Credit 3.1 Resource Reuse: 5%	1
		Credit 3.2 Resource Reuse: 10%	1
1		Credit 4.1 Recycled Content: 7.5% (post-consumer + ½ post-industri	1
1		Credit 4.2 Recycled Content: 15% (post-consumer + ½ post-industri	1
1		Credit 5.1 Regional Materials: 10% Extracted and Manufactured Re	1
	1	Credit 5.2 Regional Materials: 20% Extracted and Manufactured Re	1
		Credit 6 Rapidly Renewable Materials	1
	1	Credit 7 Certified Wood	1
1		Credit 8 Durable Building	1

Yes ? No

12 1 2 Indoor Environmental Quality 15 Points

Y	Prereq 1	Minimum IAQ Performance	Required
Y	Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
1		Credit 1 Carbon Dioxide (CO₂) Monitoring	1
		Credit 2 Ventilation Effectiveness	1
1		Credit 3.1 Construction IAQ Management Plan: During Constructio	1
1		Credit 3.2 Construction IAQ Management Plan: Testing Before Oo	1
1		Credit 4.1 Low-Emitting Materials: Adhesives & Sealants	1
1		Credit 4.2 Low-Emitting Materials: Paints and Coating	1
1		Credit 4.3 Low-Emitting Materials: Carpet	1
		Credit 4.4 Low-Emitting Materials: Composite Wood and Laminate	1
1		Credit 5 Indoor Chemical & Pollutant Source Control	1
1		Credit 6.1 Controllability of Systems: Perimeter Spaces	1
1		Credit 6.2 Controllability of Systems: Non-Perimeter Spaces	1
1		Credit 7.1 Thermal Comfort: Compliance	1
	1	Credit 7.2 Thermal Comfort: Monitoring	1
1		Credit 8.1 Daylight & Views: Daylight 75% of Spaces	1
1		Credit 8.2 Daylight & Views: Views 90% of Spaces	1

Yes ? No

3 2 Innovation & Design Process 5 Points

1		Credit 1.1 Exemplary Water Performance	1
1		Credit 1.2 Green housekeeping/resident education	1
	1	Credit 1.3 Innovation in Design	1
	1	Credit 1.4 Innovation in Design	1
1		Credit 2 LEED® Accredited Professional	1

Yes ? No

36 12 22 Project Totals (pre-certification estimates) 70 Points

Certified 28-32 points Silver 33-38 points Gold 39-51 points Platinum 52-

236-298 West 1st Avenue

**Sustainability Strategy
May 25th 2007**

Introduction

We have summarized below the areas of sustainability we are considering during the design of this project. We have created sustainability objectives for this project which are aligned with the City's SEFC Private Lands Green Building Strategy (June 2006). We are also considering the objectives of the SEFC ODP as far as they apply to this project. We have outlined the areas under consideration and have addressed how these will be mapped onto the LEED framework to meet the LEED score target. As this project is all residential we have applied the terms of the LEED MURB Application Guide to certain credits. While we are using LEED as the "tool" or "guide" to this process we have used the headings from the GBS Mandatory Baseline Requirements for ease of reference and then added additional headings covering additional strategies cross referenced with LEED.

Sustainable Strategies

Energy

1.1 Minimum energy efficiency to meet CBIP.

The CBIP program is currently "in-limbo". However the energy target of a minimum 25% below MNECBB will be achieved by this project. Subject to review of the details of the proposed Neighbourhood Energy Utility (NEU) by our mechanical consultants we intend to connect to this system to meet building space heating and domestic hot water needs. The building energy consumption will be modeled through the design process to inform our design decisions to optimize energy efficiency.

Strategies being considered include:

- Optimising window/wall ratios on different facades to ensure interior comfort. The glazing area on the exposed south elevation has been minimized to reduce solar gain.
- Improved building envelope: including use of LowE glazing
- Optimising efficiency of building systems: currently hydronic in-floor or baseboard space heating is being reviewed.
- Low flow plumbing fixtures to reduce DHW loads y an estimated 30%.
- Reduced lighting loads
- Occupancy sensors on parkade lighting and infrequently used common areas

Note: The final percentage below MNECB achieved by our project will however be greatly influenced by how the NEU system is treated by NRCAN and CaGBC for modeling purposes.

1.2 Full best practice building commissioning.

A commissioning agent will be contracted, independent of our mechanical design team to review the design and undertake project commissioning work in accordance with the requirements of LEED EA Prerequisite 1 and Credit 3.

1.3 Specify energy efficient appliances

Energy Star rated fridges and dishwashers will be specified. If clothes washers are provided an Energy Star front-loading washer will be specified.

1.4 Energy efficient lighting to follow ASHRAE 90.1 2001

The lighting design will meet or exceed ASHRAE 90.1 2001. Strategies under consideration include:

- Compact fluorescent fixtures in common areas
- Occupancy sensors for parkades infrequently occupied common areas and selected public spaces.
- Suites will be separately metered for hydro. Additional metering strategies are being investigated.

1.5 Specify fireplaces listed as a heating appliance with a minimum combustion efficiency to meet or exceed ASHRAE/IESNA Standard 90.1 - 2001 heating appliance standards.

No gas fireplaces will be installed in this project.

Parking

1.6/1.7 Minimum and Maximum Permitted Parking

A total of 186 stalls will be provided to serve the residents of the 156 suite and townhouses in the building. This is between the minimum and maximum number of stalls as outlined in the GBS.

1.8 Designated visitor parking

An additional 16 visitor stalls shall be provided on site.

1.9 Car-sharing or co-op vehicle spaces.

Two car sharing or co-op car (and required parking stall) will be provided. Consideration is being given to the vehicle being high efficiency or hybrid.

1.10 Future car-sharing space

Two additional stall for a future car share/co-op is provided.

1.11 "Unbundling Parking spaces

This is not considered feasible in the current market.

1.12 Parking requirements for uses other than Residential

Delete as not applicable

1.13 Provision of less than the minimum parking

See 1.8 and 1.9 above

Landscape and Water

1.14 Dual flush toilets that meet or exceed 6/3 dual flush toilets.

Toilets to meet this requirement will be specified

1.15 Low flow faucets and showerheads to meet or exceed flow rates of 1.8gpm.

Fixtures to meet this requirement will be specified

1.16 Drought Resistant Planting, Irrigation, Urban Agriculture

The Landscaping plan will specify drought tolerant plant species. Potable water for irrigation will be minimized and provided by high efficiency irrigation. Opportunities for resident food production will be provided.

1.17 Green Roof Design

The landscape plan will incorporate a minimum of 50% green roof/landscape coverage. This area will include necessary hard-scaping to provide access and ensure green roof space is livable and useable.

Note: Installation of green roofs is however subject to the approval of the developers new home warranty providers.

1.18 Off-site rain water management system

The project will divert any excess stormwater run off to the City rain water management system which we understand will divert the stormwater to the hinge park and wetlands system. A detailed calculation of rates and quantities will be completed with design review and agreed with City Engineering

Waste Management

1.19 Composting for on-site gardens and/or landscaping.

Space will be designated for garden/landscape composting. Provision will be included in Resident/Strata Manual regarding the availability of this space for strata use.

1.20 Provision for 3 streams of waste collection

Space will be provided in the garbage/recycling area for an organic pick up point. Note: no specifications are available from the City to confirm if this area will be sufficient

1.21 Management of construction and demolition waste (minimum diversion of 75%)

A construction waste management plan will be prepared and implemented on site to achieve this objective.

LEED Target

We have attached a draft LEED scorecard which confirms we anticipate satisfying all LEED pre-requisites and achieving a LEED score of at least 36. Specific comment and strategies in addition to those outlined above are summarized below under the relevant LEED heading:

Sustainable Sites

As a result of its location this project will meet the LEED requirements regarding Site Selection (SS 1). It will also be located conveniently for public transit including bus, skytrain, aqua bus and future streetcar (SS 4.1). With the proposed density and the anticipated build out of community amenities we anticipate that the project will satisfy SS cr 2 . The site is contaminated and will be cleaned to regulatory standards (SS 3). Substantial bike storage will be provided (SS 4.2). All exterior light fixtures will be selected to meet the IESNA standards for light pollution (SS 8). Note: If the City requires the lane to be lit from lights on the subject property then this credit will not be achievable.

Materials and Resources

Materials which have high recycled content will be specified including: high content flyash concrete (with an emphasis on parkade and vertical structure); re-bar, structural steel; insulation; drywall; cabinetry etc. (MR 4.1/4.2) Similarly emphasis will be placed on materials manufactured and extracted locally including concrete, glazing, cabinetry and drywall (MR 5.1/5.2). We will investigate the use of FSC wood (MR 7). Utilising our building technology expertise we are committed to designing and constructing a durable building (MR 8).

Indoor Environmental Quality

The detailed design of the mechanical ventilation system is still in progress. It will however be designed to ensure sufficient air enters the suites to comply with the IAQ Prerequisites 1 and 2.

We will be specifying carbon monoxide detectors in suites with combustion appliances to record air quality (IAQ 1 MURB). A detailed Construction IAQ Plan will be created and implemented on site to ensure spaces are not contaminated with construction dust etc. (IAQ 3.1) Consideration is being given to undertaking pre-occupancy air quality testing (IAQ 3.2). LEED compliant adhesives, sealants, paints and carpet systems will be specified (IAQ 4.1/4.2/4.3). Permanent entryway systems shall be installed at all high volume entryways and janitor sinks etc shall be appropriately plumbed (IAQ 5).

Innovation and Design

We are adopting an integrated design process which will be complimented by ongoing energy modeling. Many of the design team are LEED Accredited Professionals and we have contracted with reSource Rethinking Building Inc. as our green building advisors (ID 2). As the design process continues we will review and consider additional strategies to those outlined above. An emphasis will be placed on encouraging residents of this project (through information and education) to capitalize and build upon the innovative strategies we have adopted in the design and construction of the project. We will also be looking for opportunities to partner with groups wishing to participate in ongoing monitoring of the buildings performance.

ODP Objectives

With the above strategies we consider that we have satisfied the Environmental Sustainability objectives as outlined in Section 3.1 of the ODP.

UNIVERSAL DESIGN

Appendices

Appendix A

The SAFER Home™ Certification Criteria



The next page gives you the same checklist laid out as a contract you can show to your builder to help ensure your new home is built the way you want it to be.

The next page gives you the same checklist laid out as a contract you can show to your builder. We recommend having all parties sign to help ensure your new home is built the way you want it to be — that's SAFER, of course.

- All exterior thresholds are flush *Not applicable due to Rain/Water ingress.*
- Interior thresholds meet minimal code constraints
- Bath and shower controls off set from centre
- Pressure/temperature control valves on all shower faucets
- 2"x12" blocking lumber in all washrooms tub, shower, and toilet locations
- Waste pipes brought in at 12" to the centre of the pipe from floor level
- Cabinets underneath sinks easily removable
- Doors a minimum of 34" wide but should ideally be 36" *(Suite entry door only)*
- Hallways and stairways a minimum of 40" wide but should ideally be 42" wide
- Light switches 42" floor to the centre of the electrical box from the finished floor
- Receptacles 18" floor to the centre of the electrical box from the finished floor
- Electrical receptacles placed as follows:
 - Beside windows, especially where draperies may be installed
 - Top and bottom of stairways
 - Near* Beside the watercloset *(sink receptacle/code permitted)*
 - Above external doors (outside and inside)
 - On front face of kitchen counter
 - At Node Zero Location *(Entry Closet)*
- Larger grey electrical boxes utilized *(Unknown)*
- Four-plex receptacles in master bedroom, home office, garage, and rec room
- Level 5 (4 pair) telephone pre-wire to all areas returning to one central area
- RG-6 coaxial cable runs returning to one central area
- All low-voltage runs returning to one central area
- Walls at the top of stairs reinforced with 2"x12" at 36" to centre
- Either: allowance made for elevator in stacked closets, or make the staircase 42" wide



236-298 West 1st Avenue
DEVELOPMENT PLANS



PROJECT SITE CORNER VIEW



CROW STREET VIEW



OVERHEAD VIEW AT TOWNHOUSE/LOWRISE COMPONENT TOWARDS TOWER



WEST 1st AVENUE VIEW



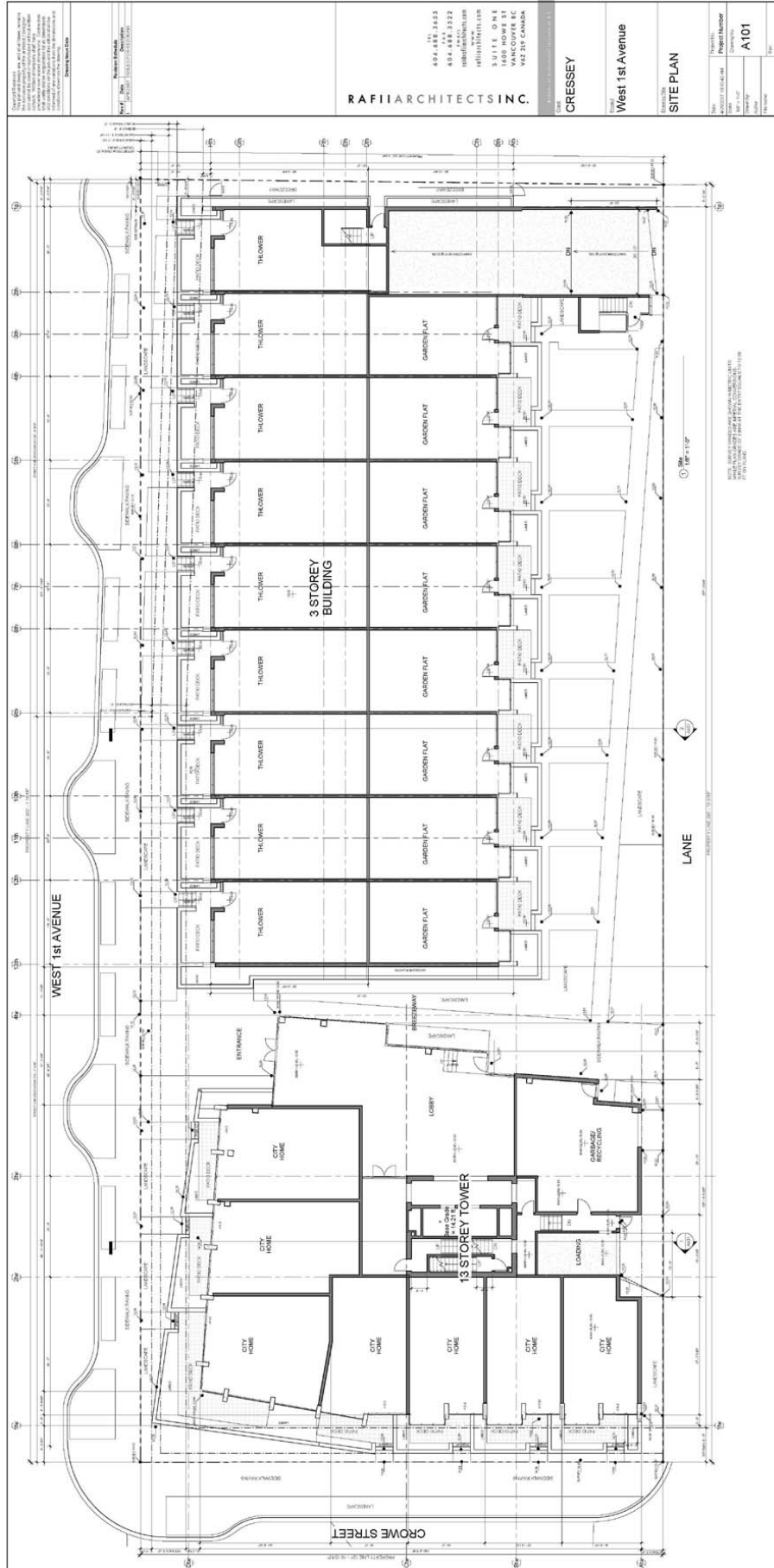
ISOMETRIC MASSING VIEW FROM CORNER OF WEST 1st AVE AND CROWE ST



WEST 1st AVENUE LOBBY ENTRY VIEW



TOWER LANESIDE VIEW AT BREEZEWAY PASSAGE



RAFI ARCHITECTS INC.

454-475-3455
454-475-3322
info@rafi.com
rafi.com
SUITE 041
VANCOUVER BC
V6Z 2K5 CANADA

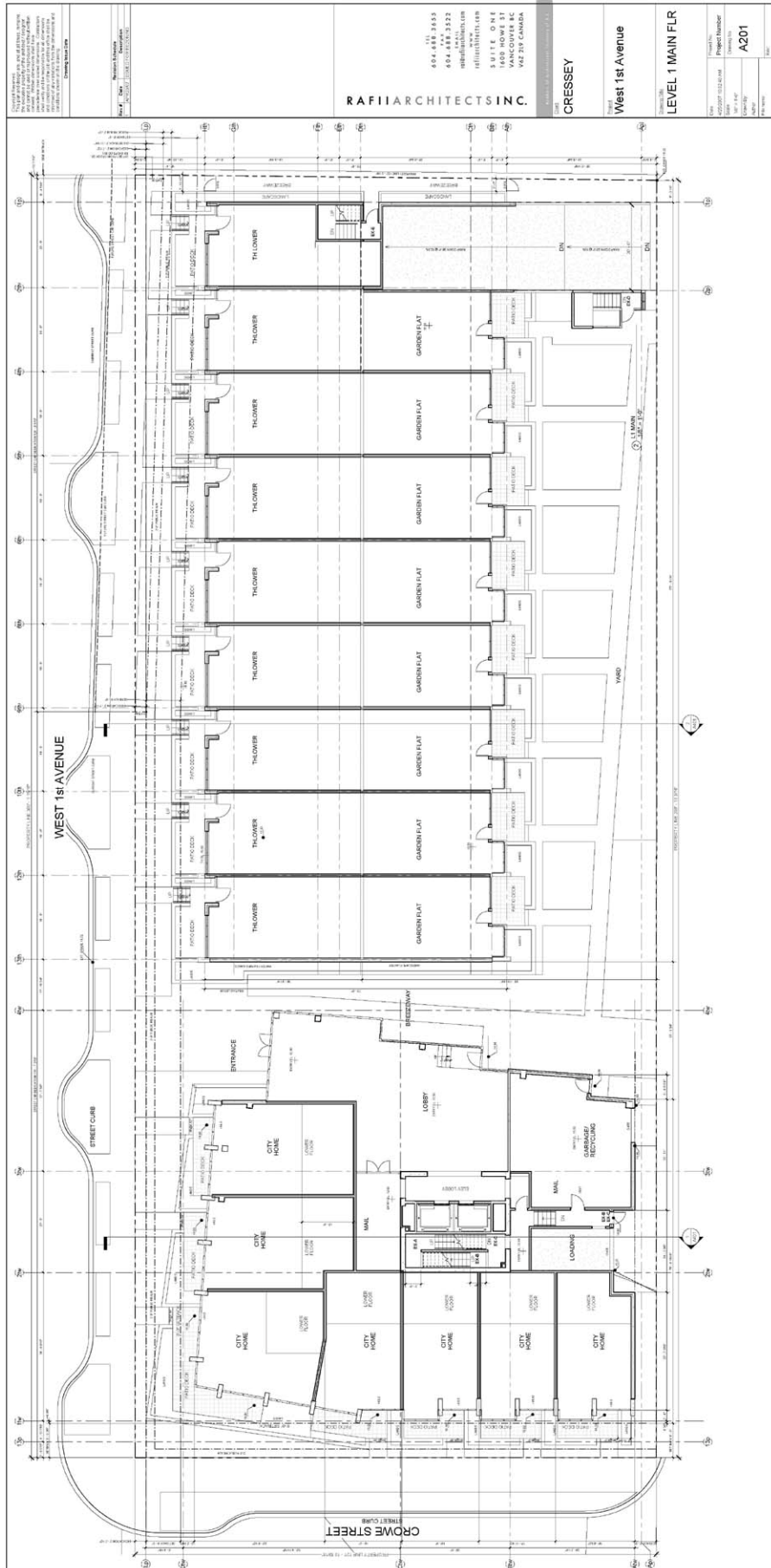
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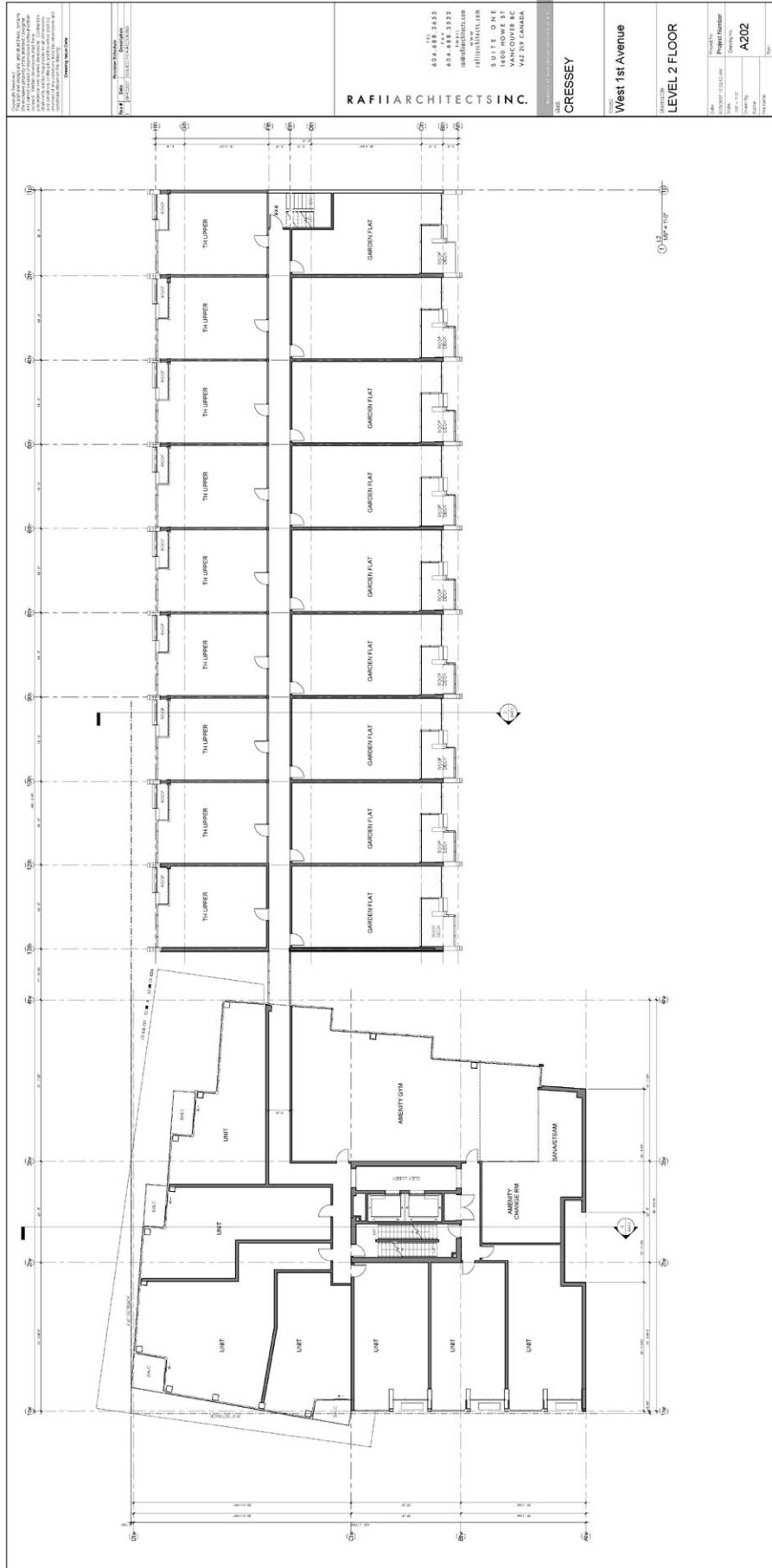
West 1st Avenue

SITE PLAN

Project Number	A101
Client	
Architect	
Scale	
Date	

THIS PLAN IS A PART OF THE ARCHITECTURAL DRAWINGS FOR THE PROJECT AND IS NOT TO BE USED IN ISOLATION FROM THE OTHER DRAWINGS.





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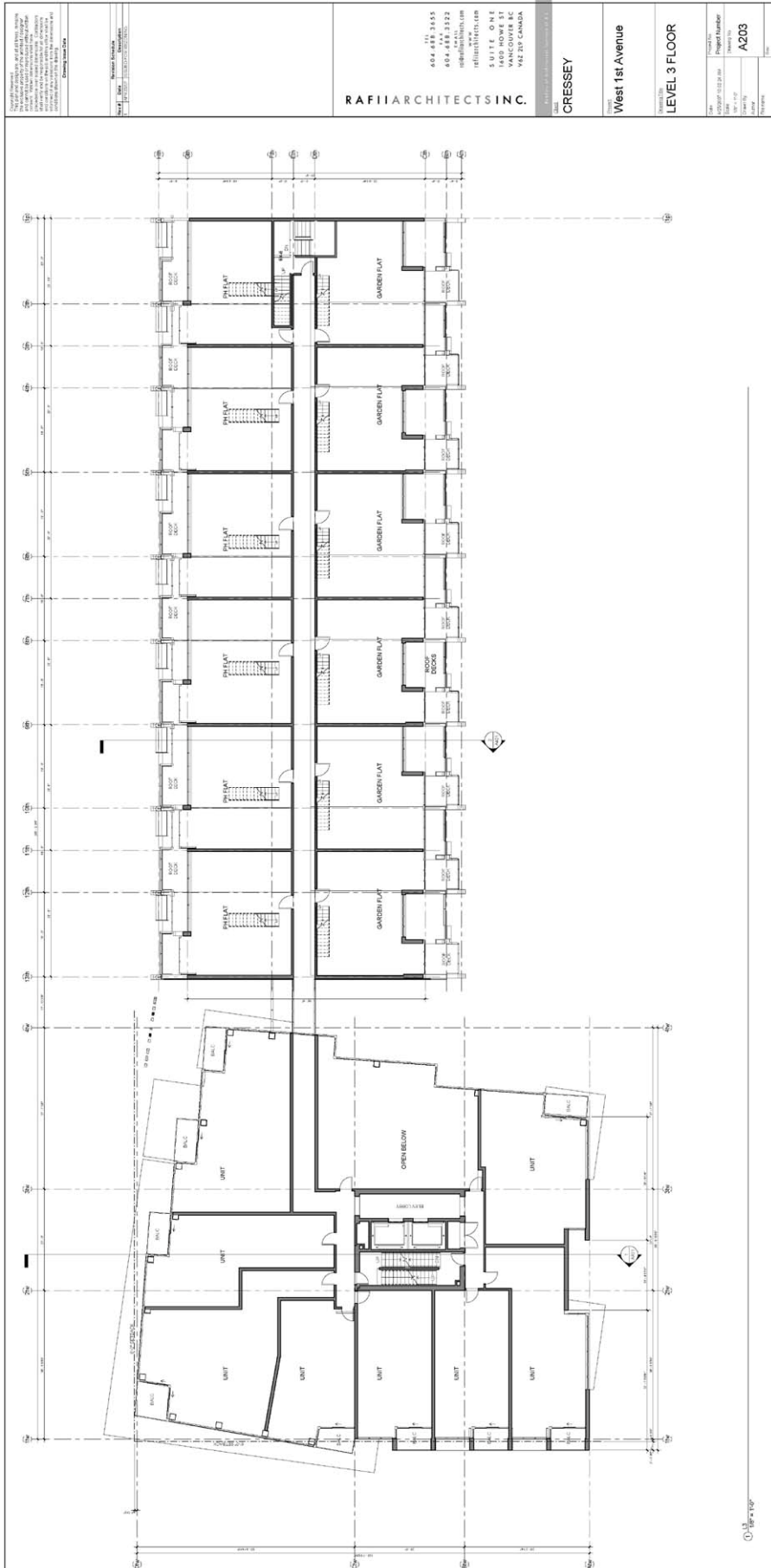
SUITE ONE
100 WEST 1ST AVENUE
VANCOUVER BC
V6Z 2J9 CANADA

CRESSEY

Project: West 1st Avenue

LEVEL 2 FLOOR

Project Number: A202



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SUITE 010
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V6E 2B8 CANADA

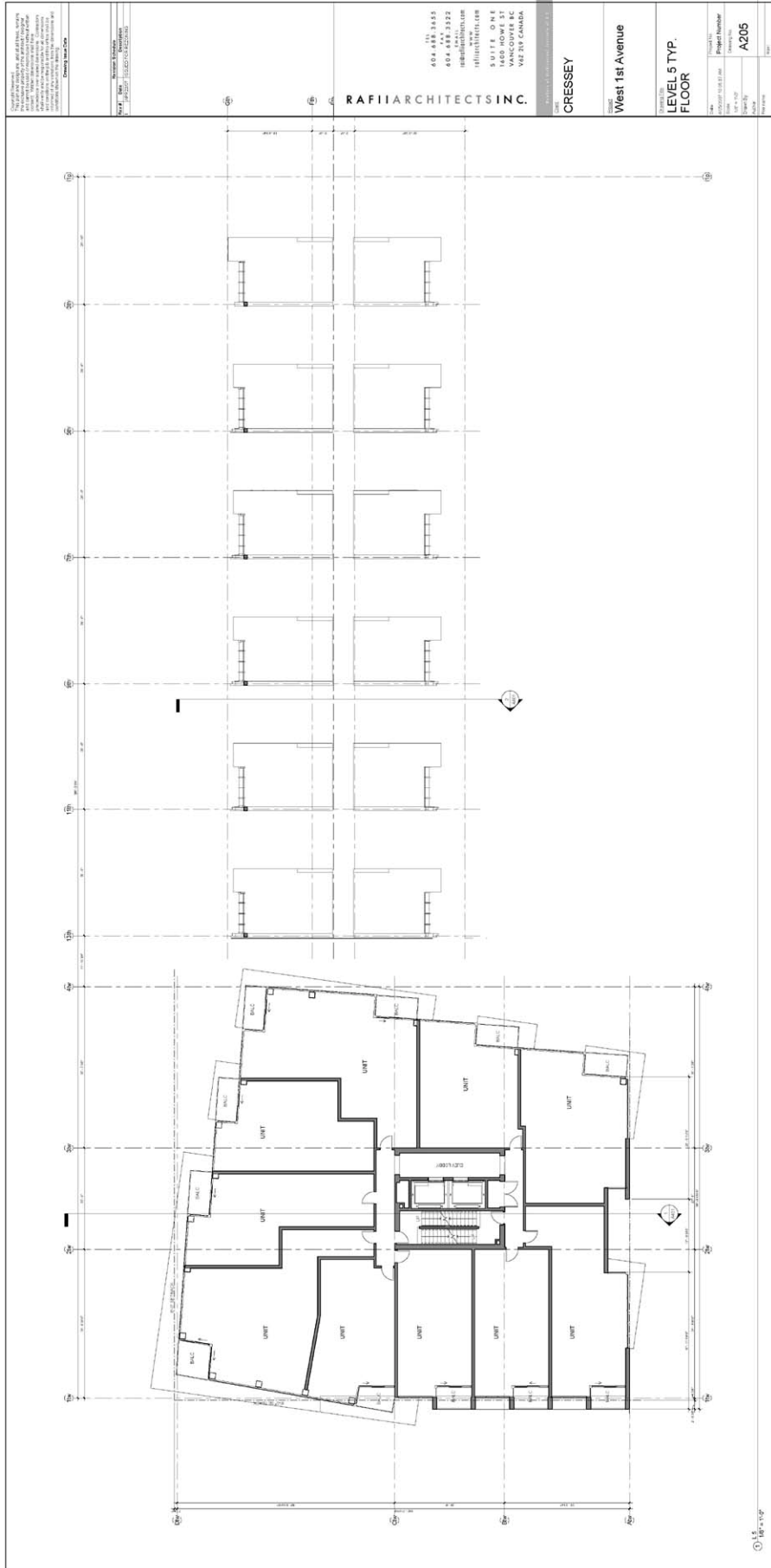
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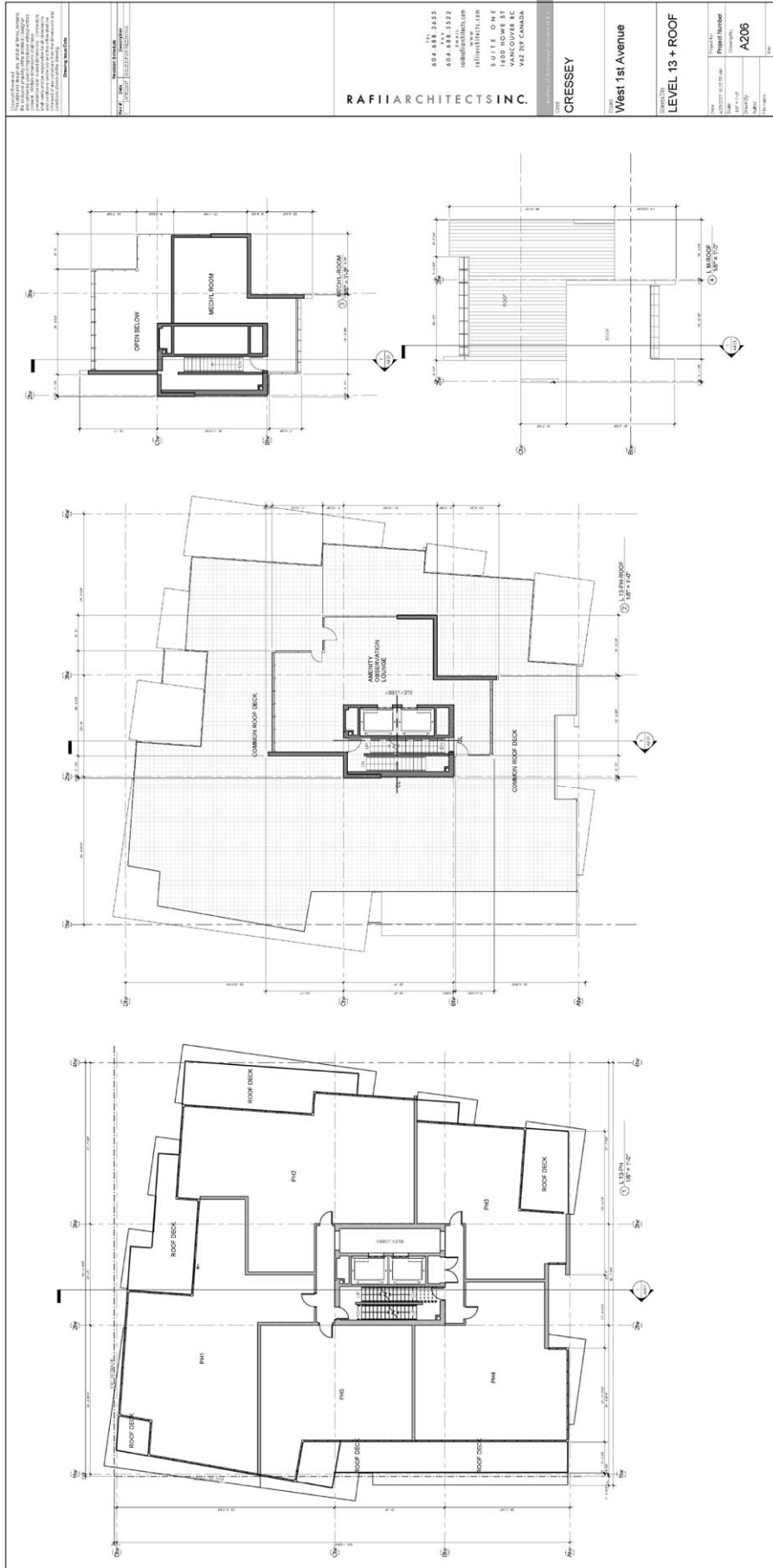
West 1st Avenue

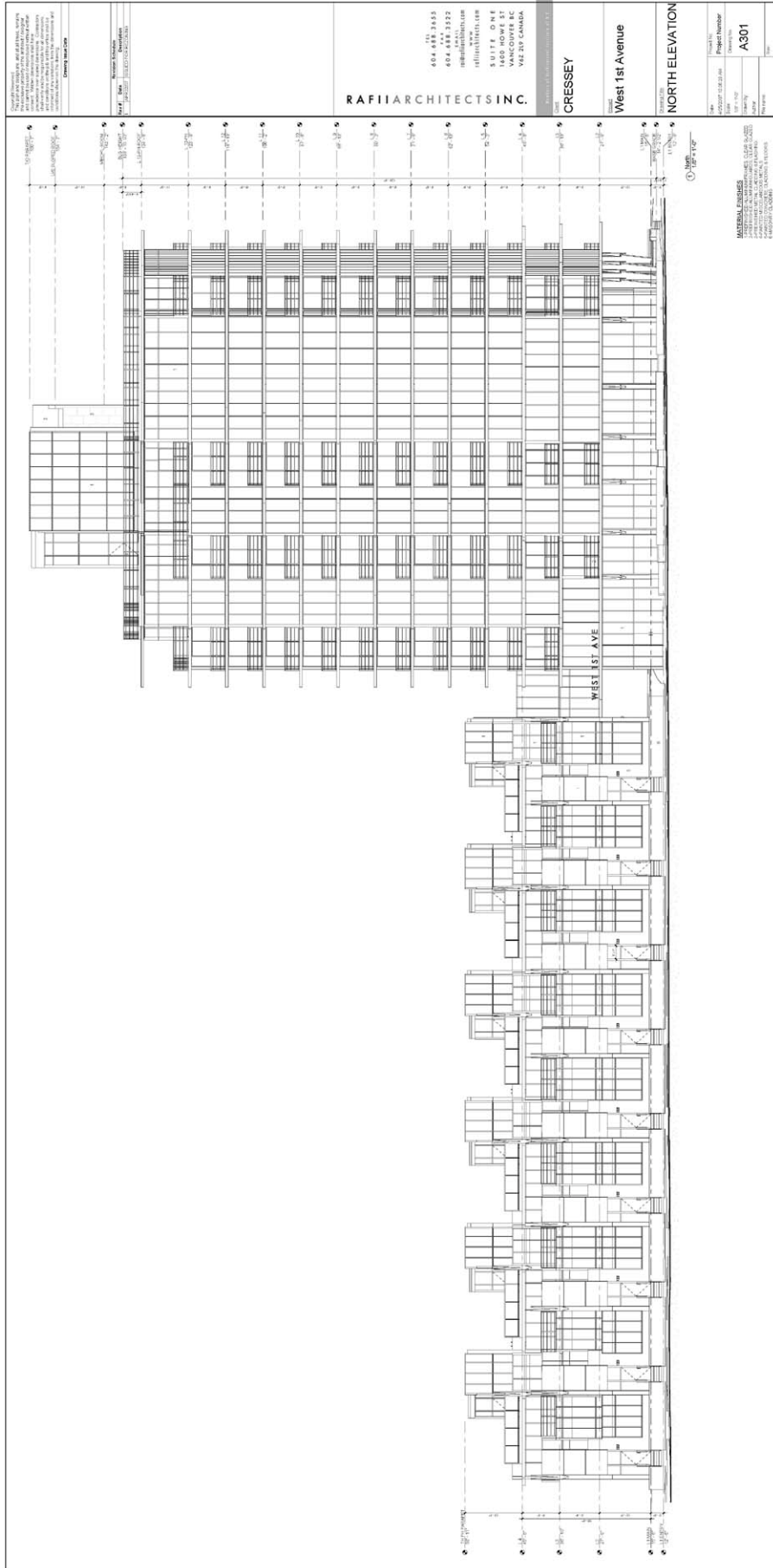
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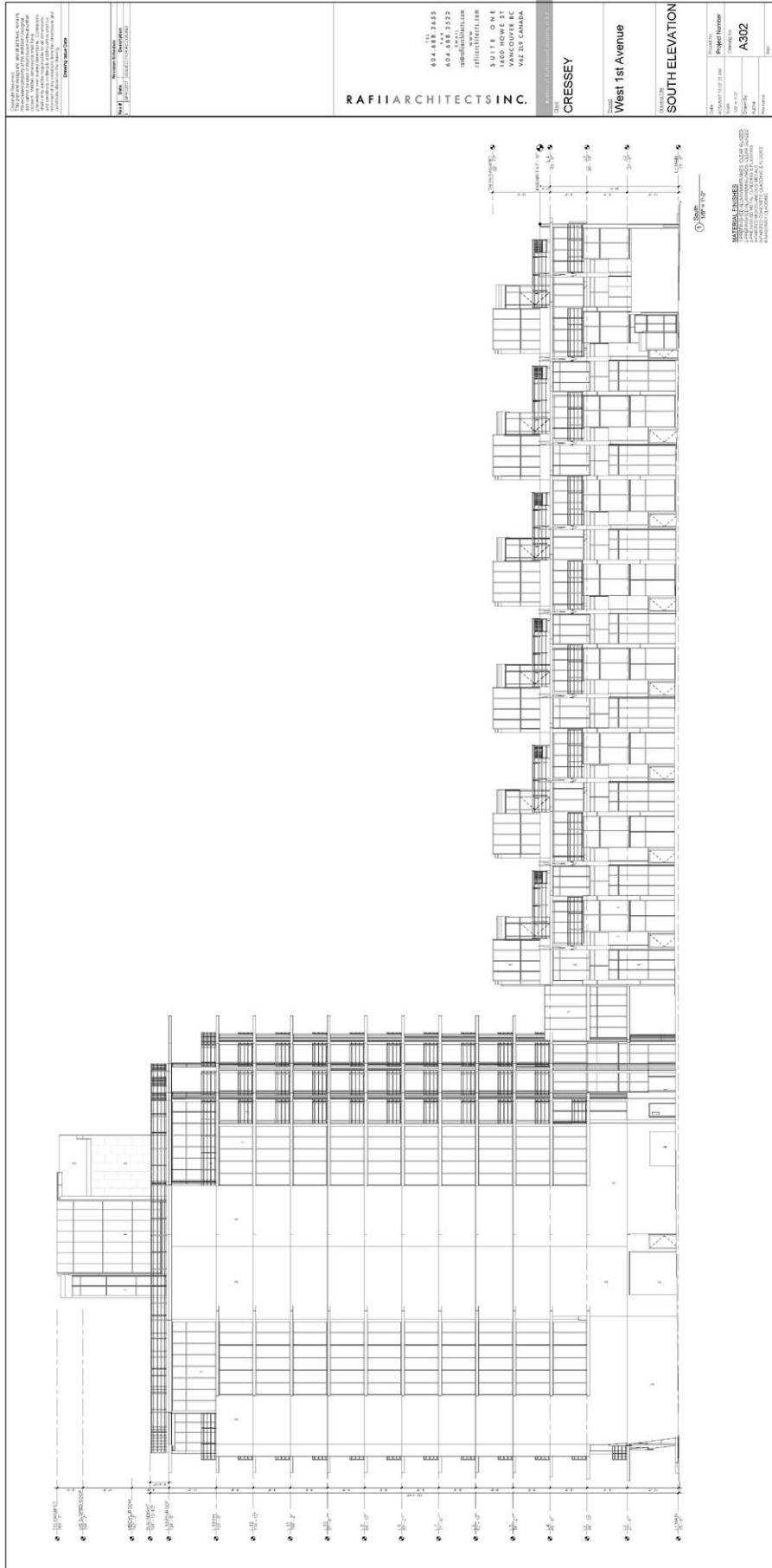
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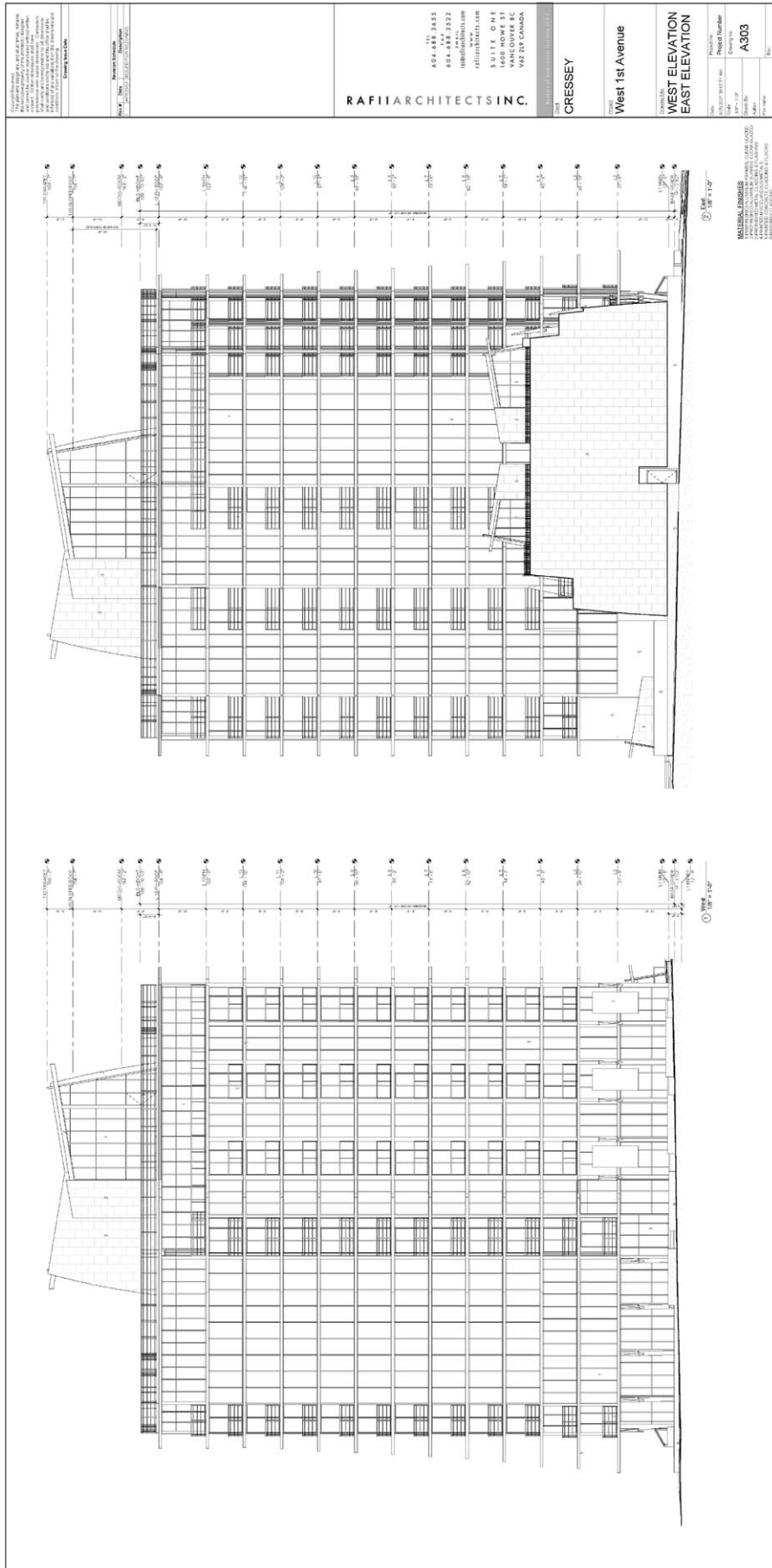


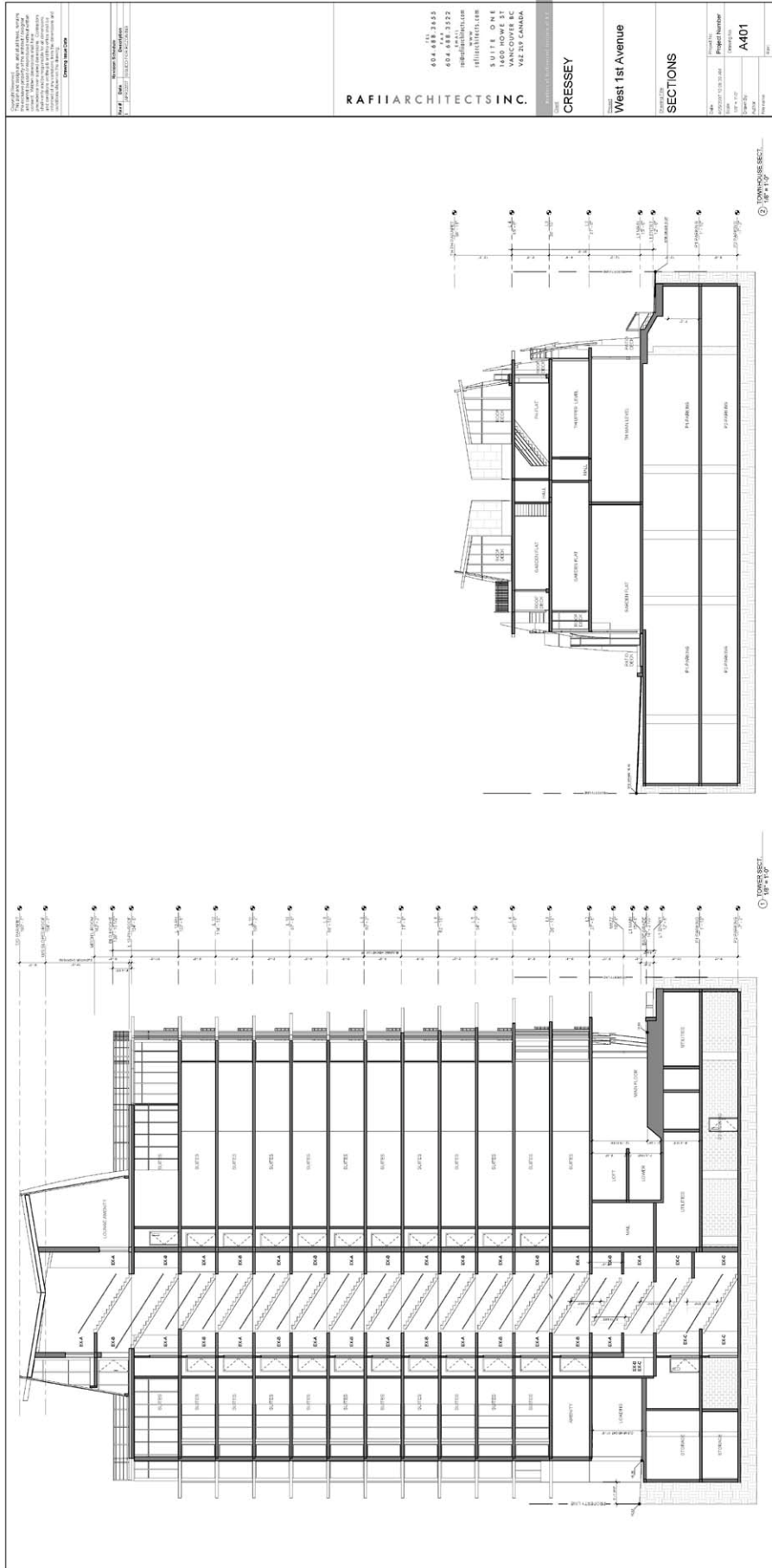












236-298 West 1st Avenue
SUMMARY STATISTICS

APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	236-298 West 1st Avenue
Legal Description	PID 011-068-477, Lot 6, Block 4, DL 302, Plan 5832 and PID 007-137-681, Lot A, Block 4, DL 302, Plan 18593
Applicant	Cressey (Cook) Development LLP
Architect	Rafii Architects Inc.
Property Owner	Cressey (Cook) Development LLP
Developer	Cressey (Cook) Development LLP

SITE STATISTICS

	GROSS	DEDICATIONS	NET
Site Area	3 393 m ² (36,523 sq. ft.)	approx. 80 m ² (861 sq. ft.)	approx. 3 313 m ² (35,662 sq. ft.)

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (if different than proposed)
Zoning	M-2	CD-1	
Uses	Manufacturing, Retail, Service, Transportation & Storage, Utility & Communication, Wholesale	Dwelling Uses	Dwelling Uses, Office, Retail, Service, Light Industry and Live-work
Dwelling Units	n/a	156	
Max. Floor Space Ratio	5.0	3.5	
Maximum Height	30.5 m (100 ft.)	38.0 m (124.7 ft.)	
Max. No. of Storeys	n/a	13	
Parking Spaces	per Parking By-law	199	per Parking By-law