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133 EAST 8<sup>TH</sup> AVENUE (COMPLETE APPLICATION)  
DE414511 - ZONE C-3A

SH/BAB/DA/LH

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**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

J. Greer (Chair), Development Services  
R. Thé, Engineering Services  
L. Gayman, Real Estate Services  
D. Naundorf, Housing Centre

**Also Present:**

S. Hein, Urban Design & Development Planning  
B. Balantzyan, Development Services  
D. Autiero, Development Services

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**APPLICANT:**

GBL Architects  
Attention: Amela Brudar  
140 - 2034 West 11th Avenue  
Vancouver, BC  
V6J 2C9

**PROPERTY OWNER:**

0886967 BC LTD  
250 - 8380 Landsowne Road  
Richmond, BC  
V7E 1N2

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**EXECUTIVE SUMMARY**

- **Proposal:** To construct a six-storey mixed-use commercial/residential building containing commercial uses on the ground floor, forty-five (45) market dwelling units on the second through sixth storeys, and one level of underground parking.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Processing Centre - Building comments

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

Appendix F Mount Pleasant Community Plan Highlights

Appendix G Preliminary Concept for Neighbourhood Cultural Space

● **Issues:**

Proposed height beyond the suggested guidelines at the northwest corner  
Contribution to laneway activation and safety  
Architectural character in an established context  
Provision of affordable cultural space opportunities for local artists  
Community expectations for increased public involvement in design review

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

THAT the Board APPROVE Development Application No. DE414511 as submitted, the plans and information forming a part thereof, thereby permitting the development of a six-storey mixed-use commercial/residential building containing commercial uses on the ground floor, forty-five (45) dwelling units on the second through sixth storeys, and one level of underground parking, subject to the following conditions:

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

- 1.1 design development to confirm anticipated architectural quality for building enclosure systems, and related detailing;

**Note to applicant:** Provision of representative full height wall sections, at a design development level of detail, confirming design intent and building envelope quality, is required. Attention to balcony enclosure guidelines for level 2 to ensure compliance with design intent is required. Future proposals from the strata, or individual owners, for enclosed balconies will not be supported given their contribution to the approved architectural form.

- 1.2 design development to improve the lane interface (both frontages) to maximize vitality and pedestrian interest;

**Note to applicant:** The introduction of legible pedestrian access from the commercial lane along the east property line is required. Further design development to improve materiality, provide greater transparency, ambient lighting, display opportunities and architecturally designed screening/enclosures reflecting the *Mount Pleasant Cultural Sub-area* is also required. Provision of northerly lane trees on private property in lieu of some proposed soft landscaping should be considered in the context of the approved parkade design. Confirmation of product specs for the proposed planters, and related elements, is also required. Confirmation of proposed lighting to improve CPTED performance while minimizing glare is also required.

- 1.3 confirmation of anticipated tenancy design guidelines to ensure transparency into ground oriented commercial/office activities at night towards pedestrian interest and shared ambient lighting for optimal Crime Prevention thru Environmental Design (CPTED) performance;

- 1.4 confirmation of an exterior public realm, and a related public art strategy on private property for the display of art produced by local Mount Pleasant artists/residents;

**Note to applicant:** Confirmation of proposed feature lighting is required. This condition secures an informal art strategy to be facilitated by the applicant/owner in consultation with the Mount Pleasant artists community towards the external display of various pieces on site over time. Design competitions should be considered under this strategy. More formal public art investment, through the management of the city's Public Art, Planning and Facilities Development Department, is not sought under this condition. The provision of a Mount Pleasant "Artists Walk", focusing on the north-south commercial lanes, will be further identified and developed under a formal *Public Realm Plan*. This site will contribute to the walking route anticipated shown in Appendix F.

- 1.5 provision of a neighbourhood cultural space at the northeast corner of the ground floor to be made available to local arts groups, or similar community based activities, at affordable rates and;

**Note to applicant:** This space is to be excluded from FSR under section 4.7.3 (b) of the C-3A district schedule. Arrangements shall be made to the satisfaction of the Director of Planning, and the Managing Director of Cultural Services, to formally secure the availability of this space, at affordable rates, in perpetuity. Additional increase of this space/volume, via Interconnection with the parkade and associated with the parking relaxation to be explored under consideration condition 1.6, may be possible.

- 1.6 consideration of parking reduction in conjunction with condition 1.5, and in consultation with the General Manager of Engineering Services and the Director of Planning.

**Note to applicant:** Further consultation with staff to explore an acceptable strategy/rationale that recognizes proximity to existing and future transit opportunity, as well as the potential contribution of parkade space/volume specifically at the northeast corner towards a neighbourhood cultural space referenced in condition 1.5, is required.

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

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

• Technical Analysis:

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED																								
Site Size	-	-	145.0 ft. x 122.0 ft.																								
Site Area	-	-	17,640.0 sq. ft.																								
Floor Area <sup>1</sup>	Outright 17,640.0 sq. ft. Conditional 52,920.0 sq. ft.	-	Commercial 8,853.0 sq. ft. Residential <u>44,195.0</u> sq. ft. Total 53,048.0 sq. ft.																								
FSR <sup>1</sup>	Outright 1.0 Conditional 3.0	-	Commercial 0.50 Residential <u>2.50</u> Total 3.00																								
Balconies <sup>2</sup>	Max. 8% of residential area Open + Enclosed 3,535.0 sq. ft.	-	Open 3,137.0 sq. ft. Enclosed <u>473.4</u> sq. ft. Total 3,610.4 sq. ft.																								
Height <sup>3</sup>	Outright 30.18 ft. Guidelines 70.00 ft. Conditional No limit View Cone 230.5 ft.	-	Top of roofdeck guardrail 78.36 ft Top of rooftop stair 80.00 ft.																								
Yards <sup>4</sup>	-	Side Yard 0.00 ft. Rear Yard 14.92 ft. (Residential)	Side Yard (west) 10.75 ft. Rear (north) Yard 14.92 ft. (Residential)																								
Horizontal Angle of Daylight <sup>5</sup>	-	Min. 50°	West side dens 0°																								
Parking <sup>6</sup>	Commercial Max. 21  Small Car (25% max.) Max. 11	Commercial (10-10%) = 9 Residential (40-10%) = 36 Shared Vehicle (1:5) = <u>5</u> Total 50  Disability Spaces Min. 3	Commercial 10 Standard 8 Small Car 0 Disability (1x2) 2  Residential 35 Standard 18 Small Car 13 Disability (2x2) 4  Shared Vehicle 0  Total 45  Small car spaces 13 Disability spaces 3																								
Loading <sup>7</sup>	-	<table border="0"> <tr> <td></td> <td>Cl. A</td> <td>Cl. B</td> </tr> <tr> <td>Commercial</td> <td>0</td> <td>2</td> </tr> <tr> <td>Residential</td> <td><u>0</u></td> <td><u>0</u></td> </tr> <tr> <td>Total</td> <td>0</td> <td>2</td> </tr> </table>		Cl. A	Cl. B	Commercial	0	2	Residential	<u>0</u>	<u>0</u>	Total	0	2	<table border="0"> <tr> <td></td> <td>Class A</td> <td>Class B</td> </tr> <tr> <td>Commercial</td> <td>0</td> <td>1</td> </tr> <tr> <td>Residential</td> <td><u>0</u></td> <td><u>0</u></td> </tr> <tr> <td>Total</td> <td>0</td> <td>1</td> </tr> </table>		Class A	Class B	Commercial	0	1	Residential	<u>0</u>	<u>0</u>	Total	0	1
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Bicycle Parking <sup>8</sup>	-	<table border="0"> <tr> <td></td> <td>Cl. A</td> <td>Cl. B</td> </tr> <tr> <td>Commercial</td> <td>2</td> <td>0</td> </tr> <tr> <td>Residential</td> <td><u>56</u></td> <td><u>6</u></td> </tr> <tr> <td>Total</td> <td>58</td> <td>6</td> </tr> </table>		Cl. A	Cl. B	Commercial	2	0	Residential	<u>56</u>	<u>6</u>	Total	58	6	<table border="0"> <tr> <td></td> <td>Class A</td> <td>Class B</td> </tr> <tr> <td>Commercial</td> <td>0</td> <td>0</td> </tr> <tr> <td>Residential</td> <td><u>63</u></td> <td><u>0</u></td> </tr> <tr> <td>Total</td> <td>63</td> <td>0</td> </tr> </table>		Class A	Class B	Commercial	0	0	Residential	<u>63</u>	<u>0</u>	Total	63	0
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Amenity <sup>9</sup>	10,584.0 sq. ft. (max.)		Residential Amenity (Ground floor) 945.0 sq. ft.																								
Unit Type <sup>10</sup>			Studio 13 One-bedroom 6 Two-bedroom 18 Two-bedroom + den <u>8</u> Total 45																								

<sup>1</sup> **Note on FSR and Floor Area:** The applicant has not included the area of a proposed rooftop structure for access to the extensive green roof in the computation of the FSR. Standard Condition No. A.1.3 seeks compliance with maximum permitted FSR. The neighbourhood cultural space being sought under condition 1.5 would be excluded under section 4.7.3 (b) of the C-3A District Schedule.

<sup>2</sup> **Note on Balconies:** Proposed balcony area exceeds maximum permitted excludable area. Standard Condition No. A.1.3 addresses the excess.

<sup>3</sup> **Note on Height:** Although the C-3A District Schedule does not limit the increase to building height, as permitted by the DP Board, the Design Guidelines recommend an increase to maximum 70.0 ft. This development proposal is constrained by a substantially sloping, modestly sized site (crossfall of 12.24') noting the retention of the existing parkade structure at prevailing perimeter grades. The proposed building height of 78.36 ft. to top-of-roof-top guardrail, at worst amount, is considerably lower than the maximum permitted by the Queen Elizabeth to the Downtown skyline and North Shore mountains View Cone affecting the western portion of the site. Proposed greater height for rooftop access to maintain a green roof, and the easterly roof-top appurtenance of the stair tower may be permitted by Section 10.11 of the General Regulations of the Zoning and Development By-law. Staff also confirm that the proposed additional height is sought for the northwest corner only which is furthest away in proximity to the historic Lee Building at the northwest corner of Main and Broadway. The 70' height consideration in the design guidelines is intended to respect the height of the Lee Building.

<sup>4</sup> **Note on Yards:** West side yard dimension is from the property line to the nearest balcony. A west side yard setback is not required. The proposal provides for a 10.75' west side yard setback in anticipation of full build out of adjacent I-1 zoning which has a maximum height provision of 18.3 m (60') and no side yard requirement.

<sup>5</sup> **Note on Horizontal Angle of Daylight:** Dens in eight (8) dwelling units on the west side require windows. Standard Condition A.1.6 seeks compliance.

<sup>6</sup> **Note on Parking:** Engineering staff supports the relaxation of required parking by a 10 percent reduction in return for provision of one shared vehicle and parking space. The proposal also exceeds permitted small car ratio, and is addressed by Standard Condition A.1.14.

<sup>7</sup> **Note on Loading:** The proposal is deficient in the number of required Class B loading spaces. Computation of required loading has been based on 571.8 m<sup>2</sup> of office use, which requires one Class B loading space, and 250.6 m<sup>2</sup> of remaining commercial spaces, which require an additional Class B loading space. Standard Condition A.1.15 seeks compliance.

<sup>8</sup> **Note on Bicycles:** Although the proposal provides more than the required number of Class A bicycle spaces, separation of residential and commercial Class A bicycle spaces is required for security reasons. Class B bicycle spaces are also required for the residential component. Bicycle space requirements are addressed in Standard Condition A.1.16.

<sup>9</sup> **Note on Amenity:** Clarification of the proposed use of the amenity room is required by Standard Condition A.1.8.

<sup>10</sup> **Note on Unit Type:** Dwelling units between Grid Lines 4 and 6 on the third through sixth storeys are specified as one-bedroom units but appear to be studios. Clarification of dwelling unit types is required by Standard Condition A.1.7.

• **Legal Description**

Lots: 1 and 2  
 Block: 44  
 District Lot: 200A  
 Plan: 15370

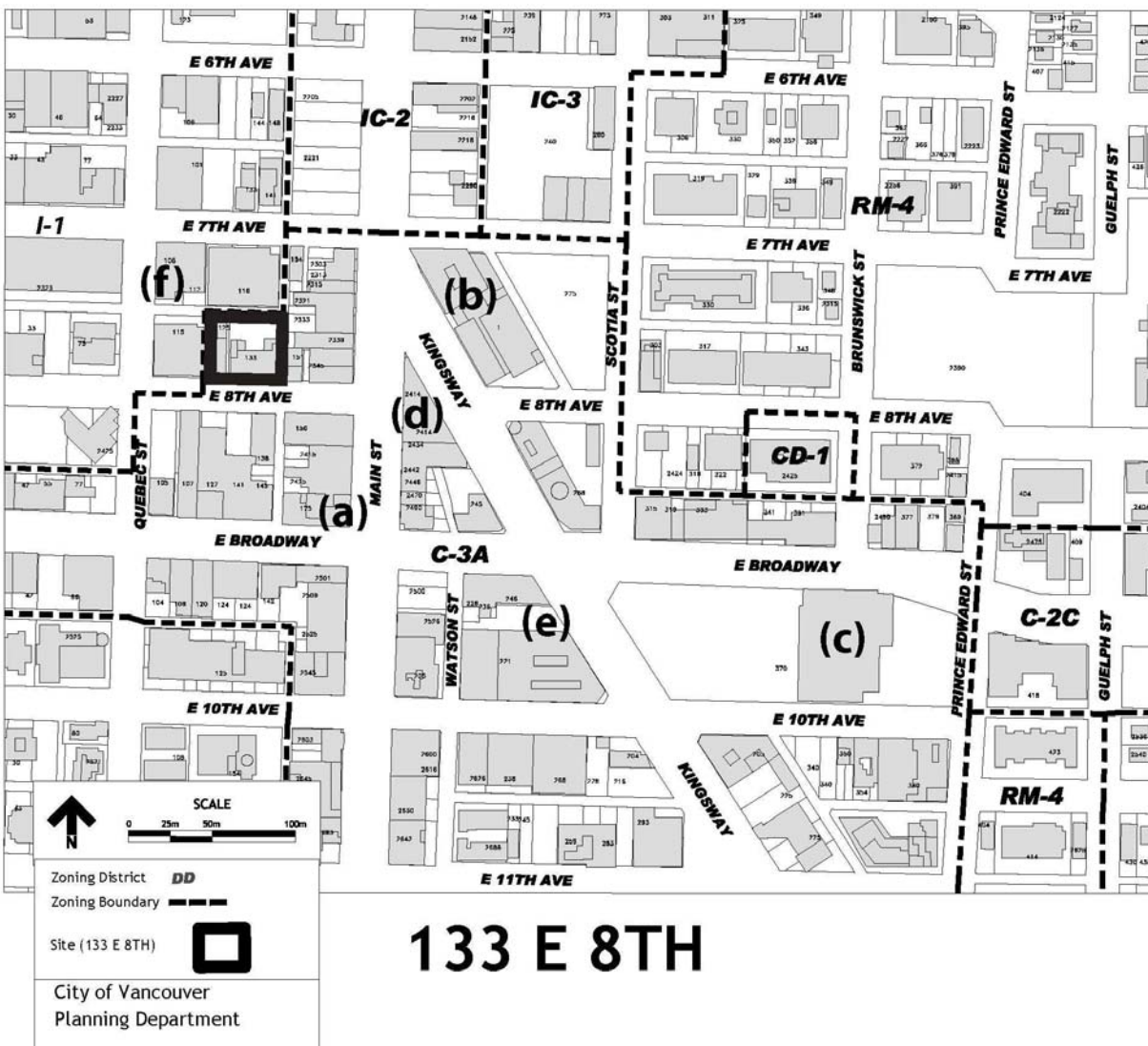
• **History of Application:**

11 01 19 Complete DE submitted  
 11 03 23 Urban Design Panel  
 11 04 06 Development Permit Staff Committee

• **Site:** The site is located between Quebec Street and the lane west of Main Street and fronts onto 8<sup>th</sup> Avenue.

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

- (a) The Lee Building
- (b) Mount Pleasant Community Centre
- (c) Kingsgate Mall
- (d) "Heritage Triangle"
- (e) Proposed re-zoning by Rize Alliance
- (f) Professional offices under I-1 zoning



● **Background:** This development permit application is the first major proposal to be considered under existing C-3A zoning in the context of the Mount Pleasant Community Plan (MPCP) approved by Council on November 18, 2010. The MPCP reinforces opportunities for growth under prevailing zoning as well as more specific re-zoning opportunities for Main Street from 2<sup>nd</sup> to 7<sup>th</sup>, and three strategic sites located at 10<sup>th</sup> and Kingsway, the Kingsgate Mall and IGA on Main Street. The MPCP specifically seeks enhancement, and strengthening, of the emerging *Cultural Sub-Area* immediately northwest of the central heart, or “Heritage Triangle”, and immediately north of the historic Lee Building located on the northwest corner of Main and Broadway. The site for this development permit application is strategically located to contribute to the MPCP’s goal of optimizing incremental growth under prevailing zoning. The site is located at the adjacency of C-3A and I-1 zoning to the west and is therefore viewed as a transitional site with respect to form of development and architectural character.

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

- C-3A District Zoning Schedule
- Central Broadway C-3A Urban Design Guidelines (Main Kingsway Sub-area)
- Mount Pleasant Community Plan

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

**C-3A District Zoning Schedule**

The proposed uses generally comply with the conditional uses that may be considered under the C-3A District Schedule. The proposal generally complies with the regulations of the C-3A District Schedule with the exception of a slight height increase beyond the guidelines for the northwest corner of the site of 8.36’. Please refer to the technical table note 3 for staff commentary with respect to a rationale for supporting this additional height. The proposal has included a west side yard setback of 10.75’, noting that none is required, in anticipation future full build-out of the adjacent parcel under I-1 zoning. Staff support this proposed side yard and believe it is adequate to maintain livability for this proposed development should build-out occur. The form of development proposed under this application will not compromise the intended uses anticipated in I-1 zoning.

**Central Broadway C-3A Urban Design Guidelines (Main Kingsway sub-area)**

*Use and Activities*

The proposal reinforces the intent of the Urban Design Guidelines by providing active ground oriented commercial uses combined with residential uses on upper storeys. Design development is required under Condition 1.3 to ensure that the south facing storefronts, noting solar heat gain challenges during the daytime, remain transparent and illuminated at night towards pedestrian interest and safety.

*Street Level*

The development proposal adheres to the design intent for pedestrian scale and comfort noting the provision of weather protected areas, active street fronting tenancy with ground oriented offices, as well as the provision of culturally focused tenancy/activity fronting the proposed west sideyard mews and the lane to the east required under Condition 1.5. Further design development is required under Condition 1.2 to maximize street vitality and pedestrian interest.

*Building Form*

The building form respects the intent of the Urban Design Guidelines by expressing the building as two distinct, rectilinear forms reflective of prevailing parcelization, and of a more general established contextual pattern of smaller frontages. The building presents architecturally designed frontages onto all respective property lines which is consistent with the intent of the design guidelines. The building’s

varied architectural expression, and articulation, is viewed as a positive transitional response from existing commercial zoning towards the adjacent industrial zoning while introducing a more contemporary architectural approach for Mount Pleasant in the context of older, distinguished structures.

### Mount Pleasant Community Planning

#### *Contemporary Response to Established Context Towards Mount Pleasant Identity*

Staff welcome the contemporary and innovative architectural approach presented in this development permit application. The design effectively responds to contextual considerations of scale, frontage, general building form, fenestration and materiality while contemporary and complex in its expression. The vitality of the massing/form and architectural expression is also appropriate towards a revitalized *Cultural Sub-Area* as sought under the Council approved *Mount Pleasant Community Plan*. Further design development to ensure ultimate quality of building systems, articulation and related details is sought under Condition 1.1.

#### *The Role of Lanes*

The proposal generally contributes to an improved, and more vital, lane environment as sought under the plan. Additional design development to further contribute to the lane strategy is sought under Conditions 1.2 and 1.5 noting that this proposal will be viewed as precedent setting for other redevelopment sites, and their respective obligations to activate/animate lanes. Staff anticipate a more comprehensive lane strategy to be confirmed under a *Public Realm Plan for Mount Pleasant*. Work on this plan is to commence in 2011.

### Opportunities for Artists

The proposed street, lane and west side yard mews public realm presents an opportunity to consider the display of locally conceived/produced public art for pedestrian enjoyment. Condition 1.4 seeks to secure this opportunity by confirming more specific siting, and applicant involvement, towards strengthening the *Cultural Sub-Area* thru more incremental re-development initiatives. Further, Condition 1.5 secures a modest neighbourhood cultural space for local artists, or similar community based activities, at affordable rates and without additional density bonusing.

### Public Process

Staff want to acknowledge the aspirations of the Council approved Mount Pleasant Community Plan for the creation of a more formal role for the community in design review, especially at the early stages of enquiry when local insight can substantively shape the design outcome. While not satisfactory to the community, and noting that this proposal does not require a re-zoning, staff have sought under this application process to involve the community to the extent possible towards more detailed considerations/revisions reflected in the proposed design development conditions. This consultation, via an evening meeting with representatives of *Quebec Manor*, *Livable Laneways* and the *Mount Pleasant Artists Society* was extremely helpful in achieving greater insight towards what this design proposal might contribute to the Community Plan's objectives. Further, staff are appreciative of both the community, and the applicant, who have proactively agreed with the community's suggestions. Given this, staff confirm the value of timely and meaningful involvement with local stakeholders while noting that this additional public process commitment continues to be a resourcing challenge. As part of Community Plan implementation, staff will be investigating alternative means by which the Mount Pleasant community, design professionals, and staff can best collaborate in a more timely manner on design solutions and implementation strategies in support of the Community Plan.

● **Conclusion:** Staff supports the development permit application subject to the design development conditions presented herein. Staff believe that the proposed form of development, with a well considered contemporary architectural expression, will reinforce the contextual quality of the Mount



Pleasant *Cultural Sub-Area* while effectively transitioning to the adjacent I-1 industrial zoning. Staff are appreciative of the proposed neighbourhood cultural space to be offered to local artists, or similar community based activities, at affordable rates. This space, which is to be located at the northwest corner, will be secured without relying on additional bonus density.

## URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on March 23, 2011, and provided the following comments:

### EVALUATION: SUPPORT (7-0)

- **Introduction:** Scot Hein, Development Planner, introduced the proposal noting that it would be going to the Development Permit Board. He also noted that it is the first major application under the new Mount Pleasant Community Plan which was approved in November 2010. He further described the Plan noting the different types of retail and that would be considered in this special cultural area. Mr. Hein stated that there are a number of rezonings anticipated for the area which would have a height of between six and eight storeys. Mr. Hein stated that they are trying to encourage more active interior side yards and noted the mews that is proposed. As well a coffee shop and yoga studio are to be included.

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

- Architectural expression particularly ideas about colour in the Mount Pleasant context.
- The lane interface: can it be better humanized and activated.

Mr. Hein took questions from the Panel.

- **Applicant's Introductory Comments:** Amela Brudar, Architect, described the proposal noting that the owner was looking for a contemporary building and is planning to move their offices into the building. He also wanted to have as many suites as possible that could enjoy the views to the north. Mr. Brudar added that they wanted to daylight as many spaces as possible and they have managed to bring the light into the corridors and the stairs. She said they didn't bring the building right up to the property line as they saw this as an opportunity to include a breeze way or mews in the side yard. She described the architectural design for the building noting commercial space is planned for the ground floor with a coffee shop on the corner. Commercial loading is proposed on the lane with terraces off the second floor. The amenity space is on the lane and accessed from the lobby and opens onto the terrace. Ms. Brudar described the materials and colour palette for the building.

Senga Lindsay, Landscape Architect, described the landscaping plans for the proposal noting that a public art piece will be included as well as stainless steel planters. The breezeway will have a green screen of bamboo with planter beds as well as furniture more like coffee house seating rather than benches. The common outdoor area will have raised planters and furniture.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - Consider improvements to the laneway by allowing for pedestrian access from the west sideyard walkway.
  - Consider reorienting some of the active uses such as the coffee shop and yoga studio more to the east lane face.

- **Related Commentary:** The Panel supported the proposal and thought it was a well considered and articulated building.

The Panel supported the form of development noting that it had an industrial aspect to the architecture and felt it fitted into the neighbourhood well. They particularly liked the glazing on the staircase and the modern vocabulary of the building. One Panel member thought people would be more inclined to use the stairs because they would be well lit. The Panel noted that it was a large building but was broken up well and actually looked smaller in its context. One Panel member noted that the building would set a precedent in Mount Pleasant and wanted to encourage the applicant to follow through with the design ideas that were presented and that they didn't get diluted as the project got developed.

Most of the Panel members liked the internal layouts for the units and thought they were creative. One Panel member noted that most of the bedrooms were facing East 8<sup>th</sup> Avenue which would have a lot of street noise and suggested the applicant may want to revisit that exposure. One Panel member noted that daylighting the corridors from both the south and the east was a great idea.

With respect to the colour scheme, the Panel liked the contrast however one Panel member noted that black absorbs a lot of heat.

The Panel liked the design for greening the lane noting that the overhang of the building would create some sheltered spaces. Several Panel members thought the project would work better if the office space was at the back of the building and the retail spaces were on the front. A couple of Panel members suggesting having the coffee shop return the corner at the lane.

The Panel supported the landscape plans and thought the mews was a fantastic idea however a couple of Panel members noted that the courtyard at the back of the building would be in shade most of the time and suggested adding seating closer on the lane edge to get more sun. Several Panel members suggested creating access through the mews to the lane to allow for pedestrian movement through the site. It was suggested that the area could be gated at night and open during the day. One Panel member suggested adding trees in the lane.

With respect to sustainability, the Panel supported the addition of shutters on the western façade. A couple of Panel members were concerned with the amount of glass and suggested adding high performance glazing to cut down on heat loss and solar gain on the west façade.

- **Applicant's Response:** Ms. Brudar said she appreciated the comments from the Panel would take them into consideration.

## ENGINEERING SERVICES

The development site is adjacent to two City lanes. The lanes accommodate considerable overhead utility infrastructure that creates challenges for loading access and restricts manoeuvrability for large service vehicles.

Condition A.2.5 requires the applicant to consult with BC Hydro to explore opportunities to relocate existing poles to better accommodate truck turning movements in the adjacent lanes. The proposed loading space is also confined by the existing utility poles and support wires that make loading ingress and egress unworkable in its proposed configuration. Staff are asking for further design of the loading space (see Condition A.2.4).

The application proposes a service corridor that would require delivery drivers to either use a set of stairs or to walk all the way around the building to access the unit's front door. Condition A.2.3

requires the applicant to make improvements to the service corridor to allow for more direct access to the commercial units as well as ease of goods movement.

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

### **PROCESSING CENTRE - BUILDING**

This Development Application submission has not been fully reviewed for compliance with the Building By-law. The applicant is responsible for ensuring that the design of the building meets the Building By-law requirements. The options available to assure Building By-law compliance at an early stage of development should be considered by the applicant in consultation with Processing Centre-Building staff.

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law requirements which may affect the building design and internal layout. These would generally include: spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, fire fighting access and energy utilization requirements.

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

### **NOTIFICATION**

On February 16, 2011, 226 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website.

A site sign was installed on February 16, 2011.

#### **Notification response:**

We have received six (6) individual letters and two (2) letters from neighbourhood community groups. The comments received include:

- opportunity to create a more active lane has been lost;
- proposal doesn't respect, reflect or amplify the heritage characteristics of that of the surrounding community;
- the proposal is absent of any physical evidence of the Mt. Pleasant background;
- reduction of parking to the should be considered;
- Increased traffic congestion with the addition of these residential units;
- Proposal needs to look for "synergies" as a cultural hub to the surrounding community;
- Proposal will block the views and therefore diminish the property values.
- Proposal could restrict further developments to the west of the site;

#### **Response to Notification concerns:**

More active, animated and engaging laneways is being pursued under Conditions 1.2, 1.4 and 1.5.

Heritage context is being distinguished through carefully considered, and well executed, contemporary design expression. Please refer to Condition 1.1.

Interpretive aspects of Mount Pleasant will be considered under the applicant's response to Conditions 1.2 and 1.4.

A reduction of parking, towards a decrease in traffic congestion, is being considered under Condition 1.6.

A culturally focussed neighbourhood amenity is being pursued under Condition 1.5.

The proposed height slightly beyond the suggested guidelines limit will not contribute to view blockage beyond that anticipated in prevailing C-3A zoning noting the site's crossfall and location of the required relaxation at the north west corner of the site.

A proper west side yard setback has been proposed to ensure that developments to the west of the site (I-1 zoning) are not compromised should they build out under prevailing zoning.

**DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:**

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law it requires decisions by the Development Permit Board.

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

With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that it seeks a relaxation of parking. The Staff Committee supports the relaxations proposed.

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J. Greer  
Chair, Development Permit Staff Committee

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S. Hein  
Development Planner

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B. Balantzyan  
Project Coordinator

Project Facilitator: D. Autiero

## DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the Development Permit.

### A.1 Standard Conditions

A.1.1 notation/clarification of proposed commercial uses;

**Note to Applicant:** Proposed commercial uses should be specified according to permitted uses in the C3-A District Schedule, in connection with uses defined in Section 2 - Definitions, of the Zoning and Development By-law. Only one use per space should be shown on the plans. For purposes of this review, the commercial spaces have been considered as Beauty and Wellness Centre, for the northwest portion, and Restaurant - Class 1, for the southwest portion of the ground floor, in accordance with the applicant's verbal instructions.

A.1.2 an up-to-date copy of the City building grades plan is to be submitted;

**Note to Applicant:** Correct City building grades are to be shown on the site plan and elevation drawings. Detailed floor and roof elevations should also be shown for each floor and roof level in the building, as related to the existing grades on site.

A.1.3 compliance with Section 4.7.1 - Floor Space Ratio (FSR), of the C3-A District Schedule of the Zoning and Development By-law;

**Note to Applicant:** The proposed roof-top structure shall be included in the computation of the FSR, as shall the areas of open or enclosed balconies that exceed 8 percent of the provided residential area. Submission of revised FSR documentation will be required. Clarification of roof-top access to maintain the proposed extensive green roof should also be provided.

A.1.4 details of balcony enclosures;

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

A.1.5 coordination between Architectural and Landscape Plans;

**Note to Applicant:** The configuration of the rooftop deck at the northwest portion does not match on the Architectural and Landscape Plans.

A.1.6 compliance with Section 4.10 - Horizontal Angle of Daylight, of the C3-A District Schedule of the Zoning and Development By-law;

**Note to Applicant:** A window is required in each den of dwelling units on the west side of the second through fifth storeys. Removal of sliding partitions between the dens and living areas is

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recommended. Provision of a small window with obscure glass for the dens in the northwest units would also be acceptable in lieu of removing the partitions.

A.1.7 clarification of dwelling unit types;

**Note to Applicant:** Dwelling unit types with regard to the number of bedrooms in each unit should be identified on the submitted floor plans. The dwelling unit specified as a one-bedroom unit between Grid Lines 4 and 6 on the third through sixth storeys appears to be a Studio unit.

A.1.8 clarification of the proposed use(s) of the amenity room on the ground floor, including details regarding type, finishing, equipment, and/or furnishings;

A.1.9 provision of a minimum of 2.75 m (9.0 ft.) clear height under the sign band;

**Note to Applicant:** The height requirement does not apply to recessed sign bands which are flush with the storefront glazing.

A.1.10 provision of parking spaces in accordance with the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** By providing a one shared vehicle and parking space by designating one commercial parking space as a shared vehicle space, staff would support a 10% reduction to the required parking. (see Standard Condition A.1.11). Proposal indicates an excess of one (1) commercial parking space.

A.1.11 arrangements shall be made, to the satisfaction of the Director of Planning, the Director of Legal Services and the General Manager of Engineering Services, for a restrictive covenant guaranteeing access and availability of the shared vehicle parking space, including a servicing agreement;

**Note to Applicant:** Shared vehicles must be managed by a professional car-sharing organization and must be accessible to members of the car-sharing organization who do not reside in the development. Security letters of credit are also required prior to issuance of the Development Permit.

A.1.12 compliance with Section 4.8.1 - Size of Parking Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** All parking stall and manoeuvring aisle dimensions should be shown on the plans. Many parking spaces do not scale as the full 18.0 ft. length. Columns in parking space Numbers 26 through 32 and 40 through 44 have not been set back 2.0 ft. from the entrance to the parking space. Engineering's Parking and Loading Design Supplement should be consulted for column placement, and for additional parking stall width if a reduced manoeuvring aisle, i.e., less than 6.6 m (21.67 ft.) is proposed.

A.1.13 compliance with Sections 4.8.1 and 4.8.4 - Disability Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** A minimum of 2.3 m (7.5 ft.) unobstructed vertical clearance is required for a disability parking space and all entry points, manoeuvring aisles, and access ramps leading to the disability parking space. Compliance with required vertical clearances should be clearly demonstrated on the submitted plans, including the provision of a section drawing through the entrance to the underground parking indicating a minimum of 2.3 m unobstructed clearance to the underside of a raised security gate.

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A.1.14 compliance with Section 4.1.7 - Number of Small Car Spaces, of the Parking By-Law, to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** Small car spaces are permitted up to a maximum of 25 percent of those provided.

A.1.15 provision of a minimum of two (2) Class B loading spaces in accordance with the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** A minimum of one Class B loading space is required for the proposed office use and a minimum of one additional Class B loading space is required for the remaining proposed commercial uses.

A.1.16 provision of bicycle parking in accordance with Section 6 of the Parking By-law;

**Note to Applicant:** A minimum of fifty-six (56) Class A bicycle spaces are required for the residential component, and a minimum of two (2) Class A bicycle spaces are required for the commercial component of the proposed development, to be located separately from the residential Class A bicycle spaces. At least 20 percent of the Class A bicycle spaces must be bicycle lockers, and a maximum of 30 percent of the required Class A bicycle spaces may be vertical. Bicycle lockers, in accordance with Section 6.3.18 - Bicycle Locker Design and Security, of the Parking By-law, should be graphically represented with doors for easier identification on the floor plans. A minimum of six (6) Class B bicycle spaces is also required to be provided on site.

A.1.17 provision of a minimum of one clothing locker for each gender for the two (2) required commercial Class A bicycle spaces, in accordance with Section 6.5 - Clothing Lockers, of the Parking By-law;

A.1.18 provision of the following notations on the submitted plans:

- i. **The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law;**
- ii. **A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces; and**
- iii. **The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law.**

A.1.19 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impact on the building's open space and the Public Realm;

A.1.20 an acoustical consultant's report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;

A.1.21 written confirmation shall be submitted by the applicant that:

- the acoustical measures will be incorporated into the final design, based on the consultant's recommendations;
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- adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
- mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555.

### Standard Landscape Conditions

A.1.22 design development to garden plot planters to be high quality, durable materials consistent with the material palette of the building;

**Note to Applicant:** The planters should be designed to last the full lifespan of the project.

A.1.23 provision of adequate soil volumes and planter depth;

**Note to Applicant:** Where further design development reveals a conflict, landscape amenities (trees) as proposed, should not be deleted.

A.1.24 provision of large scale sections (typical) through planted areas;

**Note to Applicant:** Sections should include the soil profile, root ball and slab/retaining walls. Planting conditions should meet or exceed the latest BC Landscape and Nursery Association (BCLNA) Standards.

A.1.25 provision of high efficiency irrigation for all common planters, and hose bibs for garden plot areas and private patios of areas equal to, or greater than 9.3 m<sup>2</sup> (100 sq. ft.), with illustration of symbols, specifications, and notations on the Landscape Plans;

### A.2 Standard Engineering Conditions

A.2.1 correction of the legal description on Drawing No. A-1.01 to read, "Lots 1 and 2, Block 44, District Lot 200A, Plan 15370";

A.2.2 design elevations on both sides of all entrances, to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** Ensure that all design elevations are located on the property line adjacent to all entrances.

A.2.3 provision of access from each individual occupancy use to the Class B loading facility from within the development, in compliance with Section 5.5.2 - Internal Access to Loading Spaces, of the Parking By-law;

**Note to Applicant:** Access to all commercial units utilizing the proposed loading space in the lane must be designed to provide direct access and not rely on front door access or use of the City lane. A direct service corridor between the proposed loading space and all commercial units is recommended. Access must also enable an ease of goods movement. The stairs shown on Drawing A-3.01 do not achieve this. An alternative design such as a ramp, small elevator or other suitable lift device to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services, is required.

A.2.4 design development to the loading space to allow for safe vehicle manoeuvring into and out of the space;

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**Note to Applicant:** Modifications may include decreasing the length of the planter adjacent to the proposed shared loading space or relocation of the nearby utility pole.

- A.2.5 consultation with BC Hydro is required to explore adjustment to the wooden pole at the lane intersection to improve truck turn radius;

**Note to Applicant:** Roy Mendoza of BC Hydro should be contacted at 604- 528-1688 for information.

- A.2.6 written confirmation that all utilities will be underground and within private property, is required;

**Note to Applicant:** The General Manager of Engineering Services will require all utility services to be underground for this “conditional” development. All electrical services to the site must be primary with all electrical plant, which include, but not limited to, junction boxes, switchgear, and pad-mounted transformers, to be located on private property. There is to be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require review and approval by the Utilities Management Branch. The applicant is required to show details of how the site will be provided with all services underground. Bill Moloney of the Utilities Management Branch should be contacted at 604.873.7373 for further information.

- A.2.7 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and the Director of Planning for the consolidation of Lots 1 and 2, Block 44, District Lot 200A, Plan 15370;

- A.2.8 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for the release of Easement and Indemnity Agreement BW444534 to BW444538, including ancillary charges;

**Note to Applicant:** The agreement pertains to an existing retaining wall encroachment into the City lane. The agreement must be released prior to issuance of any occupancy permit for the building.

- A.2.9 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, for the canopy encroachment over City property;

**Note to Applicant:** Portions of metal/glass canopy shown projecting over City lanes are to be deleted. Canopies must be fully demountable and drain into the building’s internal drainage system. Please submit a canopy application, and a copy of the Site Plan and elevation drawings of the proposed canopy directly to Engineering Services for review.

- A.2.10 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for the provision of new street trees and/or sidewalk improvements adjacent to the development site, to be confirmed prior to the issuance of the Building Permit;

**Note to Applicant:** Pavers on City property are to be deleted. Standard streetscape treatment, including sidewalk, boulevard, and tree grates must comply with Engineering’s Street Restoration Manual ([Street Restoration Manual](#)). The treatment may include exposed aggregate and standard exposed aggregate tree surrounds in the front 1.2 m boulevard. A minimum 1.8 m wide concrete walk is also required.

New street trees should be illustrated on the Landscape Plan with the following notation: **“Final quantity, spacing, and tree species, to the satisfaction of the General Manager of**

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Engineering Services and the Park Board. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8.0 ft. in length and 18 in. in depth. Planting depth of root ball must be below sidewalk grade. The location of new street trees, to be provided adjacent to the development site, is to be confirmed prior to issuance of the Building Permit. The Park Board is to be contacted at 604.257.8600 for inspection, after tree planting completion.”

Eileen Curran of Engineering Services, Streets Division, should be contacted at 604.871.6131 to confirm tree planting locations. Amit Gandha of the Park Board should be contacted at 604.257.8587 for tree species selection and planting requirements. Also, a separate application to Engineering Services is required for street trees, tree grates and any other non-standard treatment of City sidewalks. A separate set of the Landscape Plans should be submitted directly to Engineering Services for review.

A.2.11 The following notations are to be provided on the Landscape Plans:

- i. “Sidewalks are to be reconstructed from curb to property line fully at the applicant’s expense”; and
- ii. “This plan is Not for Construction of any public property facilities. Prior to the start of any construction on public property, a Landscape Plan must be submitted to Engineering Services and be issued as “For Construction”. Eight [8] weeks notice is requested. No work on public property may begin until plans receive “For Construction” approval and related permits are issued. Please contact Frank Battista at 604.873.7317 or Kevin Cavell at 604.873.7773 for details.”

**B.1 Standard Notes to Applicant**

- B.1.1 The applicant is advised to note the comments of the Processing Centre-Building, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated April 6, 2011. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **November 2, 2011**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.1.6 The Environmental Protection Branch advises that an Erosion and Sediment Control Plan is required at the Building Permit application stage. Plans and reports may be required.
- B.1.7 The Addressing Coordinator advises that additional addresses will be required prior to issuance of the Building Permit, and unit numbers are to be assigned, e.g., second storey (200 series), third storey (300 series), etc.

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

**B.2 Conditions of Development Permit:**

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
  - B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
  - B.2.3 All services, including telephone, television cables and electricity, shall be completely underground.
  - B.2.4 The amenity area of 945.0 sq. ft. on the ground floor, excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or tenants of the building;
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AND

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

- B.2.5 The enclosed balconies are to be maintained at all times in accordance with the balcony enclosure details on the approved plans and are not to be used as an integral part of the interior space of the building.
  - B.2.6 All approved street trees shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit or any use of occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
  - B.2.7 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any future subsurface work.
  - B.2.8 If the development is phased and construction is interrupted, the project will require an amendment, to the satisfaction of the Director of Planning, to address how the incomplete portions of the development will be treated.
  - B.2.9 In accordance with Protection of Trees By-law Number 9958, all trees are to be planted prior to issuance of any required occupancy permit, or use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
  - B.2.10 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.
  - B.2.11 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health & Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the Health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
  - B.2.12 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.**
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### Processing Centre - Building comments

The following comments have been provided by Processing Centre - Building and are based on the architectural drawings received on January 19, 2011 for this Development application. This is a preliminary review intended to identify areas in which the proposal may conflict with requirements of the Vancouver Building By-law No. 9419 and its amendments (VBBL).

- \*1. The 6-storey building **may not** be constructed of combustible construction (as otherwise permitted by Article 3.2.2.45 of amending By-Law 9905) as the floor level of the top storey is approximately 1.5 m over maximum permitted building height of 18 m (as measured from the north elevation), per Clause 3.2.2.45.(1)(c) of the VBBL.
  - \*2. Dwelling units that have two storeys require egress from the top storey per Sentence 3.3.4.4.(2) of the VBBL.
  3. The building as proposed is not permitted to straddle legal parcels of land. Either the two lots must be consolidated, or a firewall is to be constructed along the interior lot line.
  4. The building must be sprinklered to the NFPA13 standard and a standpipe system is required.
  5. The Fire Department connection, the fire alarm annunciator, nearest fire hydrant, and the standpipe system must be shown on the architectural plans for Building Permit application.
  6. Parking stalls for persons with disabilities requires 2.3 m clear height for the stall and along the length of the drive aisle that leads to the parking stalls.
  7. Spatial separation requirements may be an issue for the 1<sup>st</sup> storey along the east lane elevation.
  8. It is not clear whether the east face of the east exit stairwell is glazed (as shown on the elevations) or is a solid wall assembly (as shown on the floor plans). If this wall face is glazed there will likely be spatial separation issues to address.  
  
The Applicant should demonstrate compliance with spatial separation issues prior to issuance of the Development Permit.
  9. Commercial suite fire separations require a 2-hour Fire Resistance-Rating (FRR) per amending By-Law 9585 [new Sentence 3.3.1.1.(4)].
  10. There are exit exposure issues on the 1<sup>st</sup> storey along the west building face.
  11. There are exit exposure issues between the two office suites east of the residential lobby.
  12. The amenity room requires two means of egress.
  13. The commercial suites shall be separated from the residential suites by a fire separation having a 2-hour FRR and be constructed of concrete.
  14. Accessible universal toilet rooms are required for the commercial units. Required washrooms should be outlined on the floor plans.
  15. Bicycle parking facilities including grooming stations shall be provided for the commercial suites according to Article 3.7.2.11 of the VBBL.
  16. The door that separates the public corridor on storeys 4 and 6 must be a double door that swings in both directions in order to provide 2 means of egress from the bachelor suite that is between gridlines 4 and 6.
  17. The common/public roof deck may require two means of egress.
  18. A guard must be constructed around the entire occupied roof deck areas.
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19. The residential suites must comply with Article 3.8.2.27 of the VBBL for enhanced accessibility. There are some suite entry doors that do not have sufficient clearance provided next to the door handle.
20. Electric vehicle charging is to be provided according to Section 13.2 of amending By-Law 9936. Further details are available at [http://vancouver.ca/sustainability/electric\\_vehicles.htm](http://vancouver.ca/sustainability/electric_vehicles.htm).

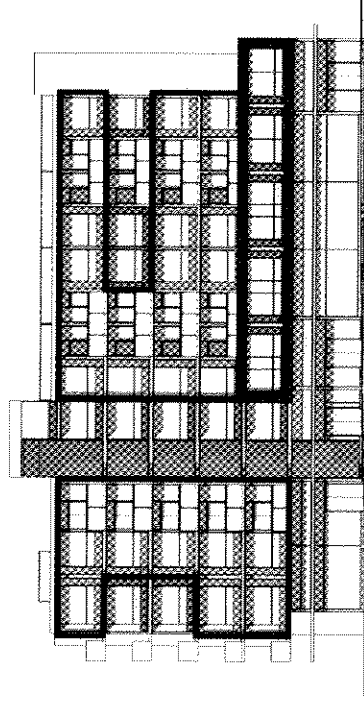
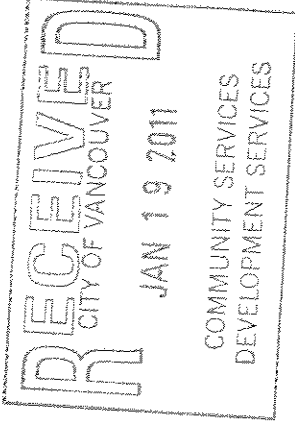
Note: Items marked with an asterisk (\*) have been identified as serious non-conforming Building By-law issues.

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

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

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DE 414511



125 east 8th avenue



# LEAD CHECKLIST

Item	Description	Yes	No	Not Applicable
1	Project Name: LEAD 2009 for New Construction and Major Renovation			
2	Project Location: 125 East 8th Avenue, Denver, CO 80202			
3	Project Dates: 05/12/2009 to 06/15/2009			
4	Project Manager: [Name]			
5	Client: [Name]			
6	Contractor: [Name]			
7	Lead Tester: [Name]			
8	Lead Test Date: [Date]			
9	Lead Test Results: [Results]			
10	Lead Test Report: [Report]			
11	Lead Test Summary: [Summary]			
12	Lead Test Details: [Details]			
13	Lead Test Observations: [Observations]			
14	Lead Test Recommendations: [Recommendations]			
15	Lead Test Follow-up: [Follow-up]			
16	Lead Test Conclusion: [Conclusion]			
17	Lead Test Signatures: [Signatures]			
18	Lead Test Date: [Date]			
19	Lead Test Location: [Location]			
20	Lead Test Results: [Results]			
21	Lead Test Report: [Report]			
22	Lead Test Summary: [Summary]			
23	Lead Test Details: [Details]			
24	Lead Test Observations: [Observations]			
25	Lead Test Recommendations: [Recommendations]			
26	Lead Test Follow-up: [Follow-up]			
27	Lead Test Conclusion: [Conclusion]			
28	Lead Test Signatures: [Signatures]			
29	Lead Test Date: [Date]			
30	Lead Test Location: [Location]			
31	Lead Test Results: [Results]			
32	Lead Test Report: [Report]			
33	Lead Test Summary: [Summary]			
34	Lead Test Details: [Details]			
35	Lead Test Observations: [Observations]			
36	Lead Test Recommendations: [Recommendations]			
37	Lead Test Follow-up: [Follow-up]			
38	Lead Test Conclusion: [Conclusion]			
39	Lead Test Signatures: [Signatures]			
40	Lead Test Date: [Date]			
41	Lead Test Location: [Location]			
42	Lead Test Results: [Results]			
43	Lead Test Report: [Report]			
44	Lead Test Summary: [Summary]			
45	Lead Test Details: [Details]			
46	Lead Test Observations: [Observations]			
47	Lead Test Recommendations: [Recommendations]			
48	Lead Test Follow-up: [Follow-up]			
49	Lead Test Conclusion: [Conclusion]			
50	Lead Test Signatures: [Signatures]			

# STATISTICS

Item	Description	Value
1	ESTIMATED TOTAL SQUARE FEET	100,000
2	ESTIMATED TOTAL VOLUME	100,000
3	ESTIMATED TOTAL WEIGHT	100,000
4	ESTIMATED TOTAL ENERGY	100,000
5	ESTIMATED TOTAL WATER	100,000
6	ESTIMATED TOTAL AIR	100,000
7	ESTIMATED TOTAL SOIL	100,000
8	ESTIMATED TOTAL ROCK	100,000
9	ESTIMATED TOTAL GLASS	100,000
10	ESTIMATED TOTAL METAL	100,000
11	ESTIMATED TOTAL WOOD	100,000
12	ESTIMATED TOTAL PLASTIC	100,000
13	ESTIMATED TOTAL RUBBER	100,000
14	ESTIMATED TOTAL PAPER	100,000
15	ESTIMATED TOTAL TEXTILE	100,000
16	ESTIMATED TOTAL LEAD	100,000
17	ESTIMATED TOTAL COPPER	100,000
18	ESTIMATED TOTAL ZINC	100,000
19	ESTIMATED TOTAL CADMIUM	100,000
20	ESTIMATED TOTAL CHROMIUM	100,000
21	ESTIMATED TOTAL NICKEL	100,000
22	ESTIMATED TOTAL MANGANESE	100,000
23	ESTIMATED TOTAL IRON	100,000
24	ESTIMATED TOTAL ALUMINUM	100,000
25	ESTIMATED TOTAL SILICON	100,000
26	ESTIMATED TOTAL SULFUR	100,000
27	ESTIMATED TOTAL PHOSPHORUS	100,000
28	ESTIMATED TOTAL POTASSIUM	100,000
29	ESTIMATED TOTAL SODIUM	100,000
30	ESTIMATED TOTAL CALCIUM	100,000
31	ESTIMATED TOTAL MAGNESIUM	100,000
32	ESTIMATED TOTAL CHLORINE	100,000
33	ESTIMATED TOTAL FLUORINE	100,000
34	ESTIMATED TOTAL BROMINE	100,000
35	ESTIMATED TOTAL IODINE	100,000
36	ESTIMATED TOTAL SELENIUM	100,000
37	ESTIMATED TOTAL ARSENIC	100,000
38	ESTIMATED TOTAL MERCURY	100,000
39	ESTIMATED TOTAL BARIUM	100,000
40	ESTIMATED TOTAL STRONTIUM	100,000
41	ESTIMATED TOTAL YTIUM	100,000
42	ESTIMATED TOTAL ZIRCONIUM	100,000
43	ESTIMATED TOTAL NIOBIUM	100,000
44	ESTIMATED TOTAL MOLYBDENUM	100,000
45	ESTIMATED TOTAL RHENIUM	100,000
46	ESTIMATED TOTAL RUTHENIUM	100,000
47	ESTIMATED TOTAL RHOENIUM	100,000
48	ESTIMATED TOTAL COPPER	100,000
49	ESTIMATED TOTAL ZINC	100,000
50	ESTIMATED TOTAL CADMIUM	100,000

# DRAWING LIST

NO.	DESCRIPTION	DATE
1	PROJECT DATA SHEET	05/12/09
2	SITE PLAN & ELEVATIONS	05/12/09
3	SECTION CUTS	05/12/09
4	LEVELS	05/12/09
5	ELEVATIONS	05/12/09
6	LANDSCAPE	05/12/09
7	LANDSCAPE	05/12/09
8	LANDSCAPE	05/12/09
9	LANDSCAPE	05/12/09
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24	LANDSCAPE	05/12/09
25	LANDSCAPE	05/12/09
26	LANDSCAPE	05/12/09
27	LANDSCAPE	05/12/09
28	LANDSCAPE	05/12/09
29	LANDSCAPE	05/12/09
30	LANDSCAPE	05/12/09



AERIAL VIEW



NOTES

REVISIONS

125 EAST 8TH AVENUE

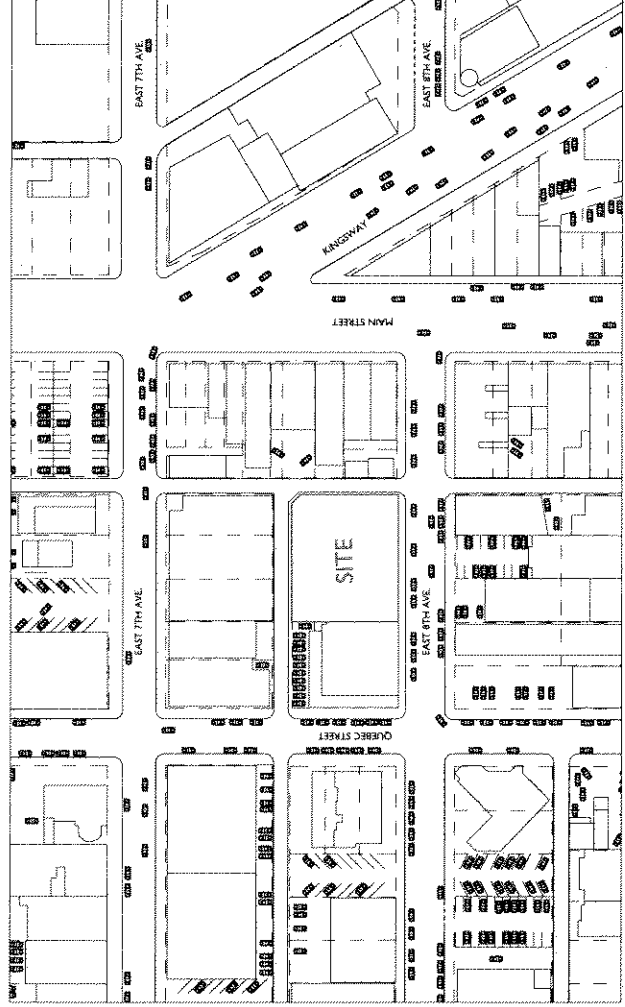
MIXED USE DEVELOPMENT

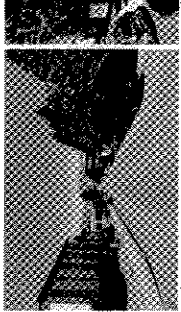
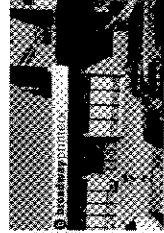
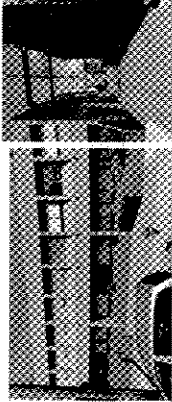
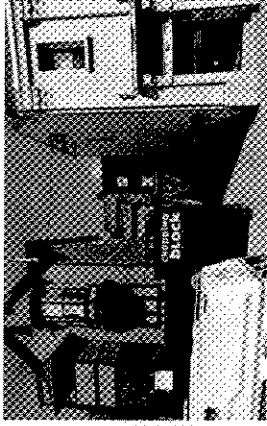
PROJECT CONTEXT

DATE: 01/20/2016  
 DRAWN BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 SCALE: 1/8"=1'-0"  
 JOB NUMBER: 1038

A-1.02

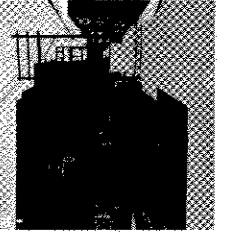
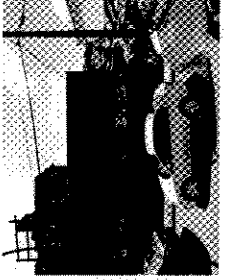
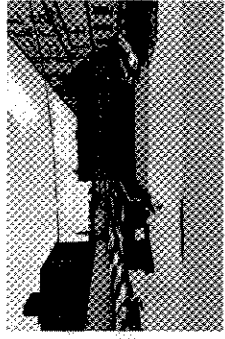
SITE PLAN



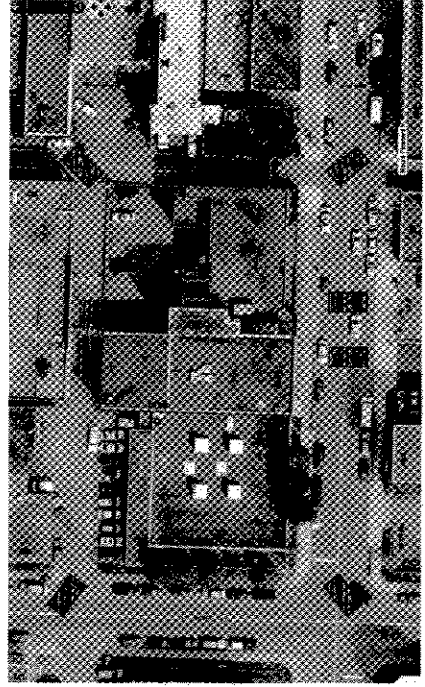


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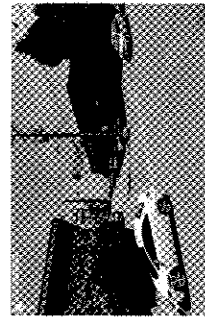
SITE



B



KEYPLAN



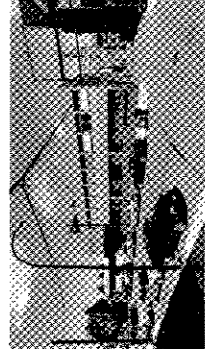
C



D



E



F

NOTE:  
 SEE ATTACHED

REVISIONS:  
 BY DATE

125 EAST 8TH AVENUE

MIXED USE  
 DEVELOPMENT

CONTEXT PHOTOS

DATE: 10/20/10  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1"=20'  
 JOB NUMBER: 1038

A-1.03



4. GBL ASSOCIATES INC.  
 1150 WEST 10TH AVENUE  
 VANCOUVER, BRITISH COLUMBIA, CANADA V6H 2E6  
 TEL: 604-681-8888  
 FAX: 604-681-8889  
 E-MAIL: info@gbl.com

NOTES:  
 1. SEE PLAN FOR DETAILS.

REFERENCES:  
 1. SEE PLAN FOR DETAILS.

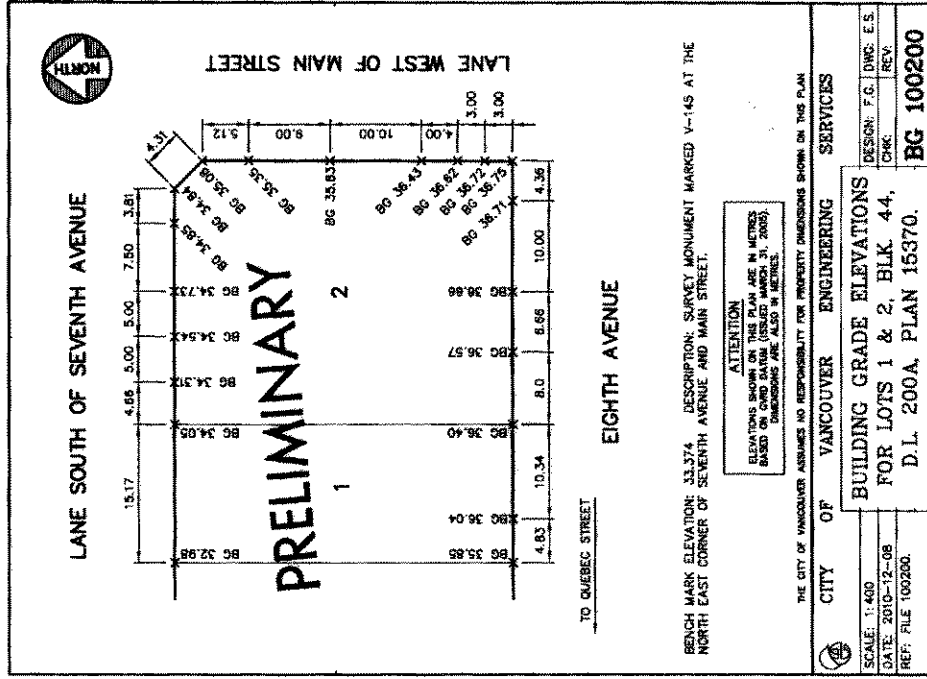
125 EAST 8TH AVENUE

MIXED USE DEVELOPMENT

**SURVEY & BUILDING GRADES**

DATE: 2010-12-08  
 DRAWN BY: J. W. GIBSON  
 CHECKED BY: J. W. GIBSON  
 SCALE: 1:400  
 PROJECT NO.: 1038

**A-1.04**



**BUILDING GRADES**

BENCH MARK ELEVATION: 33.374. DESCRIPTION: SURVEY MONUMENT MARKED V-145 AT THE NORTH EAST CORNER OF SEVENTH AVENUE AND MAIN STREET.

**ATTENTION**  
 ELEVATIONS SHOWN ON THIS PLAN ARE IN METERS.  
 DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS.  
 DIMENSIONS ARE ALSO IN METERS.

THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS SHOWN ON THIS PLAN



CITY OF VANCOUVER

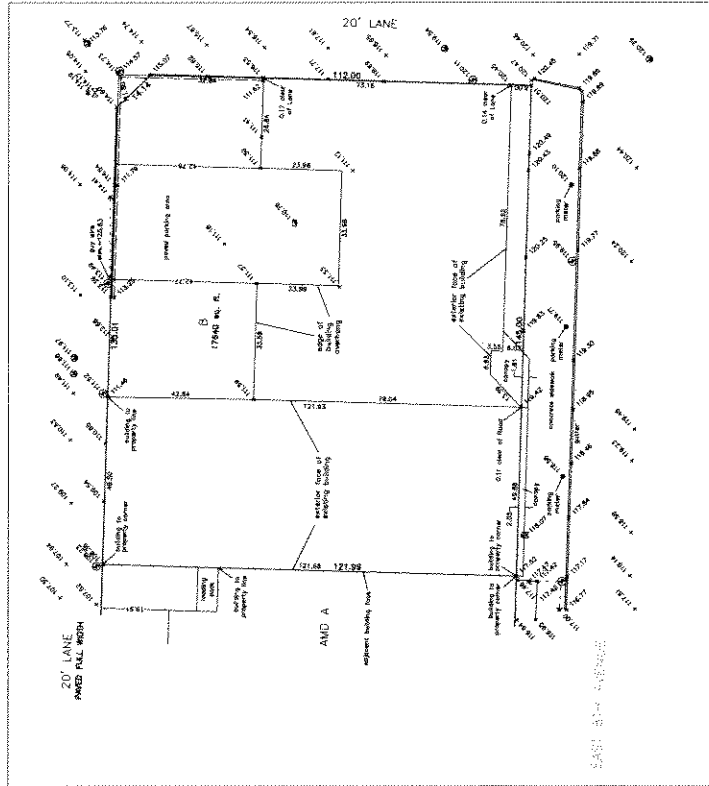
ENGINEERING SERVICES

SCALE: 1:400  
 DATE: 2010-12-08  
 REF: FILE 100200.

DESIGN: F.G. DWG: E.S.  
 CHK: REV:

**FOR LOTS 1 & 2, BLK. 44,  
 D.L. 200A, PLAN 15370.**

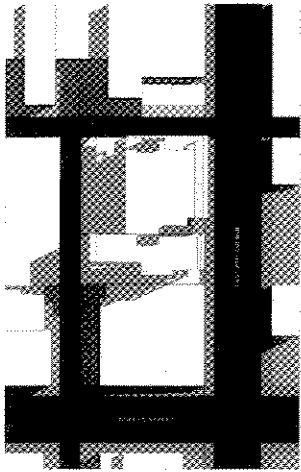
**BG 100200**



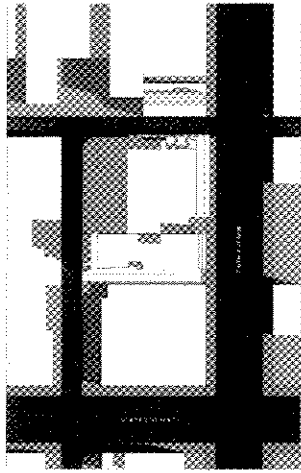
**SURVEY**



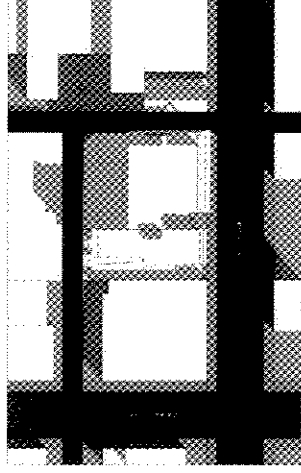
DATE: 2010-12-08  
 SCALE: 1:400  
 PROJECT NO.: 1038



MAR / SEP - 10.00 AM



MAR / SEP - 12.00 PM



MAR / SEP - 2.00 PM

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 JOB NUMBER: \_\_\_\_\_

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 JOB NUMBER: \_\_\_\_\_

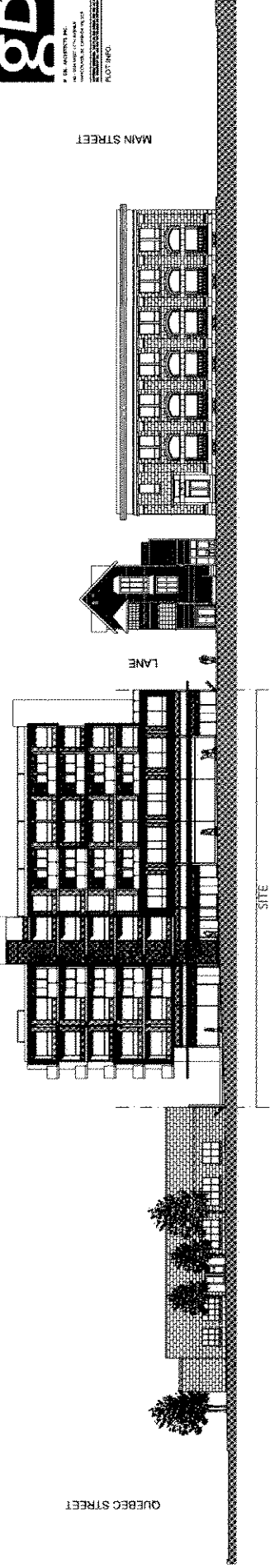
125 EAST 8TH AVENUE

MIXED USE  
 DEVELOPMENT  
 SHADOW ANALYSIS

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 JOB NUMBER: 1038



A-1.05



### STREETSCAPE ALONG EAST 8TH AVENUE

NOTES  
NO. 1038/1039

REVISIONS  
NO. DATE

**DESIGN RATIONALE: 125 EAST 8TH AVENUE**  
 The Design Rationale is written in accordance with the appropriate C-3A Zoning and Development By-Law and Central Broadway C-3A Urban Design Guidelines. The proposed development has been designed in accordance with the "Mount Pleasant Community Plan" currently being developed by the Planning Department.

**INTENT**  
 The intent of this development is to build 5-stories of market housing above a single level of commercial and office space. The building will be serviced by a single level of underground parking accessed from the lane. The overall development will consist of 45 residential units, 3 side-yard and corner accessed CRU units and 2 street oriented office units. The site is located in the area identified as "UpTown" in the Mount Pleasant Community Plan. This area is considered as a hub of creative activities and a mix of small businesses. By introducing 5 different retail and office spaces on the ground floor, this building reinforces the vibrant character of the neighbourhood.

**NEIGHBOURHOOD CONTEXT**  
 Located centrally in the linear block on East 8th Avenue between Main Street and Quebec Street, the proposed building faces South onto East 8th Avenue. The existing neighbourhood is typified by low-rise apartment blocks and light industrial buildings and this proposed development is located directly adjacent to a mid-block lane running perpendicular to East 8th Avenue.

**SITE PLAN CONCEPT**  
 The site presents 145 feet of frontage along East 8th Avenue. The size and shape of the site yields a conventional double loaded corridor building footprint with a predominant North / South orientation. The main entry to the building fronts directly onto East 8th Avenue and is notched back in the streetwall plane to help enhance residential identity within a commercial frontage.

Along the West property line the building has a tapered setback at the ground floor level presenting a 20' wide portal on East 8th Avenue leading into a pedestrianised "breeway" through to the lane. Two more additional commercial units are accessed via this connection. The parking structure has been set back 12' at the lane to allow for commercial loading activity to take place on the plaza-like setting. A special paving and landscaping will improve the appearance of the lane by bringing greenery into the space which will in turn encourage walking and increase an overall sense of security.

**FORM OF DEVELOPMENT**  
 The overall massing of the main building is expressed as two separate components perched over a commercial base, visually separated by the vertical expression of the elevator core and lobby. These two components are universally linked by a 1' wide frame which folds vertically and horizontally across each building facade.

- The 16' high commercial base is a glazed podium upon which the two banks of stacked units "float". This glazed perimeter wraps around the entire building broken only intermittently by the vertical circulation cores. The ground floor setbacks are irregular, easing the rectilinear form and identifying key points of entry. The setbacks also allow the opportunity to animate the street frontage by providing the landscaping and seating along this south facing edge.
- The Western massing comprises of a vertical line of stacked units that cantilever out over the pedestrian breezeway below. This portion of the building consists of larger one and two bedroom units and is pulled back from the side view.
- The Eastern massing has a more horizontal expression that comprises of a variety of single level and dual level "boxer" units. The latter units span the building with daylight and cross ventilation at both ends. The second floor units are fronted with enclosed balconies and grouped together by a horizontal brick frame. This frame is aligned with the commercial frontage below to help create a two-storey streetwall. The units flanking the lane on the East elevation are split by another vertical circulation tower which helps break up the overall massing and generate added visual interest.
- The elevator lobbies, corridors and stair core have been strategically glazed to permit natural daylighting and cross ventilation.

The breezeway and deep lane side setback allow for generous opportunities for exterior landscaped amenity space, all of which sits in a conceding gesture above the parking entry, loading bay and garbage area. Complementing these spaces are private landscaped roof decks for the penthouse units and significant additional dedicated green areas.

**ARCHITECTURAL CHARACTER**  
 The contemporary design of the proposed building sets a new precedent for existing architecture in the C3-A district. The folding expression of the frame helps to visually minimise the overall building height yet provide a strong architectural identity to the building, respectfully bridging between the scale of the existing and proposed contextual development along East 8th Avenue.

The part of the North / South orientation presents a clearly read composition with a straightforward expression of the individual suites contained within the building. On the North and South facades the layered levels of glass and spandrel minimise the daylight and outlook opportunities while the East and West facades are composed of a contrasting mix of fully glazed walls and vertical slot window expressions within the wrapping frame. Solar shading will be strategically applied to the South and West facades to help mitigate solar gain during the summer months.

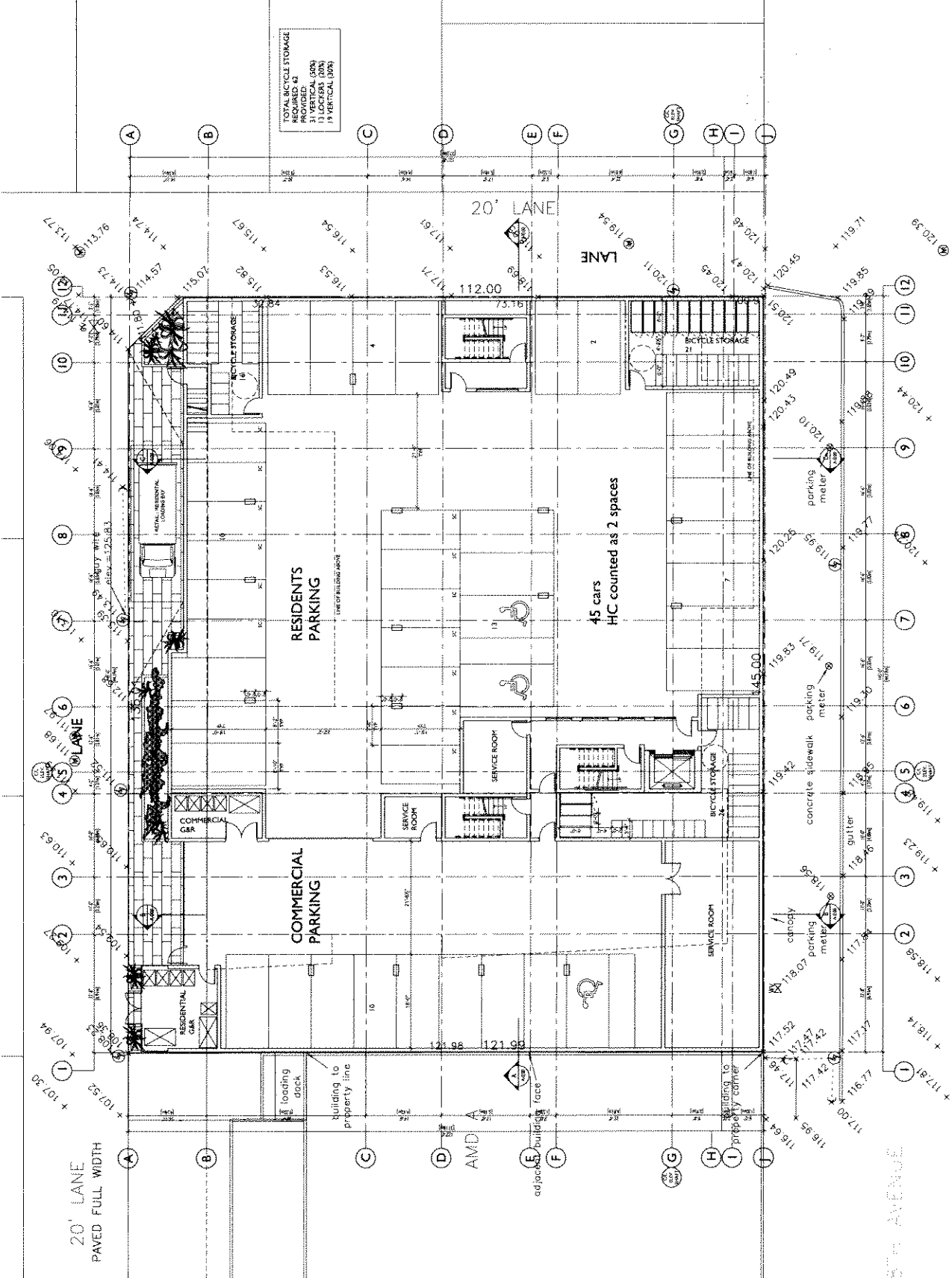
The material palette for the exterior cladding is reflective of the building's location, balancing between contemporary residential design and more traditional industrial architecture. Glass and steel have been interwoven with brick and metal panel to create an overall composition befitting of the local neighbourhood.

### 125 EAST 8TH AVENUE

PROPOSED USE  
DEVELOPMENT

### STREETSCAPE

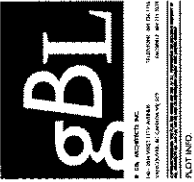
DATE	PAGE NO.	1038
DRAWN BY	DESIGNED BY	
CHECKED BY	DATE	
PROJECT NO.		



TOTAL BICYCLE STORAGE  
 REQUIRED: 42  
 PROVIDED:  
 31 VERTICAL (GARAGE)  
 11 VERTICAL (PORCH)  
 19 VERTICAL (POOR)

PAVED USE DEVELOPMENT  
 PARKING LEVEL  
 DATE: 10/31/17  
 DRAWN BY: J. B. L.  
 CHECKED BY: J. B. L.  
 SCALE: AS SHOWN  
 PROJECT NUMBER: 1038

A-2.01



125 EAST 8TH AVENUE  
 1038

NOTES  
 1. SEE PLAN

REVISIONS  
 1. SEE PLAN



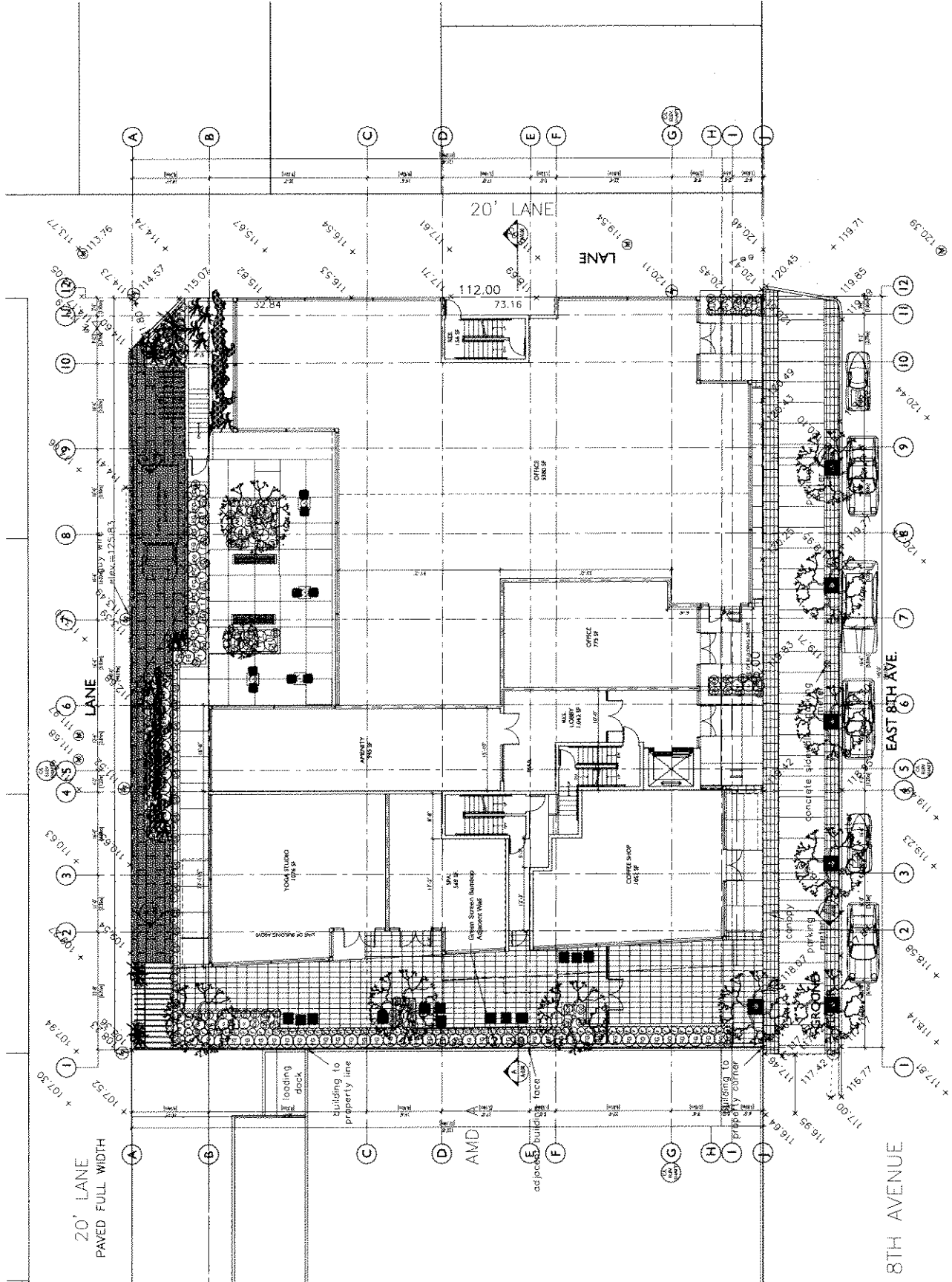
125 EAST 8TH AVENUE

MIXED USE DEVELOPMENT

LEVEL 1

DATE: 10/31/18  
 DRAWN BY: J. [unreadable]  
 CHECKED BY: [unreadable]  
 SCALE: 1/8" = 1'-0"  
 JOB NUMBER: 1038

A-3.01



Appendix D; page 9 of 31





NOTES:  
NO. 10000000

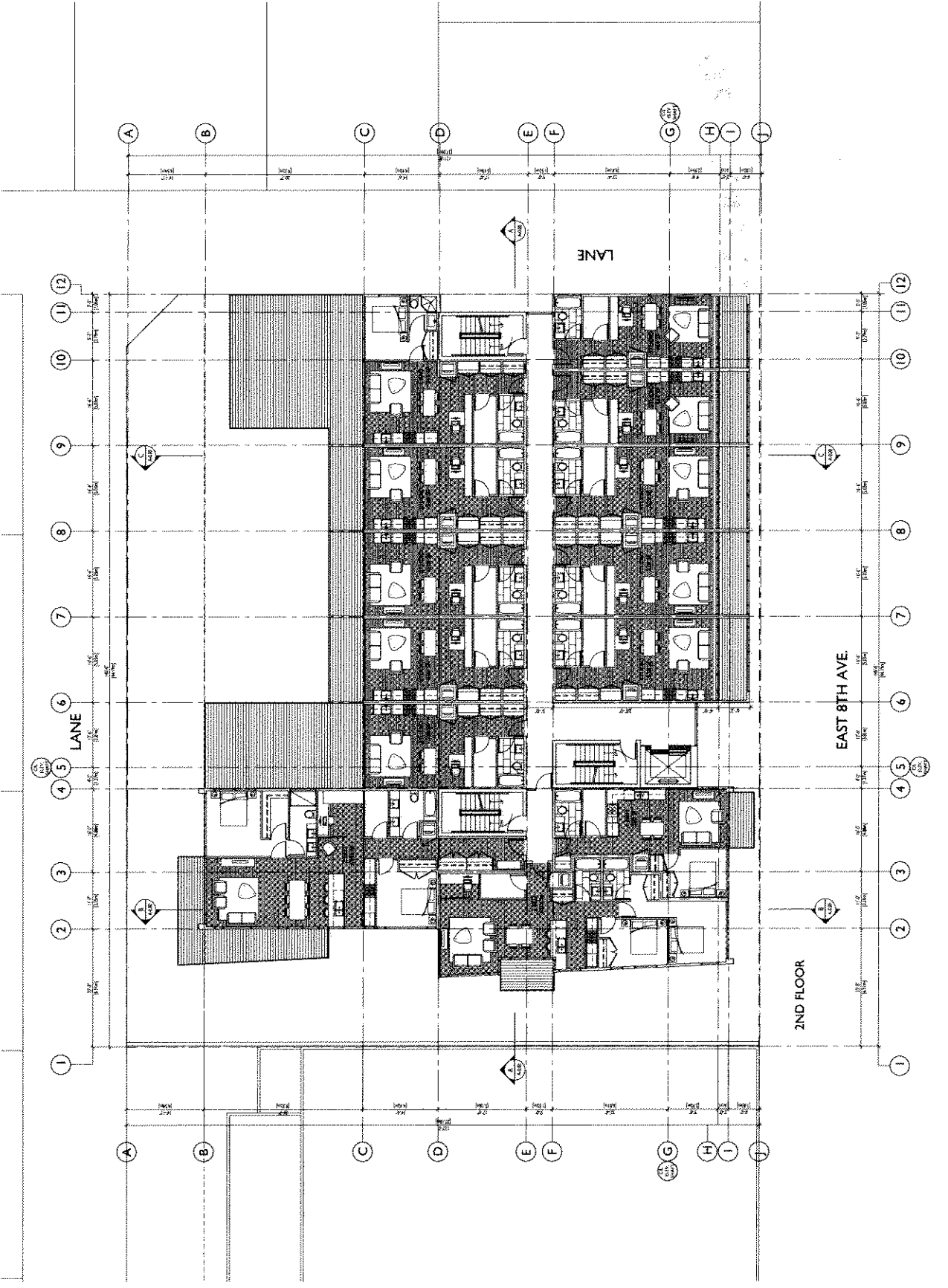
REVISIONS:  
NO. 10000000

125 EAST 8TH AVENUE

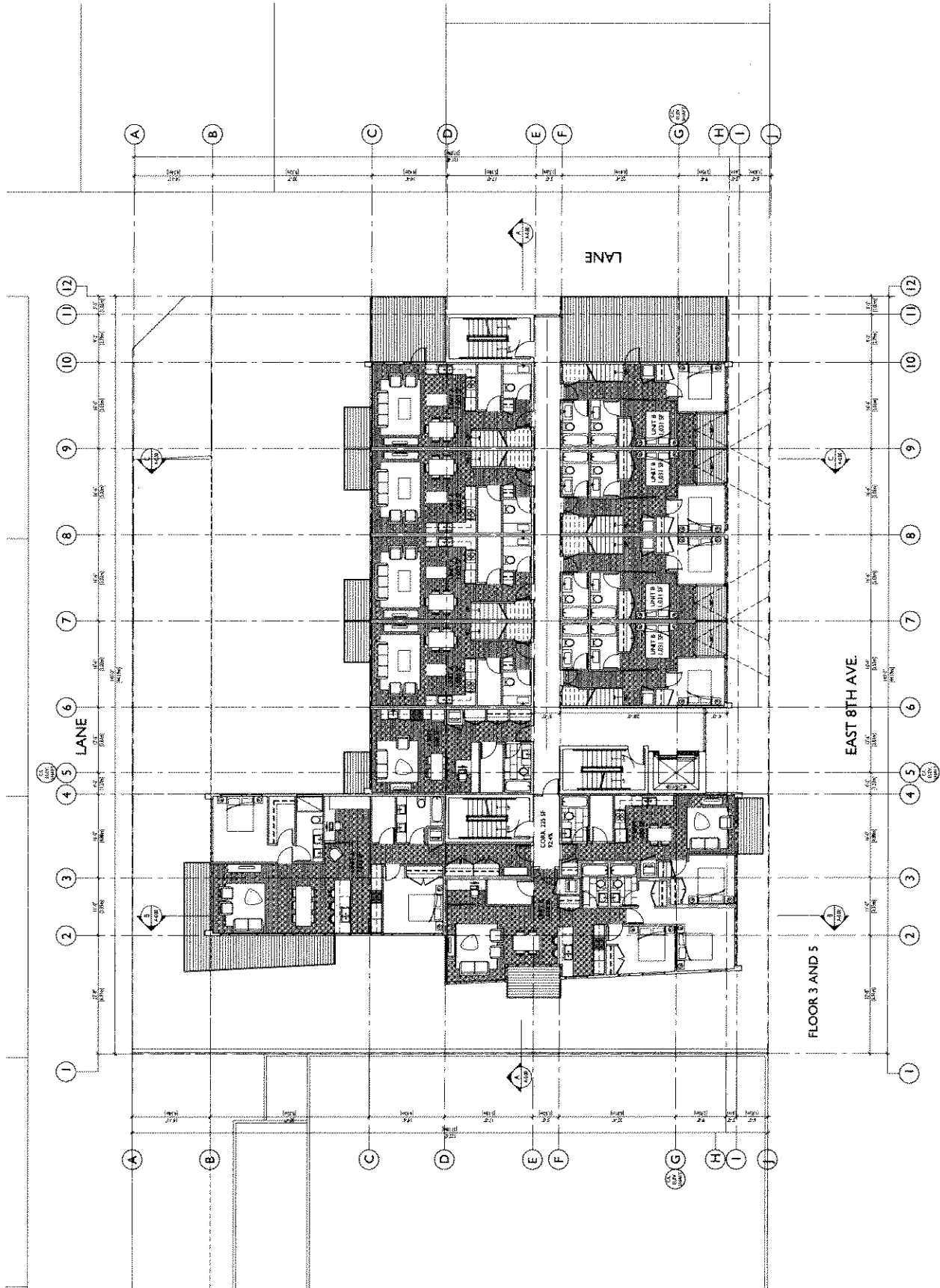
MIXED USE DEVELOPMENT  
LEVEL 2

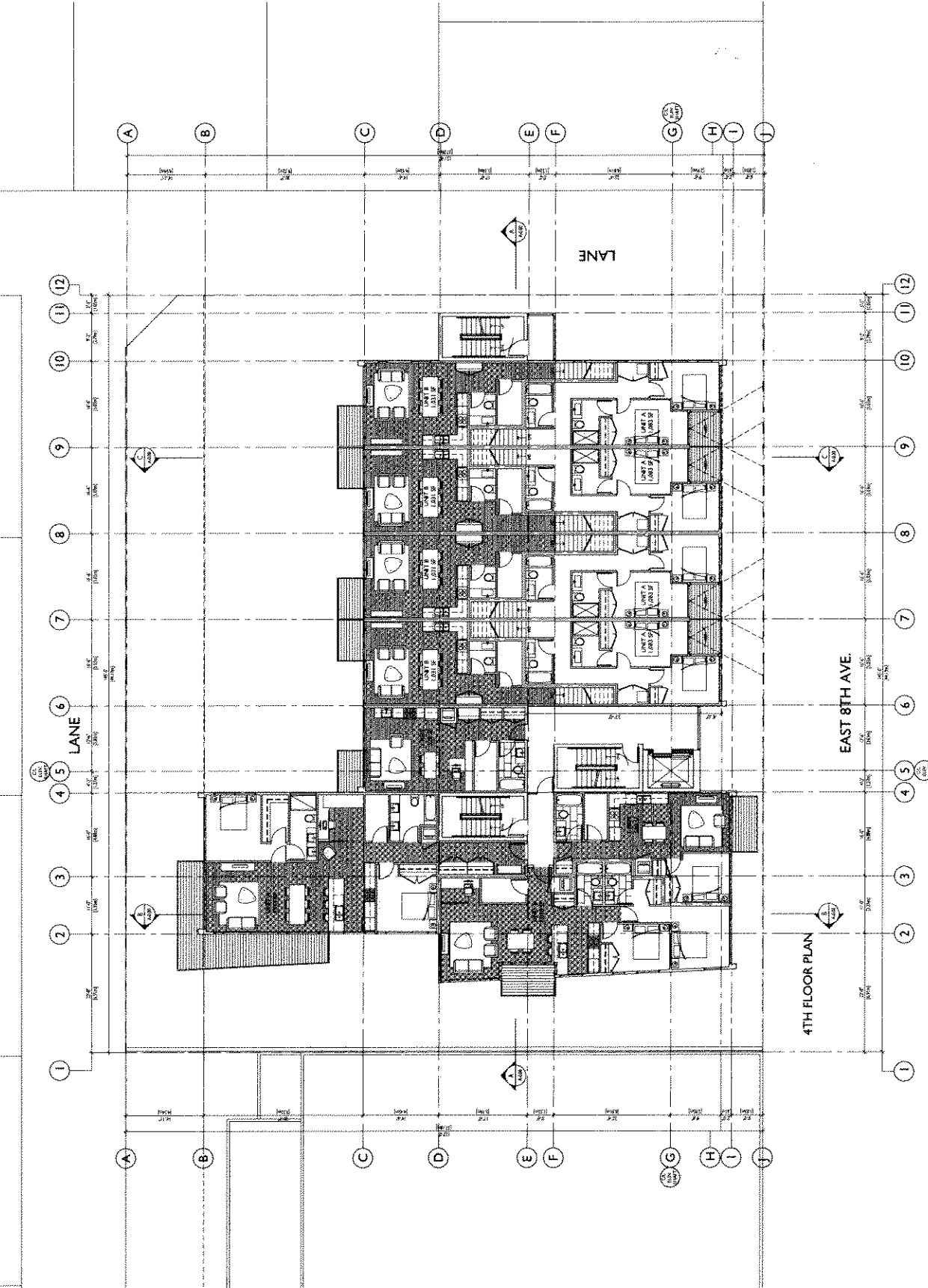
DATE: 10/13/10  
DRAWN BY: J. HARRIS  
CHECKED BY: J. HARRIS  
SCALE: 1/8" = 1'-0"  
PROJECT NO.: 1038

A-3.02



Appendix D ; page 10 of 31





NOTES

REVISIONS

175 EAST 8TH AVENUE

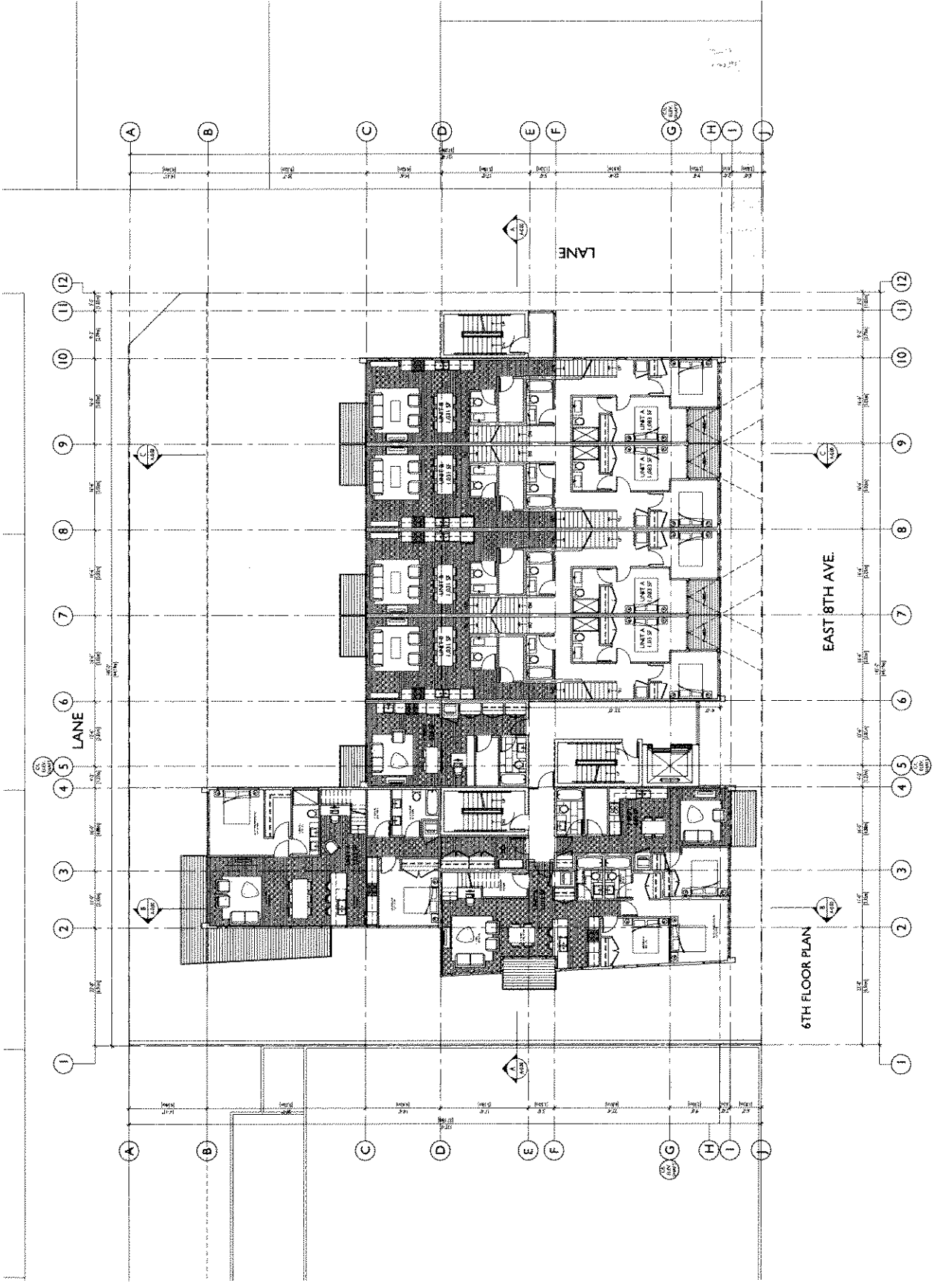
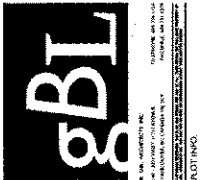
MIXED USE DEVELOPMENT

FLOOR 4

DATE	INITIALS
DESIGNED BY	DATE
CHECKED BY	DATE
PROJECT NUMBER	1038

A-3.04

Appendix 2 ; page 2 of 3



NOTES  
NO. 10000000

REVISIONS  
NO. 001

125 EAST 8TH AVENUE

FIXED USE DEVELOPMENT  
FLOOR 6

DATE: 10/31/18  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN  
JOB NUMBER: 1038

A-3.05

Appendix D; page 3 of 31



NOTES  
NO. 00000000

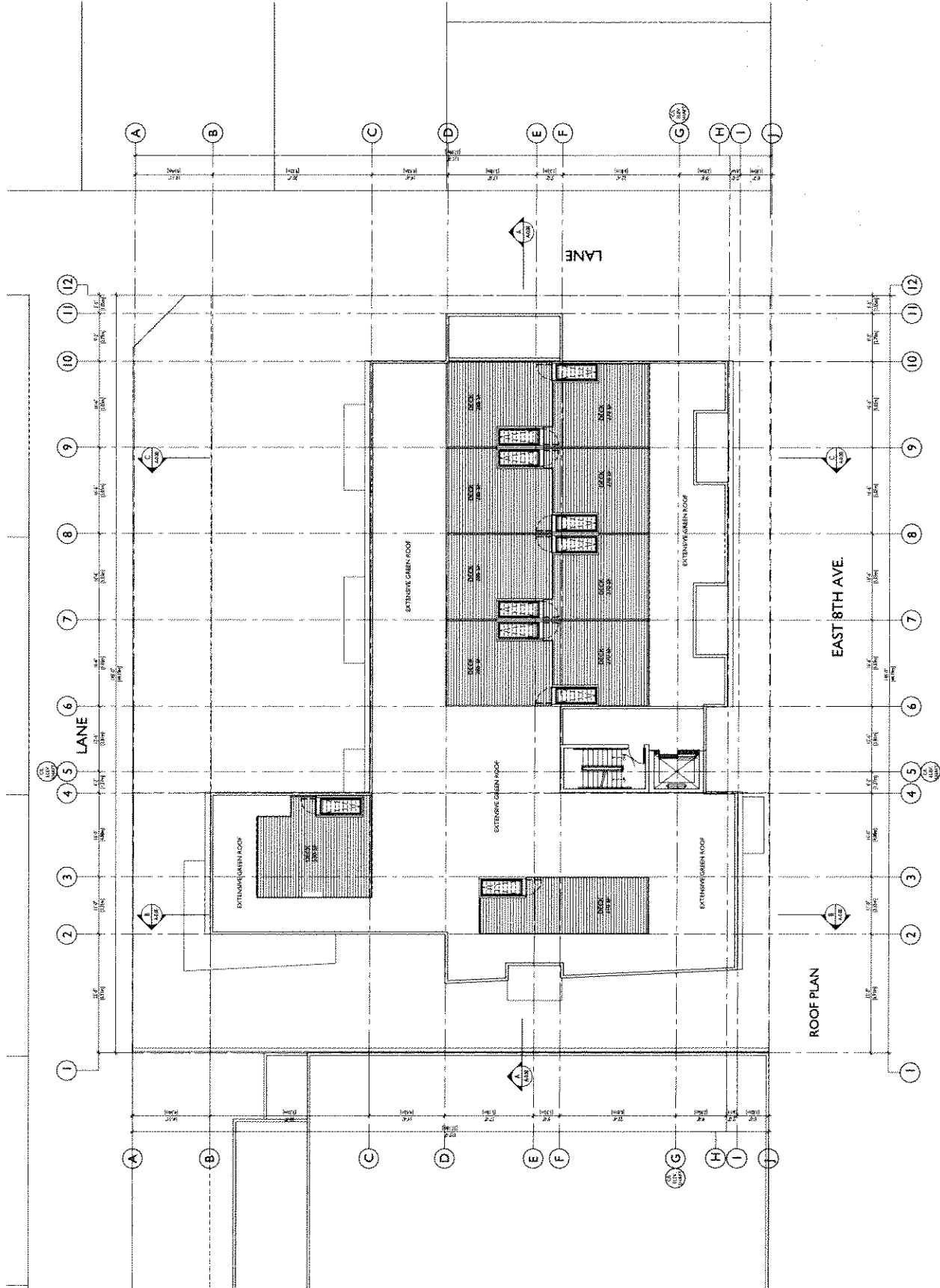
EXTENSIONS  
NO. 00000000

125 EAST 8TH AVENUE

MIXED USE  
DEVELOPMENT  
ROOF PLAN

DATE: 10/15/2014  
DRAWN BY: J. HARRIS  
CHECKED BY: J. HARRIS  
SCALE: AS SHOWN  
JOB NUMBER: 1038

A-3.06



Appendix D; page 4 of 31

NOTES  
 1. SEE ARCHITECT'S NOTES

REVISIONS  
 NO. DATE DESCRIPTION

125 EAST 8TH AVENUE

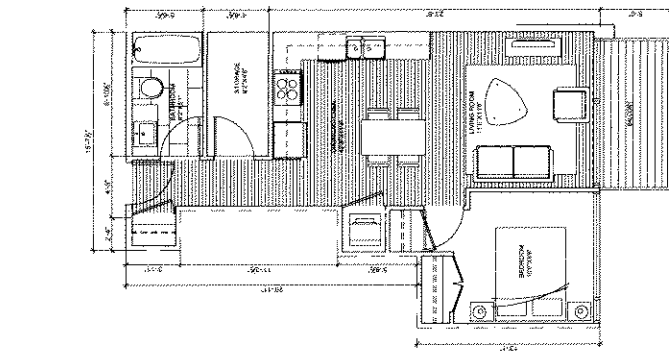
MIXED USE  
 DEVELOPMENT  
 UNIT PLANS

DATE: 10/15/14  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 SCALE: 1/4" = 1'-0"  
 JOB NUMBER: 1038

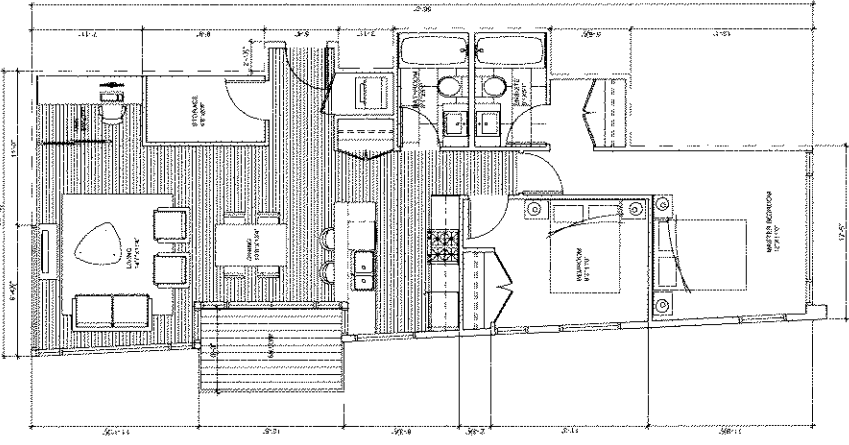
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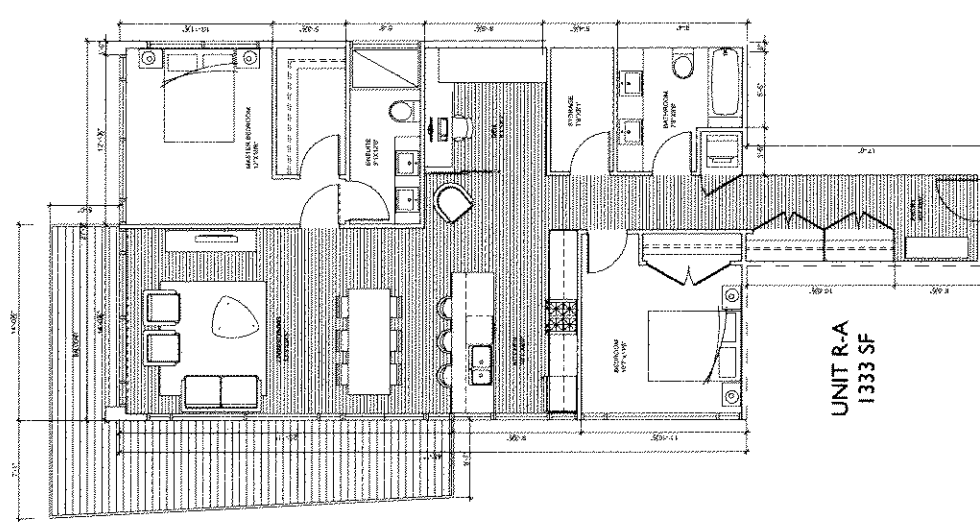
Appendix B ; page 5 of 31



UNIT R-C  
 560 SF



UNIT R-B  
 1,072 SF



UNIT R-A  
 1,333 SF

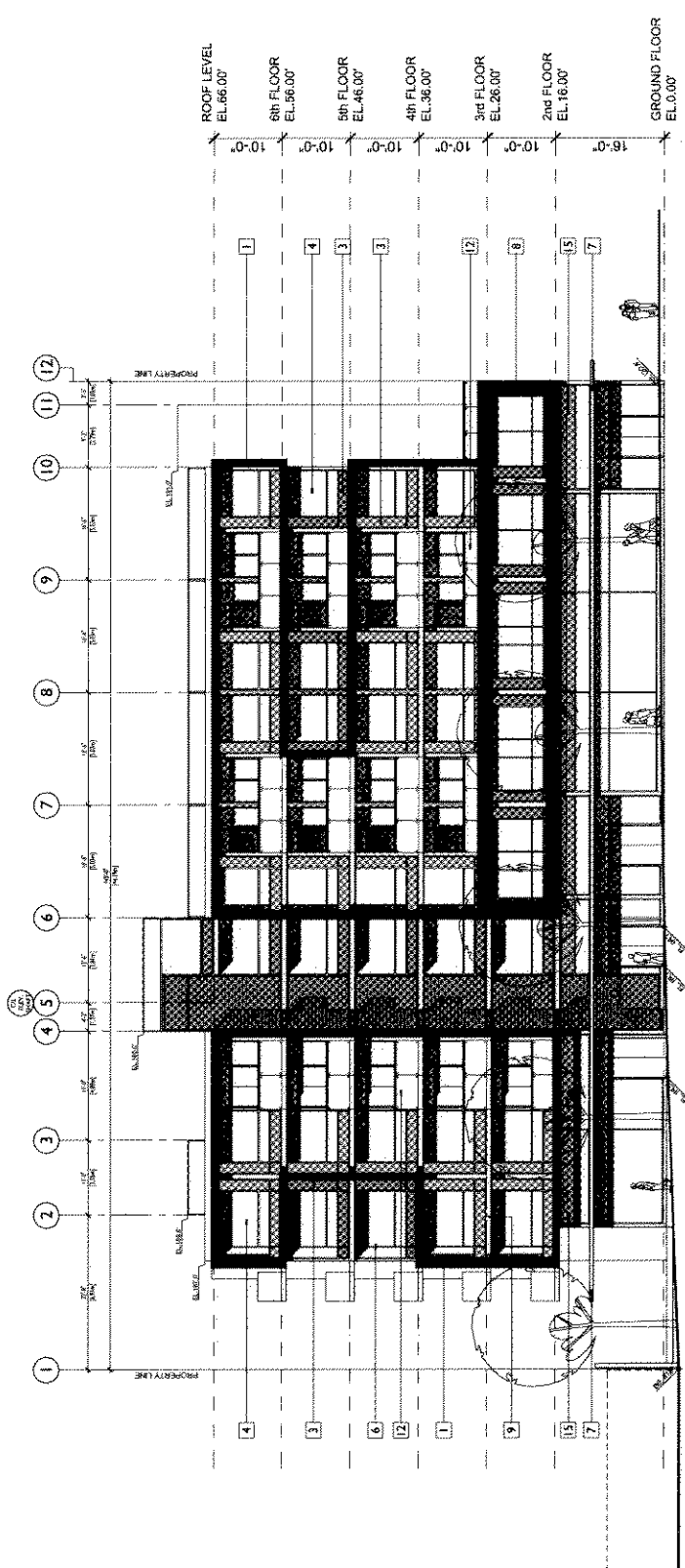
Appendix D; page 6 of 31

**MATERIALS LEGEND**

- 1 METAL FRAME
- 2 SPANDREL PANEL
- 3 CLEAR GLASS
- 4 METAL / GLASS CANOPY
- 5 SPANDREL PANEL
- 6 VERTICAL METAL LOUVER
- 7 METAL / GLASS CANOPY
- 8 SPANDREL PANEL
- 9 VERTICAL METAL LOUVER
- 10 SPANDREL PANEL
- 11 METAL TRUSS
- 12 METAL LOUVER PANEL
- 13 METAL LOUVER PANEL
- 14 METAL LOUVER PANEL

NOTES:  
 1. SEE GENERAL NOTES

REVISIONS:  
 1. 2011-01-15  
 2. 2011-01-15



125 EAST 8TH AVENUE

MIXED USE DEVELOPMENT  
 SOUTH ELEVATION

DATE: 10/15/11  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 DATE: 10/15/11  
 PROJECT NO: 0933

**A-5.01**

Appendix D; page 17 of 31



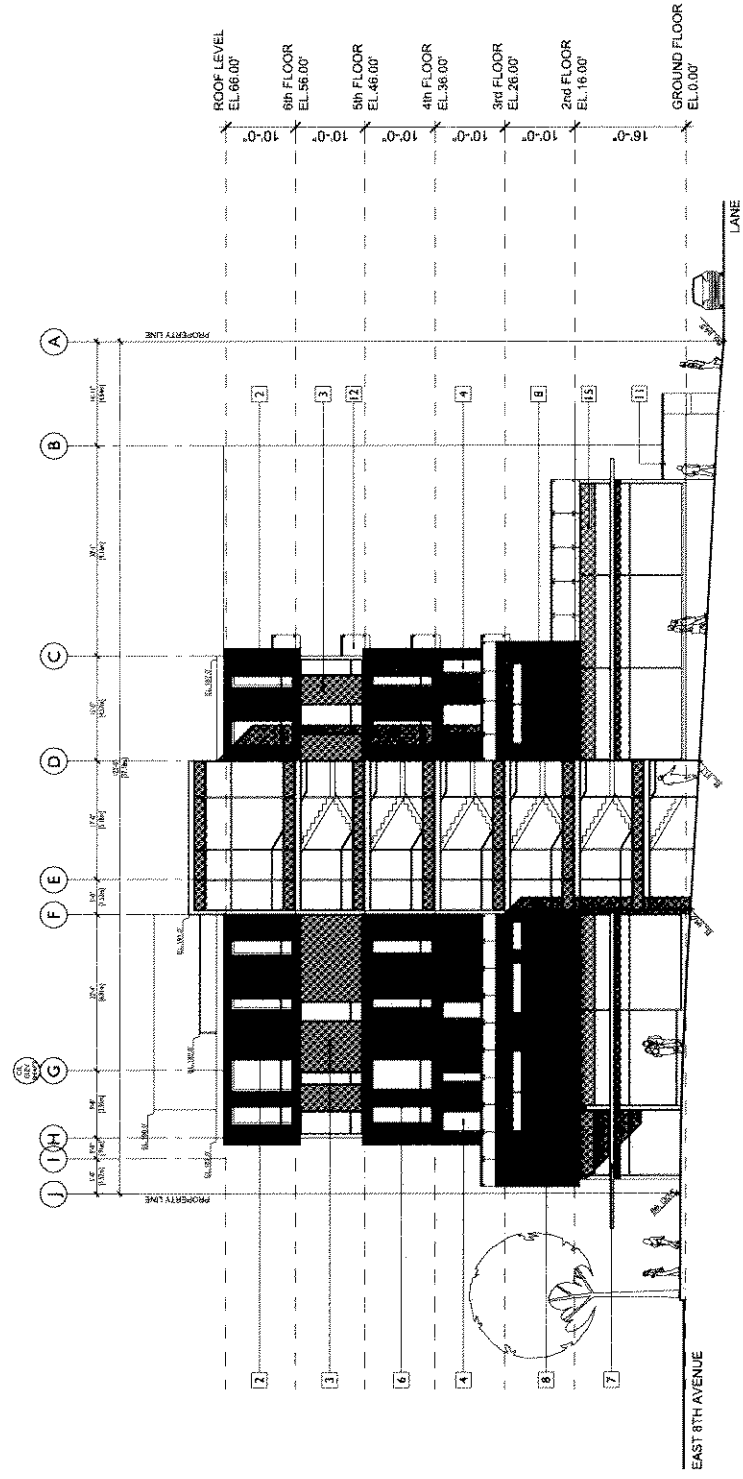


**MATERIALS LEGEND**

- 1 METAL FRAMING
- 2 METAL FRAMING
- 3 CONCRETE
- 4 CLASH EXCLUSION
- 5 ALUMINUM WINDOW FRAME
- 6 ALUMINUM WINDOW GLASS
- 7 STAINLESS STEEL WINDOW
- 8 STAINLESS STEEL WINDOW
- 9 FIBERGLASS INSULATION
- 10 FIBERGLASS INSULATION
- 11 METAL JOIST CLAMPING
- 12 CLASH EXCLUSION
- 13 CONCRETE
- 14 PRIMER CONCRETE WALL
- 15 METAL COVER PANEL

NOTE:  
 1. SEE ARCHITECT'S NOTES FOR MATERIALS AND FINISHES.

REVISIONS:  
 NO. DATE DESCRIPTION



125 EAST 8TH AVENUE

FIXED USE  
 DEVELOPMENT  
 EAST ELEVATION

DATE: 11/11/11  
 DRAWN BY: JH  
 CHECKED BY: JH  
 SCALE: 1/8" = 1'-0"  
 JOB NUMBER: 0933

**A-5.02**

Appendix D; page 18 of 31

**MATERIALS LEGEND**

- 1 METAL FRAME
- 2 METAL PANEL
- 3 ALUMINUM WINDOW FRAME
- 4 CLEAR GLAZING
- 5 ALUMINUM WINDOW FRAME
- 6 HORIZONTAL METAL CURB
- 7 STRIP ARCHITECTURAL
- 8 METAL PANEL
- 9 METAL PANEL
- 10 METAL PANEL
- 11 METAL PANEL
- 12 METAL PANEL
- 13 METAL PANEL
- 14 PAINTED CONCRETE WALL
- 15 METAL LOUIS PANEL

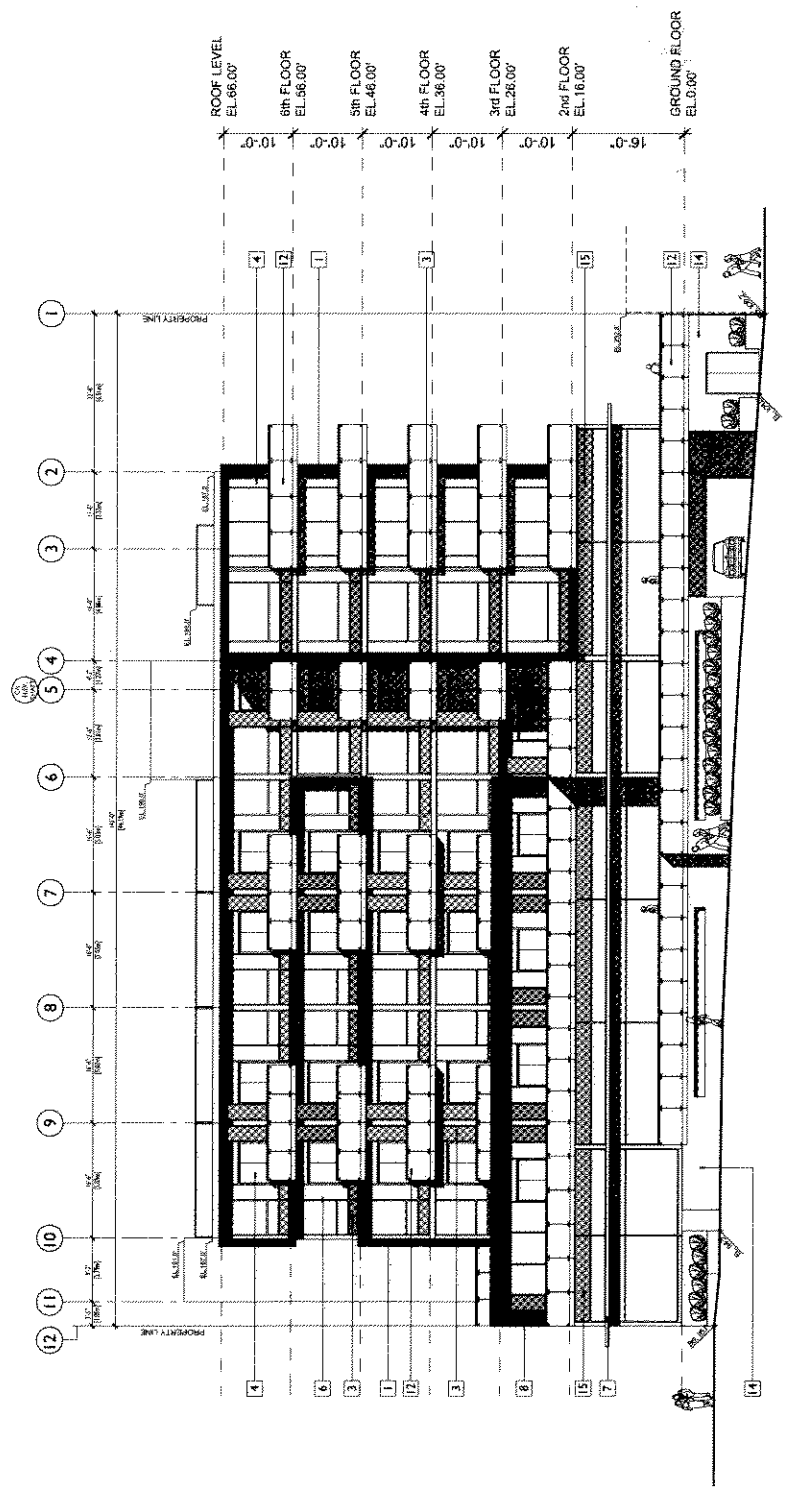
NOTES:  
 1. SEE ARCHITECT'S NOTES FOR MATERIALS AND FINISHES.

REVISIONS:  
 1. SEE ARCHITECT'S NOTES FOR MATERIALS AND FINISHES.

125 EAST 8TH AVENUE  
 MIXED USE DEVELOPMENT  
 NORTH ELEVATION

DATE: 08/14/18  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 SCALE: 1/8" = 1'-0"  
 JOB NUMBER: 09933

**A-5.03**



Appendix D ; page 19 of 31



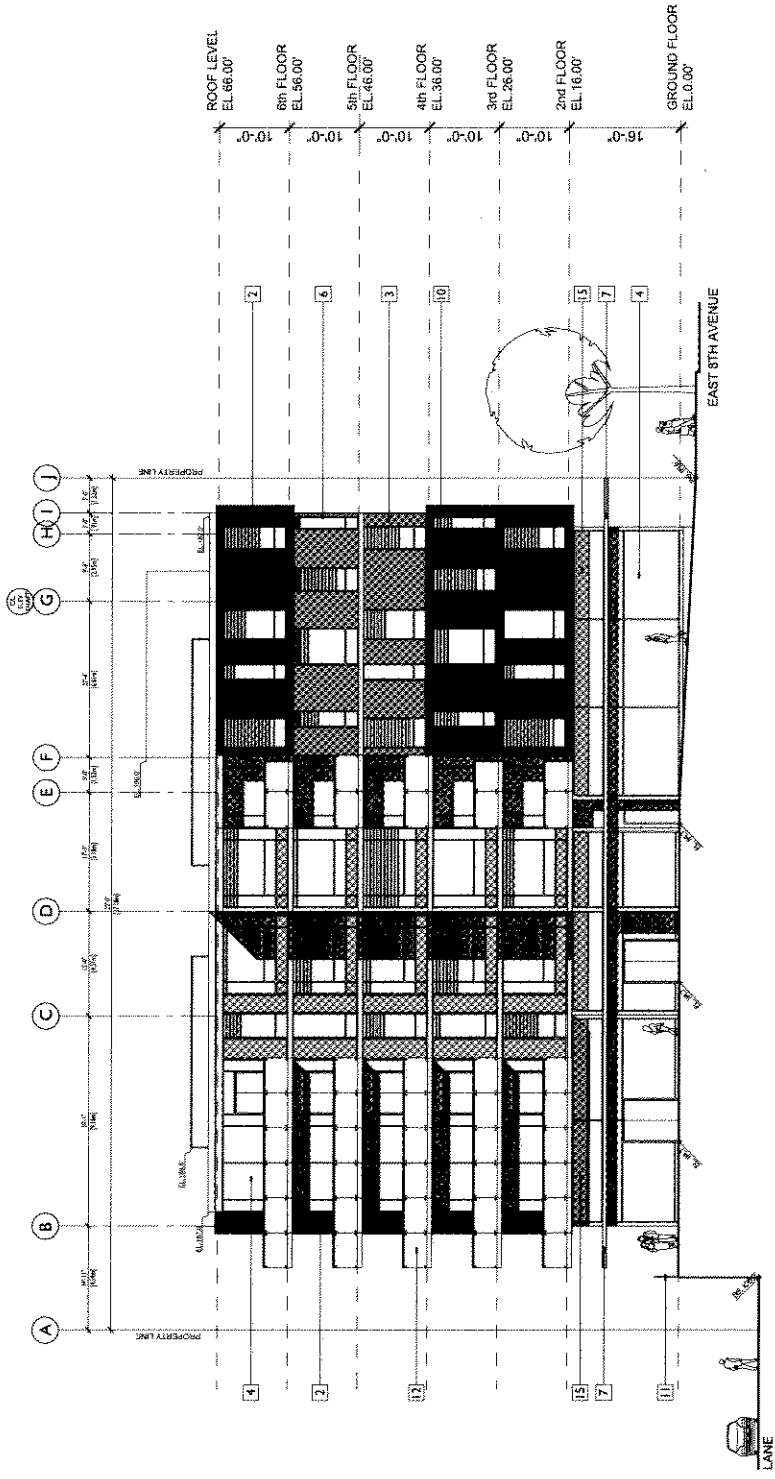
GIBSON BROS. & CO. INC.  
 4000 UNIVERSITY AVENUE, SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1100  
 FAX: 303.733.1101  
 WWW.GIBSONBROS.COM

**MATERIALS LEGEND**

- 1 METAL FRAME
- 2 METAL PANEL
- 3 GLASS
- 4 ALUMINUM WINDOW FRAME
- 5 ALUMINUM WINDOW SILL
- 6 STAINLESS STEEL SILL
- 7 ALUMINUM WINDOW SILL
- 8 ALUMINUM WINDOW SILL
- 9 ALUMINUM WINDOW SILL
- 10 ALUMINUM WINDOW SILL
- 11 METAL WINDOW SILL
- 12 METAL WINDOW SILL
- 13 METAL WINDOW SILL
- 14 METAL WINDOW SILL
- 15 METAL WINDOW SILL

NOTES:  
 1. SEE ARCHITECTURAL SPECIFICATIONS.

REVISIONS:  
 1. SEE ARCHITECTURAL SPECIFICATIONS.



123 EAST 8TH AVENUE  
 WEST ELEVATION

MIXED USE DEVELOPMENT  
 WEST ELEVATION

DATE: 09/13/11  
 DRAWN BY: JH  
 CHECKED BY: JH  
 IN CHARGE: JH  
 PROJECT NO: 0933

**A-5.04**

Appendix D ; page 2 of 3



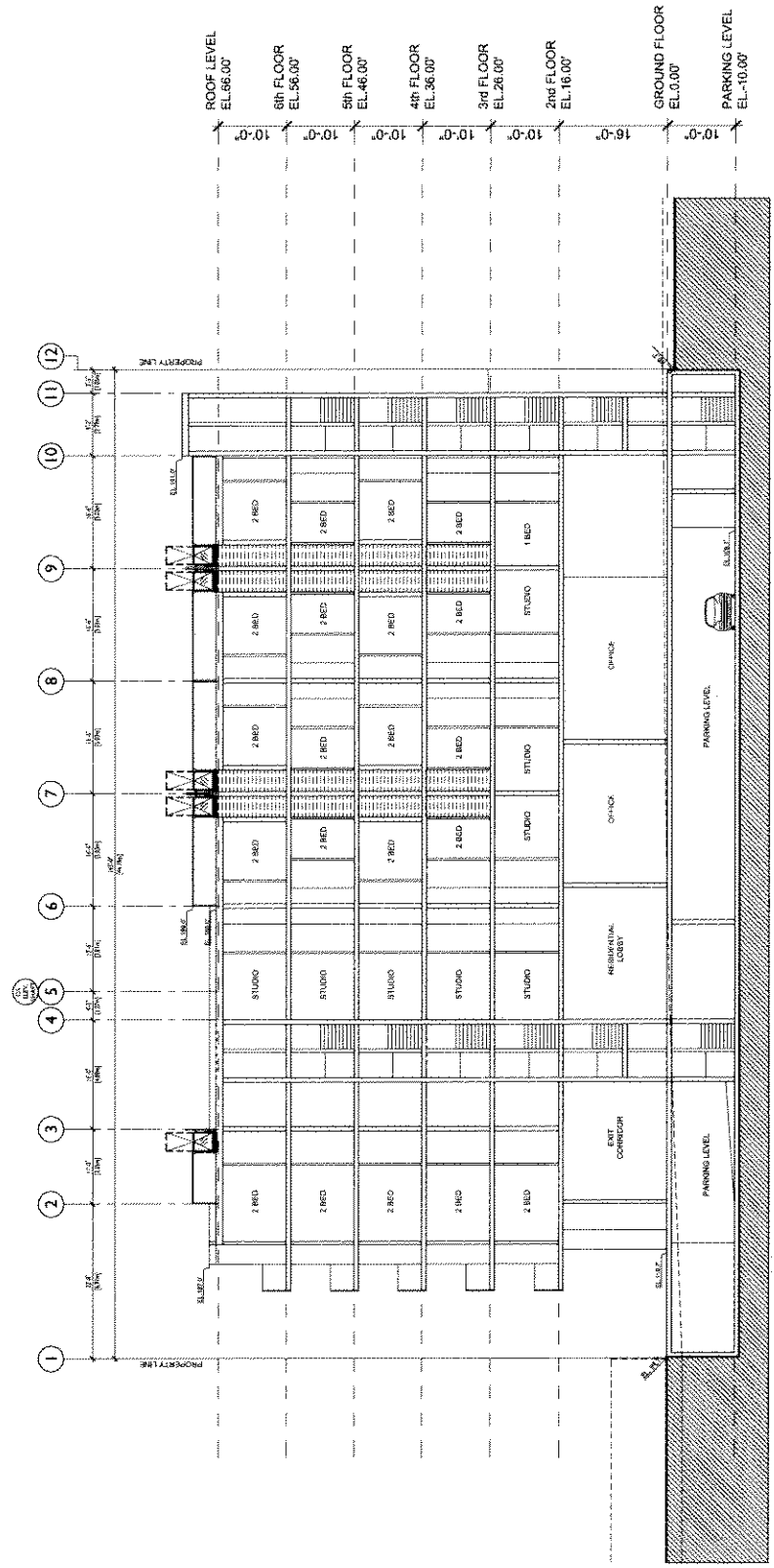
NOTE: SEE SHEET 09333 FOR GENERAL NOTES AND SPECIFICATIONS.

REVISIONS:

125 EAST 8TH AVENUE  
 MIXED USE DEVELOPMENT  
 SECTION A-A

DATE: 09/21/11  
 DRAWN BY: J. [unreadable]  
 CHECKED BY: [unreadable]  
 SCALE: 1/8" = 1'-0"  
 JOB NUMBER: 09333

A-6.01



Appendix 2 ; page 21 of 31

NOTES  
 1. SEE GENERAL NOTES

REVISIONS  
 1. 08/15/11  
 2. 08/15/11

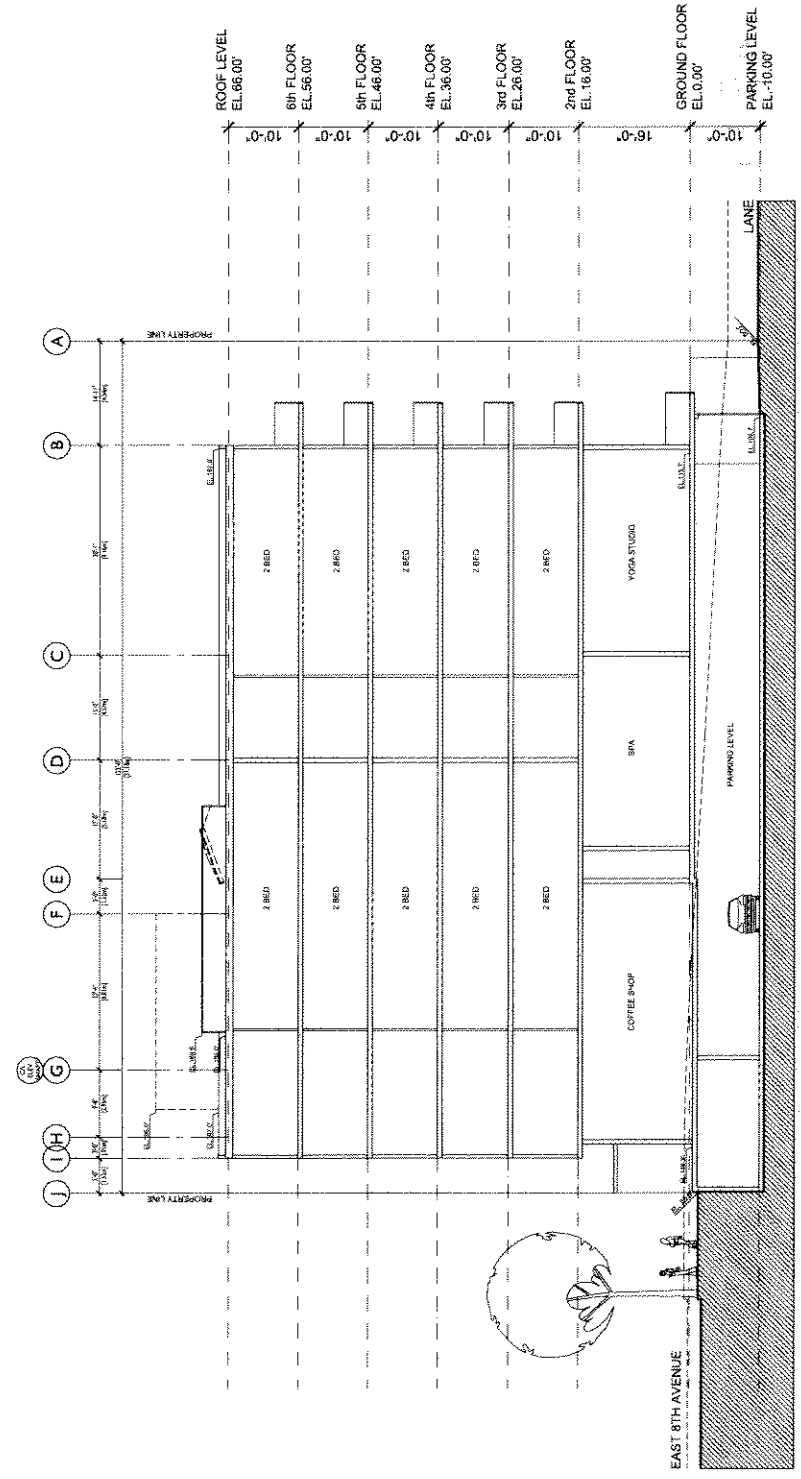
125 EAST 8TH AVENUE

MIXED USE DEVELOPMENT

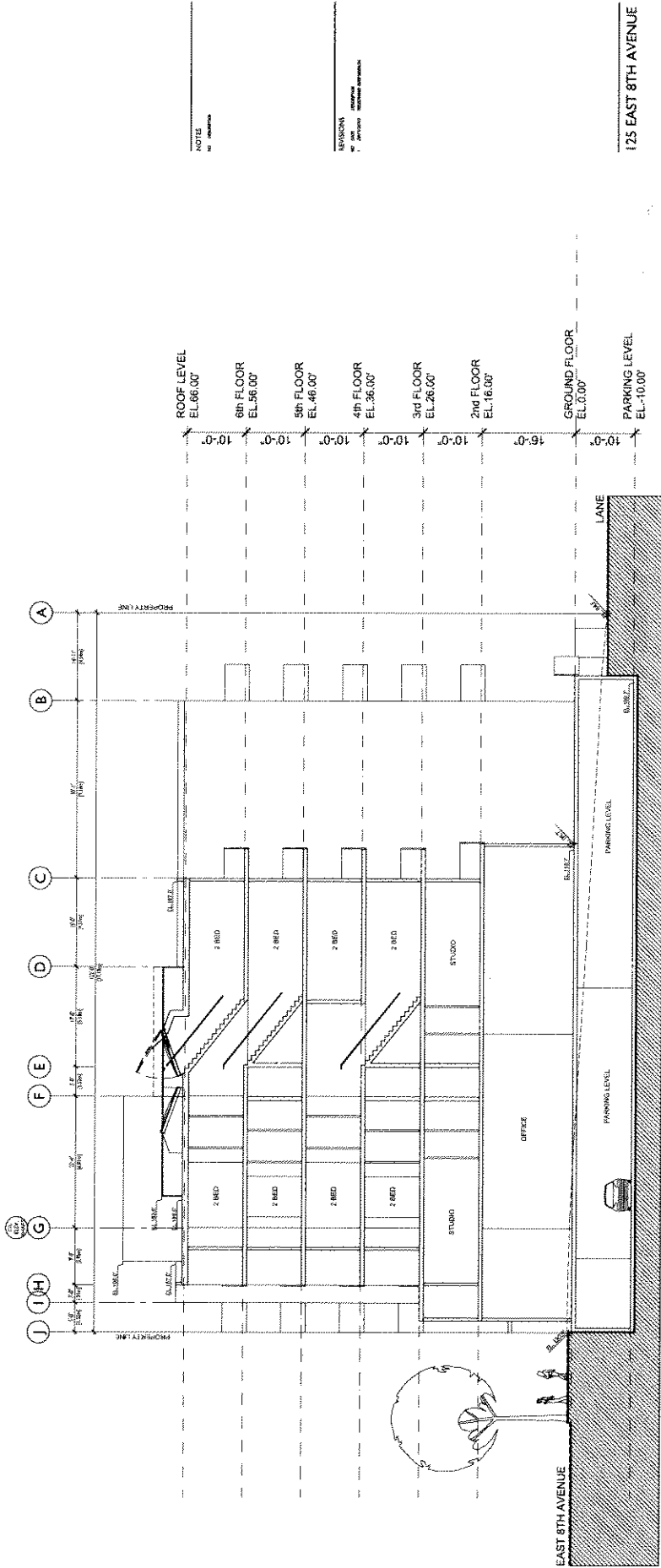
SECTION B-B'

DATE: 08/15/11  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 SCALE: AS SHOWN  
 JOB NUMBER: 0933

**A-6.02**



Appendix B ; page 22 of 31



NOTE  
 1. REFER TO

REVISIONS  
 NO. DATE DESCRIPTION  
 1. 01/10/10 1. REVISIONS

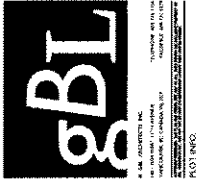
125 EAST 8TH AVENUE

MIXED USE  
 DEVELOPMENT  
 SECTION C-C

DATE: 01/10/10  
 DRAWN BY: J. BELL  
 CHECKED BY: J. BELL  
 SCALE: 1/8" = 1'-0"  
 JOB NUMBER: 0933

**A-6.03**

Appendix 3 ; page 23 of 31

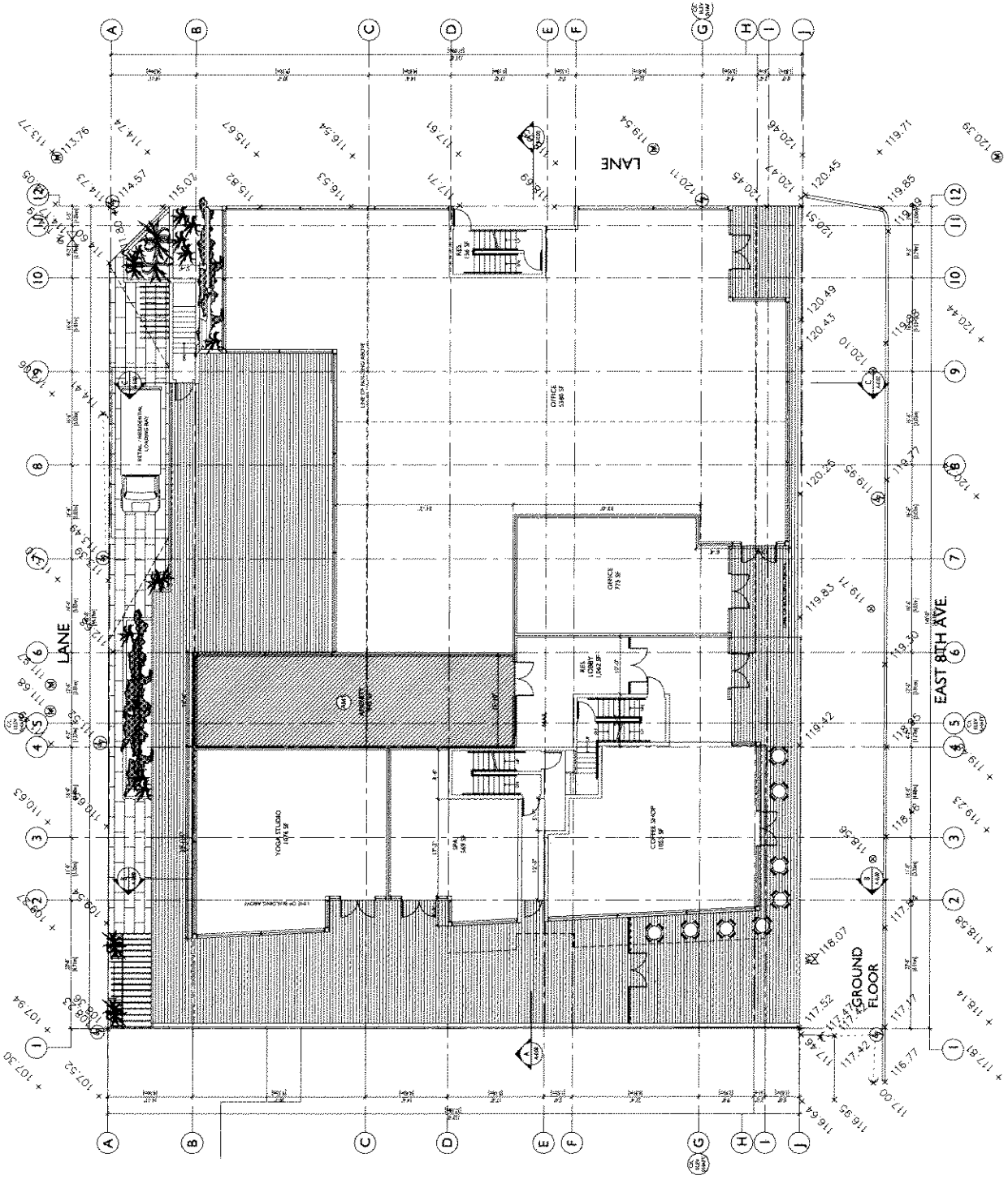


NOTES  
 1. REFER TO SHEET A-7.01 FOR GENERAL NOTES AND SPECIFICATIONS.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 3. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.  
 4. SEE ARCHITECT'S NOTES FOR MATERIALS AND METHODS.  
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 IBC AND ALL APPLICABLE CODES.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 8. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
 9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY AND SECURITY AT ALL TIMES.  
 10. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS AND AS-BUILT DOCUMENTATION.

DESCRIPTION	QUANTITY	UNIT	MARK
CONCRETE	100.00	CU YD	100.00
STEEL	100.00	TONS	100.00
WOOD	100.00	CU YD	100.00
GLASS	100.00	SQ FT	100.00
MECHANICAL	100.00	TONS	100.00
ELECTRICAL	100.00	FT	100.00
PLUMBING	100.00	FT	100.00
PAINT	100.00	SQ FT	100.00
FINISHES	100.00	SQ FT	100.00
LANDSCAPE	100.00	SQ FT	100.00
UTILITIES	100.00	FT	100.00
FOUNDATION	100.00	SQ FT	100.00
ROOFING	100.00	SQ FT	100.00
CLADDING	100.00	SQ FT	100.00
MECHANICAL	100.00	TONS	100.00
ELECTRICAL	100.00	FT	100.00
PLUMBING	100.00	FT	100.00
PAINT	100.00	SQ FT	100.00
FINISHES	100.00	SQ FT	100.00
LANDSCAPE	100.00	SQ FT	100.00
UTILITIES	100.00	FT	100.00
FOUNDATION	100.00	SQ FT	100.00
ROOFING	100.00	SQ FT	100.00
CLADDING	100.00	SQ FT	100.00

125 EAST 8TH AVENUE  
 MIXED USE DEVELOPMENT  
 LEVEL 1 - FSR  
 DATE: 10/15/2014  
 CHECKED BY: [Signature]  
 SCALE: 1/8" = 1'-0"  
 JOB NUMBER: 1038

A-7.01



Appendix D ; page 24 of 31

NOTES  
 NO. DESCRIPTION

REVISIONS  
 NO. DATE DESCRIPTION

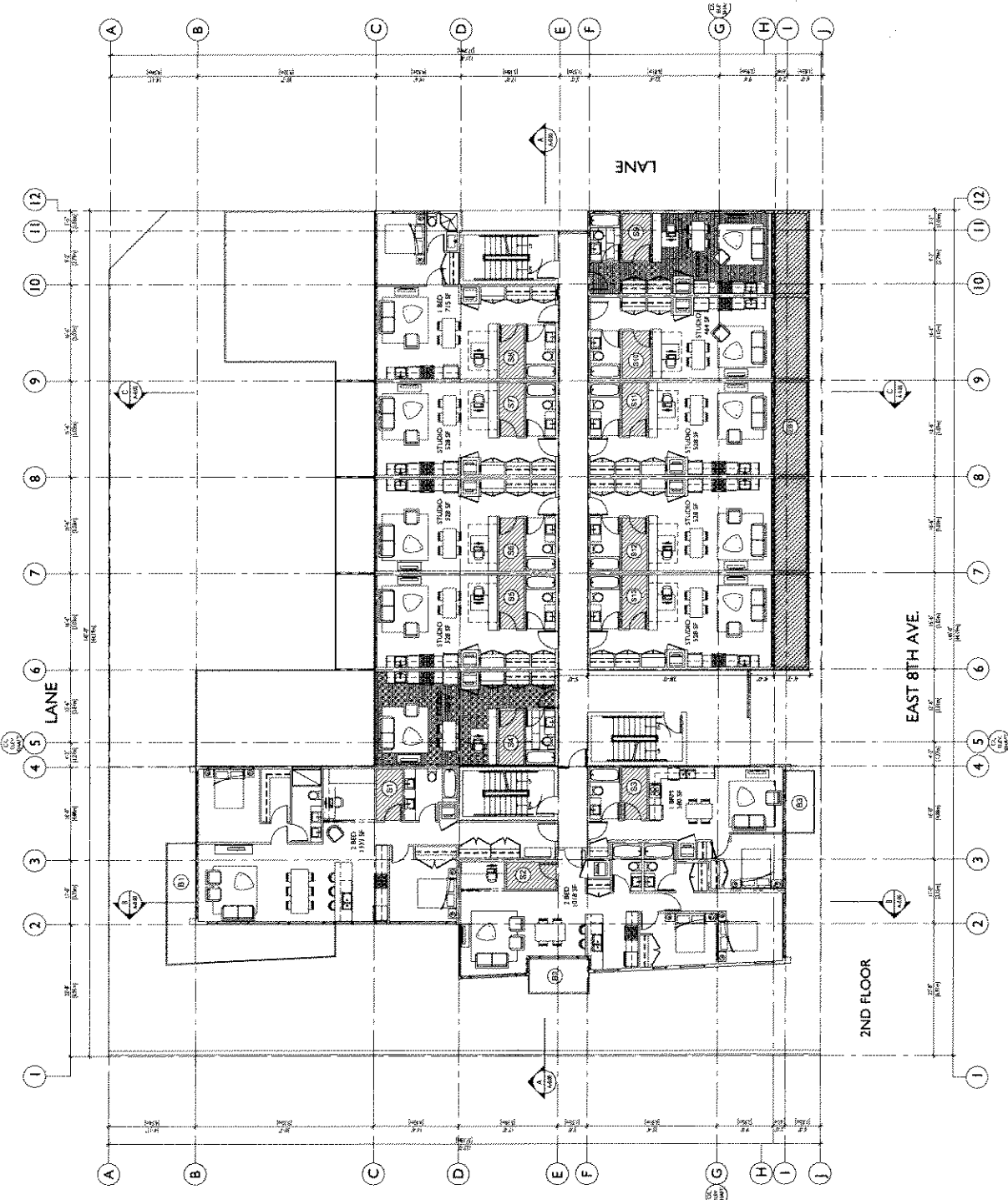
125 EAST 8TH AVENUE

FIXED USE DEVELOPMENT  
 LEVEL 2 - FSR

DATE: 10/13/11  
 DRAWN BY: JMM  
 CHECKED BY: JMM  
 SCALE: AS SHOWN  
 JOB NUMBER: 1038

**A-7.02**

SECTION	AREA	PERCENTAGE	AREA (SQ. FT.)	PERCENTAGE	AREA (SQ. FT.)
LAND REDUCTIONS	1.0	0.0	0.0	0.0	0.0
	2.0	0.0	0.0	0.0	0.0
	3.0	0.0	0.0	0.0	0.0
	4.0	0.0	0.0	0.0	0.0
AMENITY REDUCTIONS	5.0	0.0	0.0	0.0	0.0
	6.0	0.0	0.0	0.0	0.0
	7.0	0.0	0.0	0.0	0.0
	8.0	0.0	0.0	0.0	0.0
STORAGE REDUCTIONS	9.0	0.0	0.0	0.0	0.0
	10.0	0.0	0.0	0.0	0.0
	11.0	0.0	0.0	0.0	0.0
	12.0	0.0	0.0	0.0	0.0
INCLUDED BALCONY EXCLUSIONS	13.0	0.0	0.0	0.0	0.0
	14.0	0.0	0.0	0.0	0.0
	15.0	0.0	0.0	0.0	0.0
	16.0	0.0	0.0	0.0	0.0
TOTAL					



Appendix D; page 25 of 31



NOTES

NO. REVISIONS

DATE

BY

FOR

NO.	REVISIONS	DATE	BY	FOR
1	ISSUE FOR PERMITS	10/10/18		
2	ISSUE FOR PERMITS	10/10/18		
3	ISSUE FOR PERMITS	10/10/18		
4	ISSUE FOR PERMITS	10/10/18		
5	ISSUE FOR PERMITS	10/10/18		
6	ISSUE FOR PERMITS	10/10/18		
7	ISSUE FOR PERMITS	10/10/18		
8	ISSUE FOR PERMITS	10/10/18		
9	ISSUE FOR PERMITS	10/10/18		
10	ISSUE FOR PERMITS	10/10/18		
11	ISSUE FOR PERMITS	10/10/18		
12	ISSUE FOR PERMITS	10/10/18		

125 EAST 8TH AVENUE

MIXED USE DEVELOPMENT

LEVEL 3-5 - FSR

DATE: 10/10/18

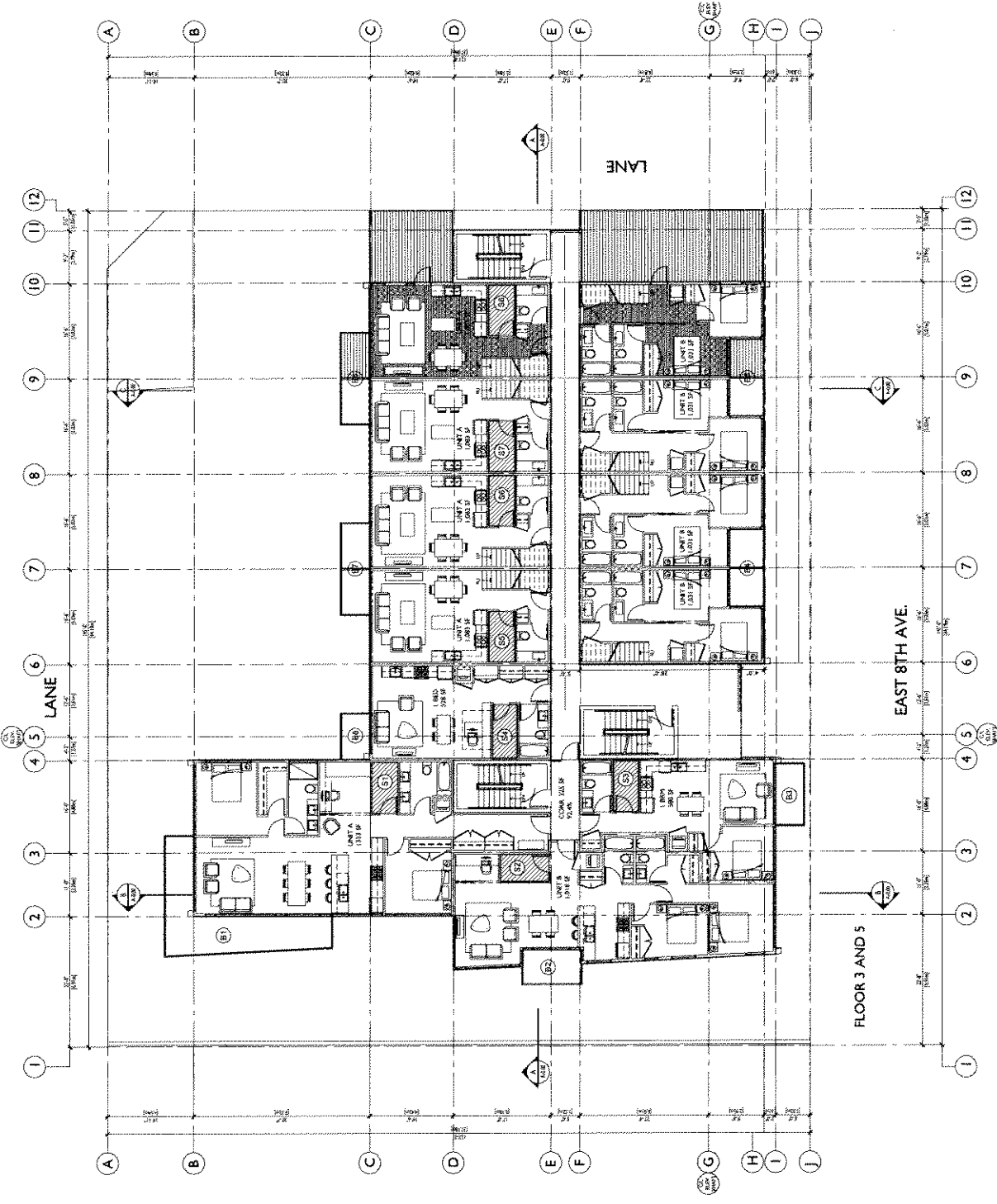
DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 10/31/18

FOR: [Signature]

A-7.03





NOTES  
 1. SEE GENERAL NOTES

REVISIONS  
 NO. DATE DESCRIPTION

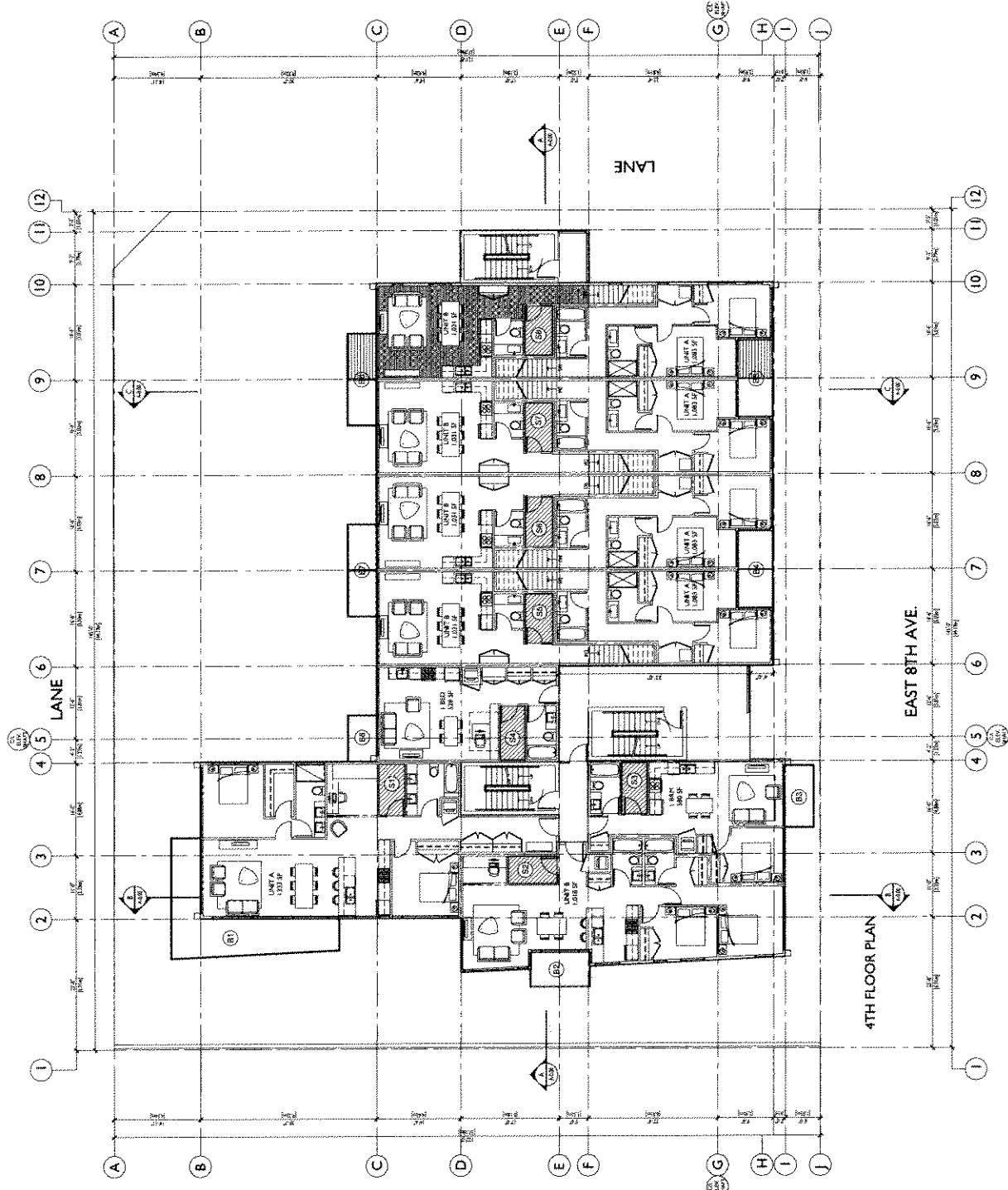
PROPERTY FLOOR	AREA	FINISHES	WALLS	FLOOR	CEILING	MECHANICAL	PLUMBING	ELECTRICAL	PAINT	GLASS	IRONWORK	OTHER
4TH FLOOR	AREA 1	WALLS	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
		FLOOR	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
		CEILING	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
4TH FLOOR	AREA 2	WALLS	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
		FLOOR	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
		CEILING	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
4TH FLOOR	AREA 3	WALLS	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
		FLOOR	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
		CEILING	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

125 EAST 8TH AVENUE

MIXED USE  
 DEVELOPMENT  
 LEVEL 4 - FSR

DATE: 10/15/14  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 SCALE: AS SHOWN  
 JOB NUMBER: 1038

A-7.04



Appendix D, page 27 of 31



NOTES  
 1. SEE DRAWING

REVISIONS  
 1. SEE DRAWING

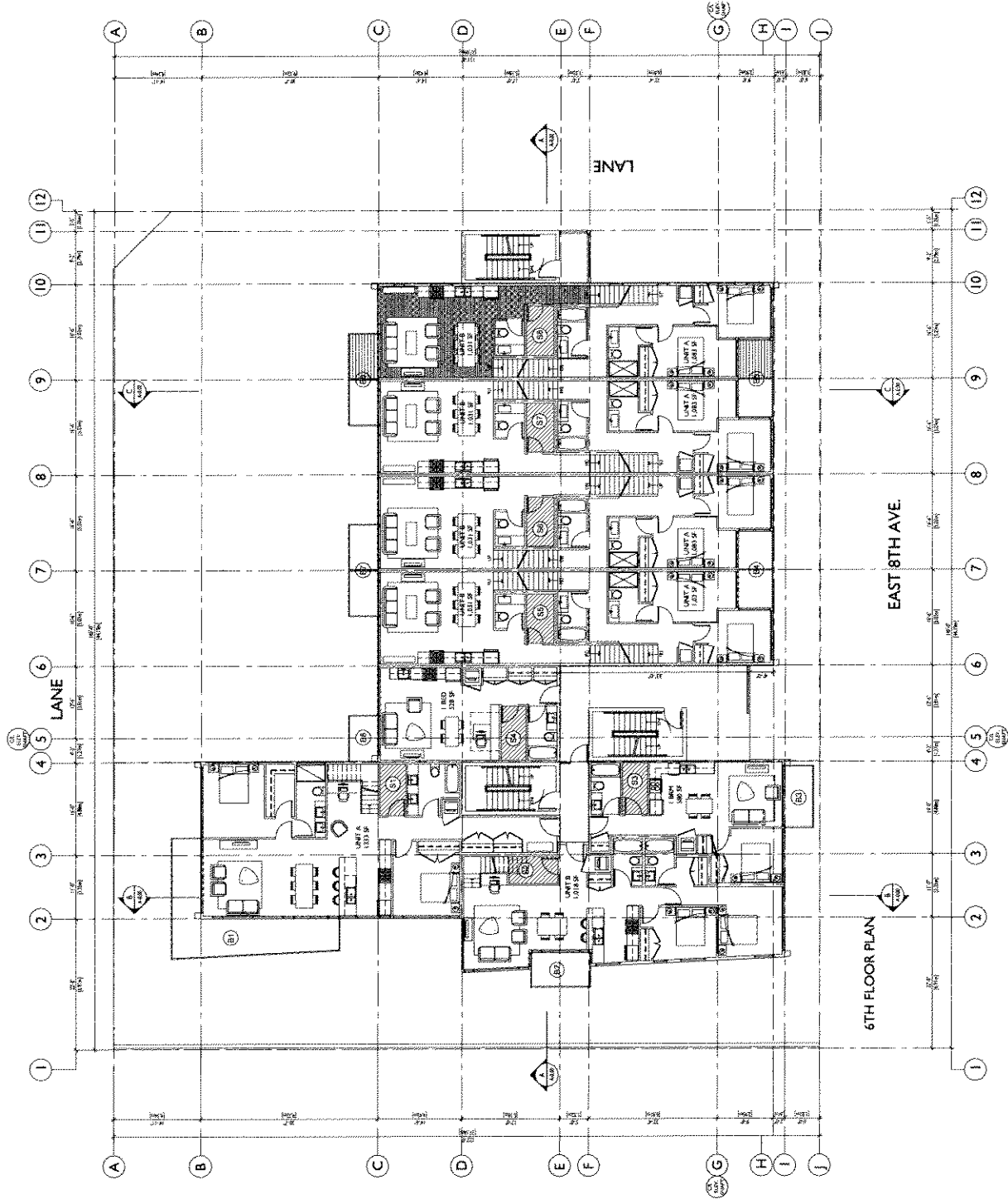
DATE FLOOR	AREA	PERCENT	REMARKS
6TH FLOOR	10,000	100%	100%
<b>AREA DEDUCTIONS</b>			
1.1	100%	100%	100%
<b>ABILITY DEDUCTIONS</b>			
1.1	100%	100%	100%
<b>STORAGE DEDUCTIONS</b>			
1.1	100%	100%	100%
<b>RECORDED FACILITY DEDUCTIONS</b>			
1.1	100%	100%	100%
<b>TOTAL DEDUCTIONS</b>			
1.1	100%	100%	100%

125 EAST 8TH AVENUE

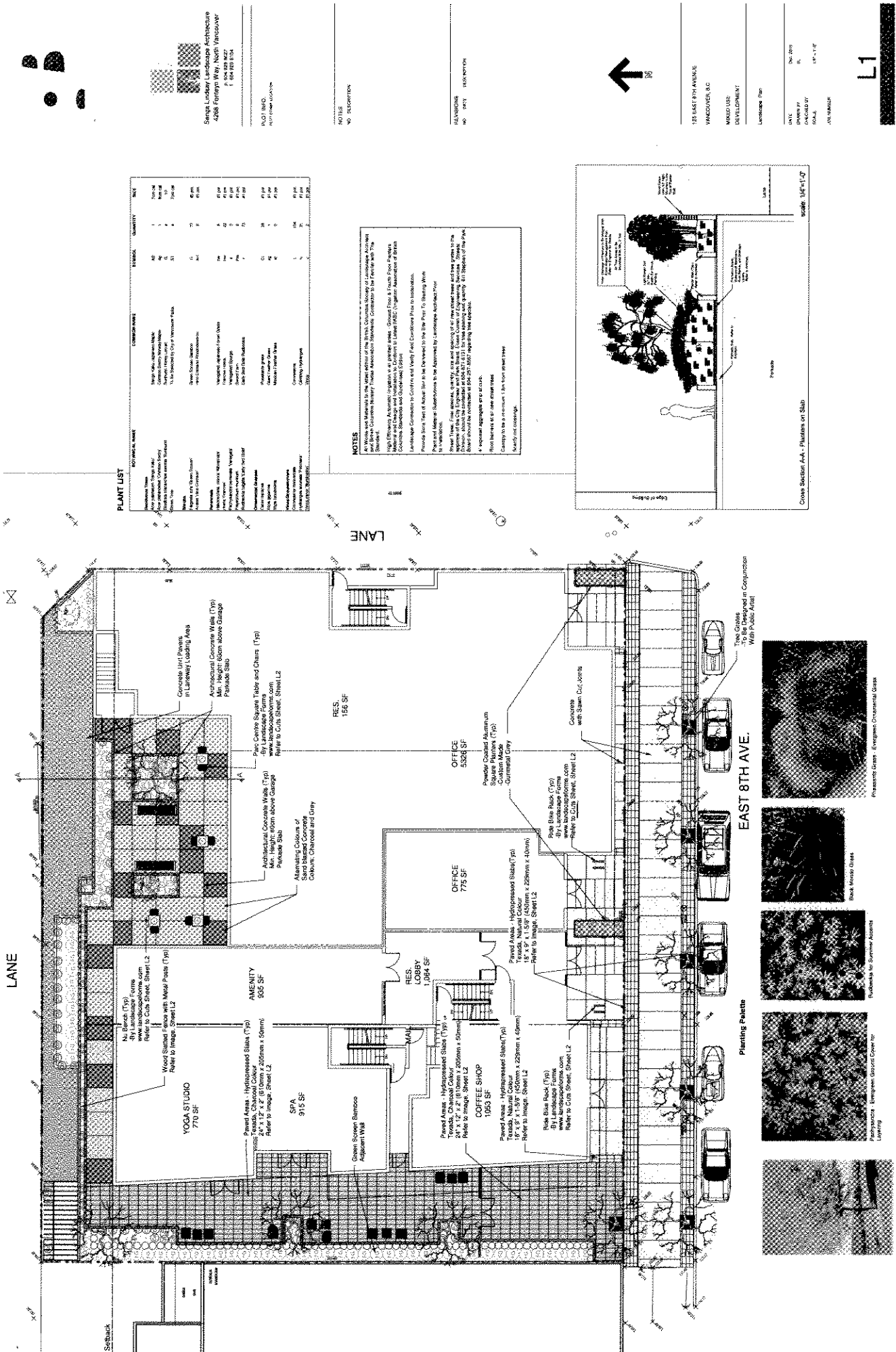
MIXED USE DEVELOPMENT  
 LEVEL 6 - FSR

DATE: 10/13/11  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 SCALE: AS SHOWN  
 JOB NUMBER: 1038

A-7.05



Appendix D : page 28 of 31



**PLANT LIST**

SYMBOL	PLANT NAME	QUANTITY	NOTE
1	10' x 10' x 10' (100mm x 100mm x 100mm)	1	10' x 10' x 10' (100mm x 100mm x 100mm)
2	10' x 10' x 10' (100mm x 100mm x 100mm)	1	10' x 10' x 10' (100mm x 100mm x 100mm)
3	10' x 10' x 10' (100mm x 100mm x 100mm)	1	10' x 10' x 10' (100mm x 100mm x 100mm)
4	10' x 10' x 10' (100mm x 100mm x 100mm)	1	10' x 10' x 10' (100mm x 100mm x 100mm)
5	10' x 10' x 10' (100mm x 100mm x 100mm)	1	10' x 10' x 10' (100mm x 100mm x 100mm)
6	10' x 10' x 10' (100mm x 100mm x 100mm)	1	10' x 10' x 10' (100mm x 100mm x 100mm)
7	10' x 10' x 10' (100mm x 100mm x 100mm)	1	10' x 10' x 10' (100mm x 100mm x 100mm)
8	10' x 10' x 10' (100mm x 100mm x 100mm)	1	10' x 10' x 10' (100mm x 100mm x 100mm)
9	10' x 10' x 10' (100mm x 100mm x 100mm)	1	10' x 10' x 10' (100mm x 100mm x 100mm)
10	10' x 10' x 10' (100mm x 100mm x 100mm)	1	10' x 10' x 10' (100mm x 100mm x 100mm)

**NOTES**

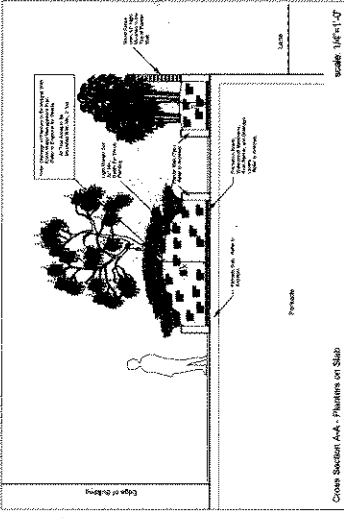
1. All Work shall be in accordance with the latest edition of the BC Building Code and the BC Building Code Supplement. The Building Code Supplement shall be used in conjunction with the Building Code.

2. All Work shall be in accordance with the latest edition of the BC Building Code and the BC Building Code Supplement. The Building Code Supplement shall be used in conjunction with the Building Code.

3. All Work shall be in accordance with the latest edition of the BC Building Code and the BC Building Code Supplement. The Building Code Supplement shall be used in conjunction with the Building Code.

4. All Work shall be in accordance with the latest edition of the BC Building Code and the BC Building Code Supplement. The Building Code Supplement shall be used in conjunction with the Building Code.

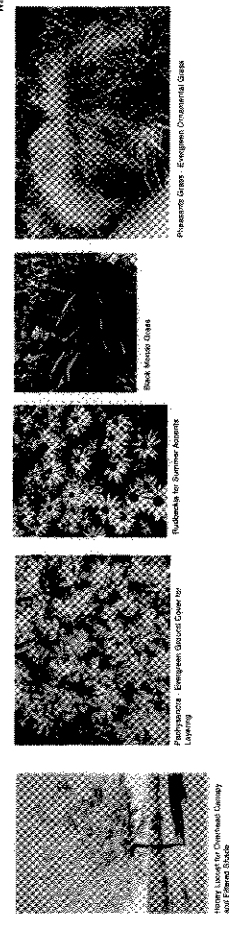
5. All Work shall be in accordance with the latest edition of the BC Building Code and the BC Building Code Supplement. The Building Code Supplement shall be used in conjunction with the Building Code.



L1

EAST 8TH AVE.

Planting Palette



Pharos Green - Evergreen Chamaecyparis

Black Mondo Grass

Pinkscape for Summer Accent

Pinkscape for Summer Accent

Pinkscape for Summer Accent

Pinkscape for Summer Accent



Stone & Lark Architecture  
 4250 Dominion Way, North Vancouver  
 P 604 933 8327  
 F 604 933 8154

PLD 11640  
 10/1/2016 10:00 AM

NOTES  
 40 03/01/2016

DATE: 03/01/2016  
 NO. 03/01/2016



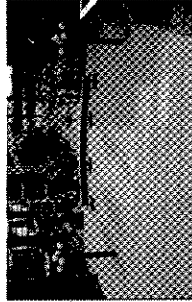
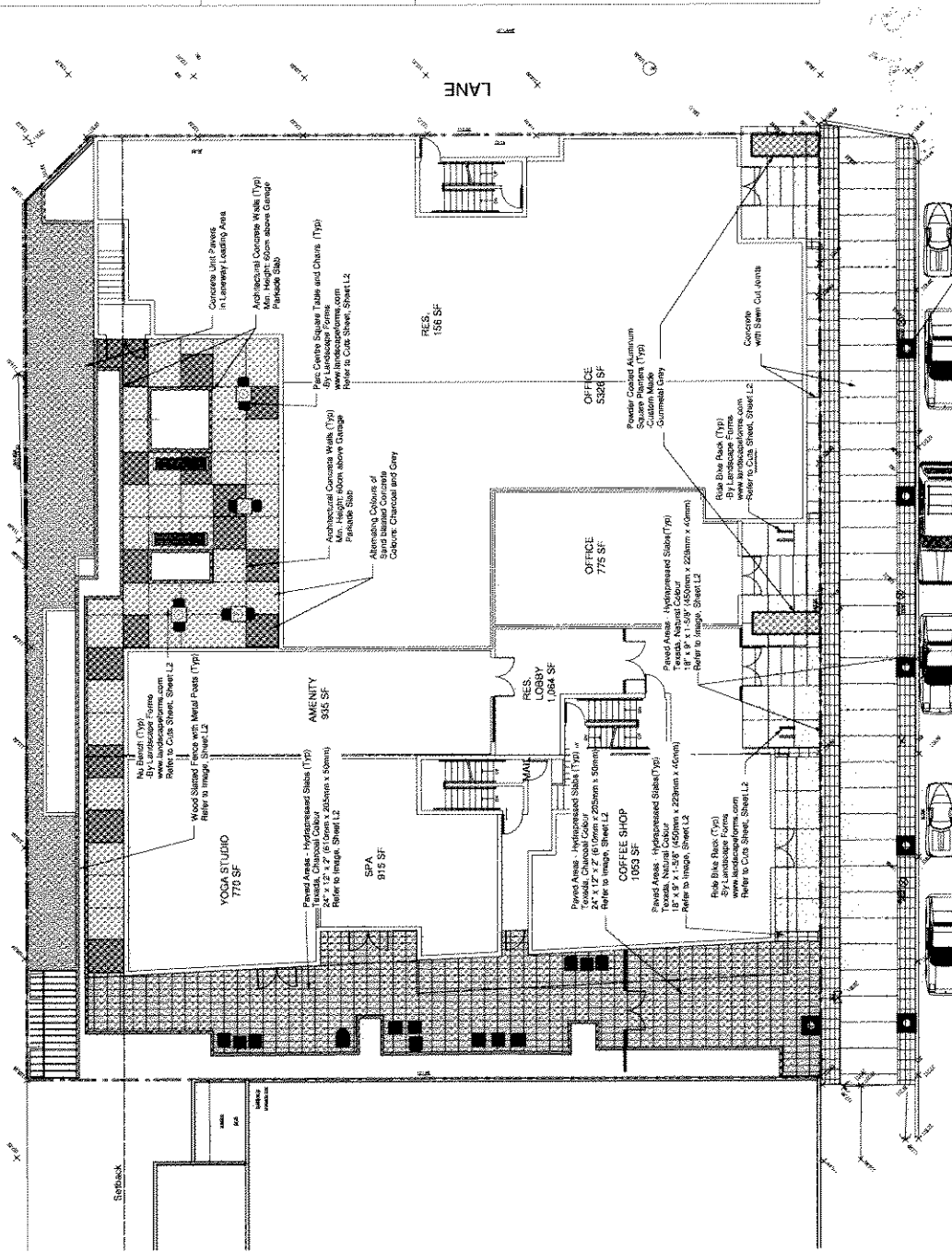
102 EAST 8TH AVENUE  
 VANCOUVER, B.C.

WREED USE  
 DEVELOPMENT

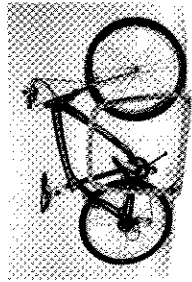
Site Plan

DATE: 03/01/2016  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1/8" = 1'-0"  
 JOB NUMBER: [Number]

L2



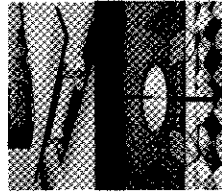
Paving Pattern



Bike Racks



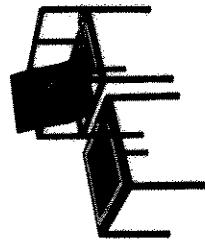
Inspiration for Tree Grate in Boulevards



Benches in Seats  
 and Adjacent  
 Table and Chairs



Fence Treatment At Courtyard



Sitting Chairs and Coffee Tables in Brewwery  
 and Adjacent Coffee Shop

Appendix D : page 30 of 31



Seng Loong Landscape Architects  
 4080 Port Moody Road, Port Moody, BC  
 Tel: 492-8827  
 Fax: 492-8828

PLOT INFO:  
 103 EAST 81st AVENUE  
 VANCOUVER, B.C.

NOTES:  
 1. SEE DESCRIPTION

REVISIONS:  
 NO. DATE DESCRIPTION



103 EAST 81st AVENUE  
 VANCOUVER, B.C.

PROJECT USE:  
 DEVELOPMENT

Roof Coverage Plan

DATE: 10/1/17  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1/8" = 1'-0"  
 JOB NUMBER: [Number]

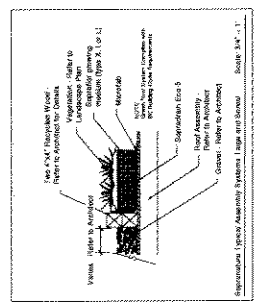
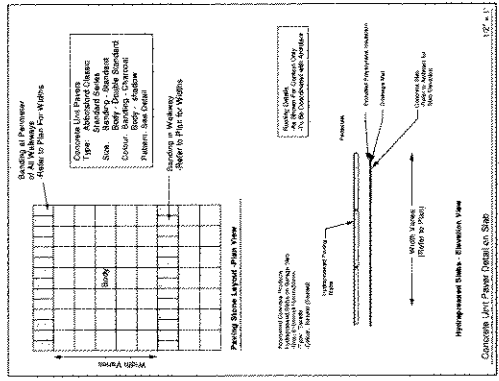
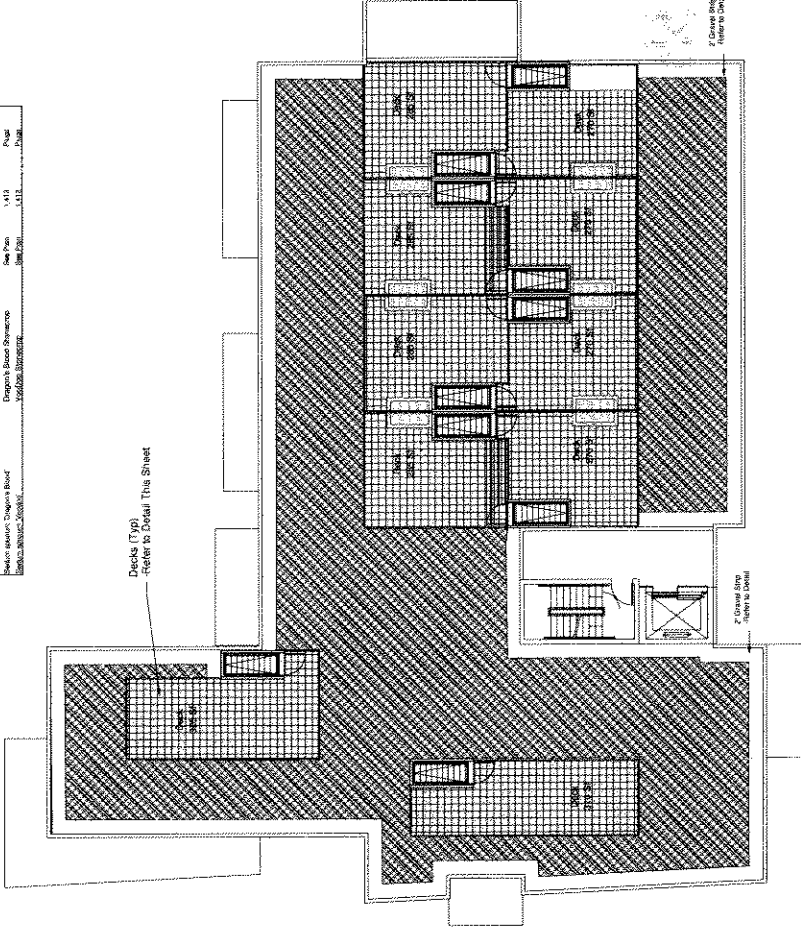
L3

**ROOF PLANTING PLAN**

Green Roof Planting (Spacing 1' x 1')

NOTE: Callouts to specific callouts with landscape element

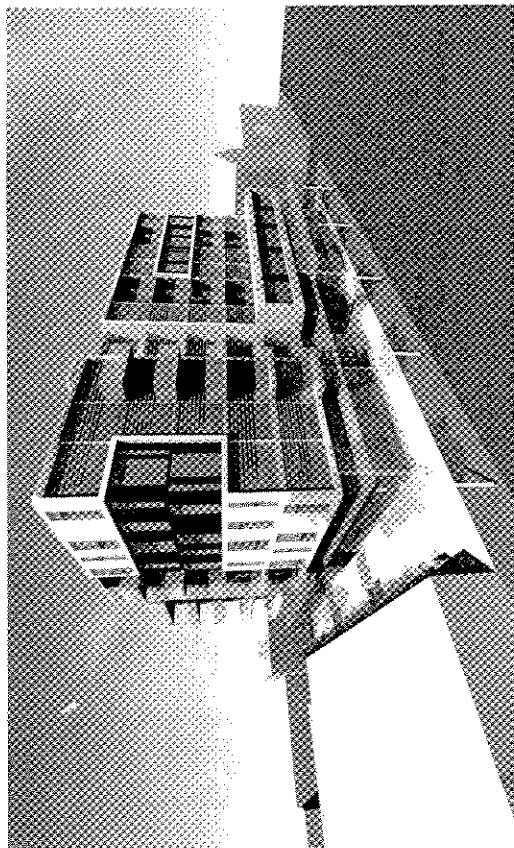
SYMBOL	COMMON NAME	SYMBOL	QUANTITY	SIZE
See Plan	Calceolaria	See Plan	1,413	Plant
See Plan	Impatiens	See Plan	1,413	Plant
See Plan	Angelica	See Plan	1,413	Plant
See Plan	English Bluebell	See Plan	1,413	Plant
See Plan	English Bluebell	See Plan	1,413	Plant



Appendix 2 ; page 31 of 31

**FORM OF DEVELOPMENT**

The overall massing of the main building is expressed as two separate components perched over a commercial base, visually separated by the vertical expression of the elevator core and lobby. These two components are universally linked by a 1" wide frame which folds vertically and horizontally across each building facade.



- The 16' high commercial base is a glazed podium upon which the two banks of stacked units 'float'. This glazed perimeter wraps around the entire building broken only intermittently by the vertical circulation cores. The ground floor setbacks are irregular, easing the rectilinear form and identifying key points of entry. The setbacks also allow the opportunity to animate the street frontage by providing the landscaping and seating along this south facing edge.

- The Westerly massing comprises of a vertical linear bank of stacked units that cantilever out over the pedestrian breezeway below. This portion of the building consists of larger one and two bedroom suites and is pulled back from the side yard property line to help maximise the potential for glazing and optimise daylighting and views.

- The Easterly massing has a more horizontal expression that comprises of a variety of single level and dual level 'scissor' units. The latter units span the building with daylight and cross ventilation at both ends. The second floor units are fronted with enclosed balconies and grouped together by a horizontal brick frame. This frame is aligned with the commercial frontage below to help create a two-storey streetwall. The units flanking the lane on the East elevation are split by another vertical circulation tower which helps break up the overall massing and generate added visual interest.

- The elevator lobbies, corridors and stair core have been strategically glazed to permit natural daylighting and cross ventilation.

- The breezeway and deep lane side setback allow for generous opportunities for exterior landscaped amenity space, all of which sits in a conceding gesture above the parking entry, loading bay and garbage area. Complementing these spaces are private landscaped roof decks or the penthouse units and significant additional dedicated green areas.

**ARCHITECTURAL CHARACTER**

The contemporary design of the proposed building sets a new precedent for emerging architecture in the C3-A district. The folding expression of the frame helps to visually minimise the overall building height yet provide a strong architectural identity to the building, respectfully bridging between the scale of the existing and proposed contextual development along East 8th Avenue. The part of the North / South orientation presents a clearly read composition with a straightforward expression of the individual suites contained within the building. On the North and South facades the layered levels of glass and spandrel maximise the daylight and outlook opportunities while the East and West facades are composed of a contrasting mix of fully glazed walls and vertical slot window expressions within the wrapping frame. Solar shading will be strategically applied to the South and West facades to help mitigate solar gain during the summer months.

The material palette for the exterior cladding is reflective of the buildings location, balancing between contemporary residential design and more traditional industrial architecture. Glass and steel have been interwoven with brick and metal panel to create an overall composition befitting of the local neighbourhood.



1 2 5 E A S T 8 T H

DESIGN RATIONALE





# The 'Big Picture'

## Selected Highlights of Draft Community Plan Directions

### Zoning Changes Suggested in Community Workshops and Open Houses

#### Key sites

Note: Zoning regulates the use and development of property, including maximum height, site coverage, and floor area.

**SITE** →

- Broadway West**
- enhance the block streets
  - from MUC
  - add existing storefront
  - create north permeability

- investigate creating walkable, shopping neighborhood hub at Broadway and Clark

- provide more parking and street alternatives housing in Henry Phoenix
- create new walkable and transit-oriented neighborhood with integrated transit connections

- Uptown**
- create business-oriented heart
  - create new neighborhood
  - create new community facilities

- Broadway East**
- provide new shopping area
  - create new transit-oriented heart
  - create new community facilities

- create new business-oriented heart
- create new neighborhood
- create new community facilities

- Uptown**
- create business-oriented heart
  - create new neighborhood
  - create new community facilities

- create new business-oriented heart
- create new neighborhood
- create new community facilities

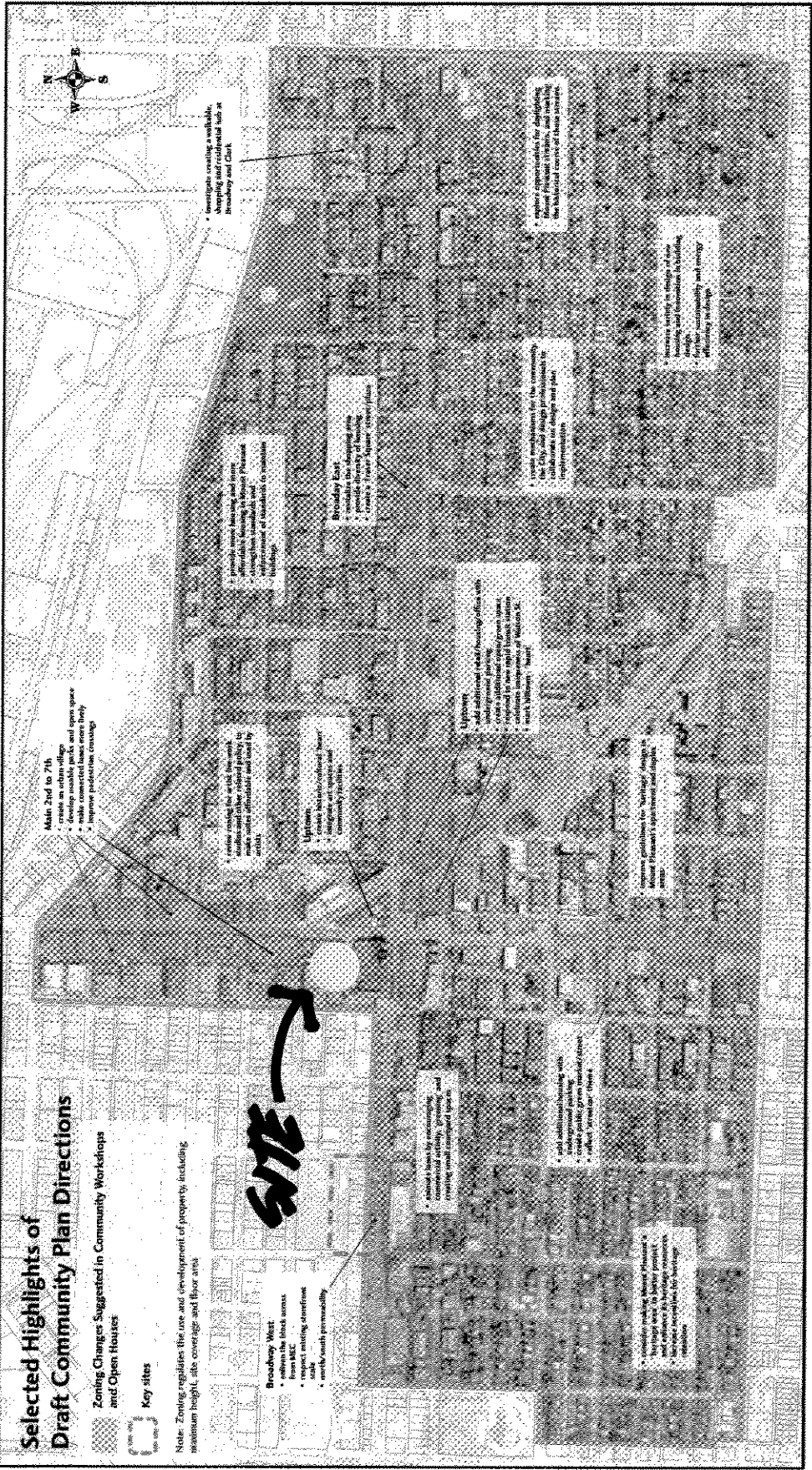
- explore opportunities for strengthening the downtown core, including
- creating new walkable and transit-oriented neighborhood

- create new business-oriented heart
- create new neighborhood
- create new community facilities

- create new business-oriented heart
- create new neighborhood
- create new community facilities

- create new business-oriented heart
- create new neighborhood
- create new community facilities

- increase walking to design of new
- create new walkable and transit-oriented neighborhood





# Summary of Principles and Policy Options/Directions for Mount Pleasant's Shopping Areas

- create an urban village
- develop useable parks and open space
- make connected lanes more lively

**SITE**

- enliven the block across from MEC
- respect existing storefront scale
- north/south permeability

- revitalize the shopping area
- provide diversity of housing
- create a 'Fraser Square' street/plaza

- create historic/cultural 'heart'
- integrate art spaces and community facilities

- add additional retail/housing/office with underground parking
- create additional open/green space
- respond to new rapid transit station
- celebrate uniqueness of Watson St.
- mark Hilltown - 'heart'

- add additional housing with underground parking
- create public green market/street
- reflect 'streetcar' theme

Zoning Changes Suggested in Community Workshops

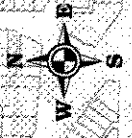


Key sites

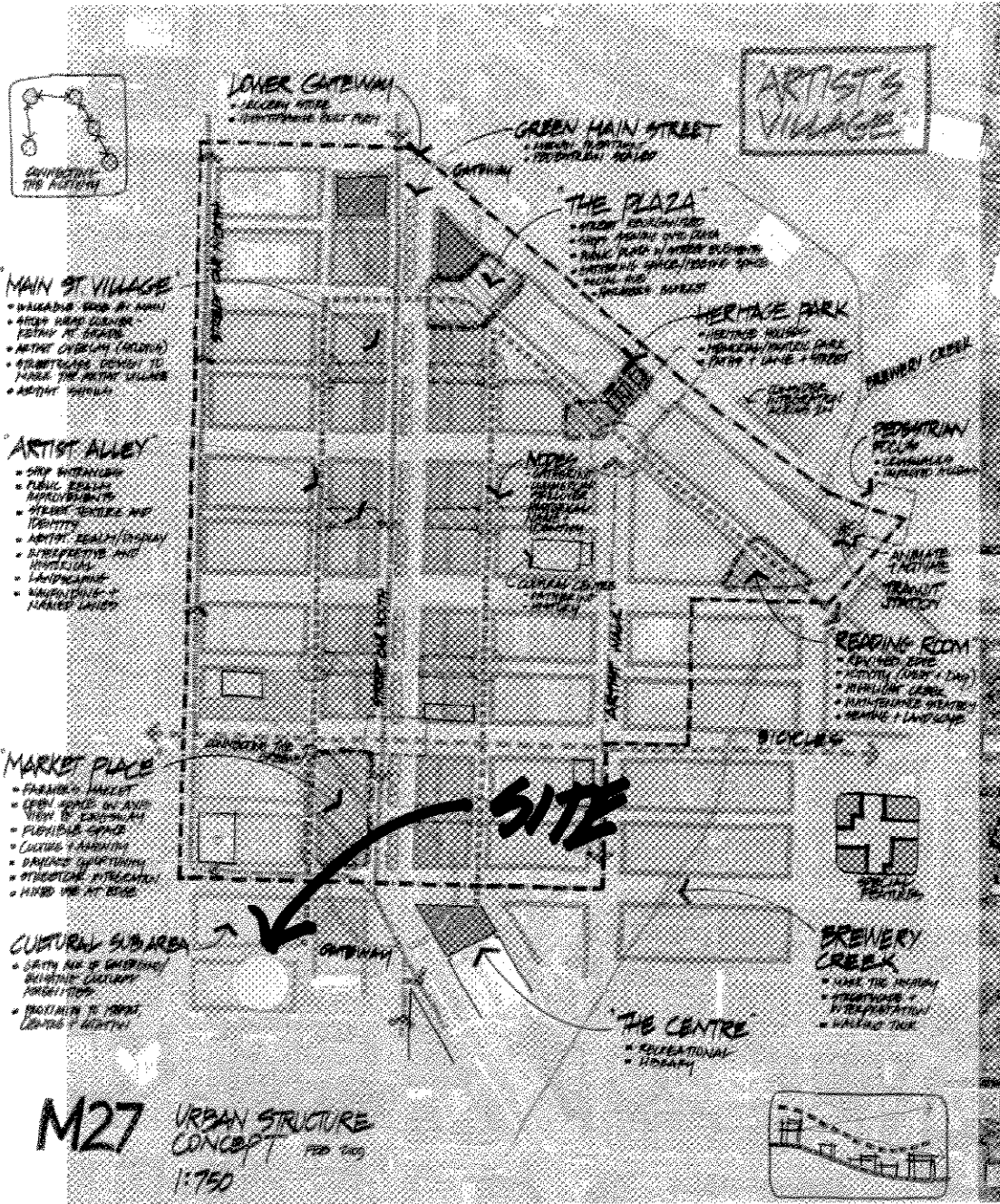
No clear direction suggested in Community Workshops

No Zoning Changes Suggested in Community Workshops

Note: Zoning regulates the use and development of property, including maximum height, site coverage and floor area

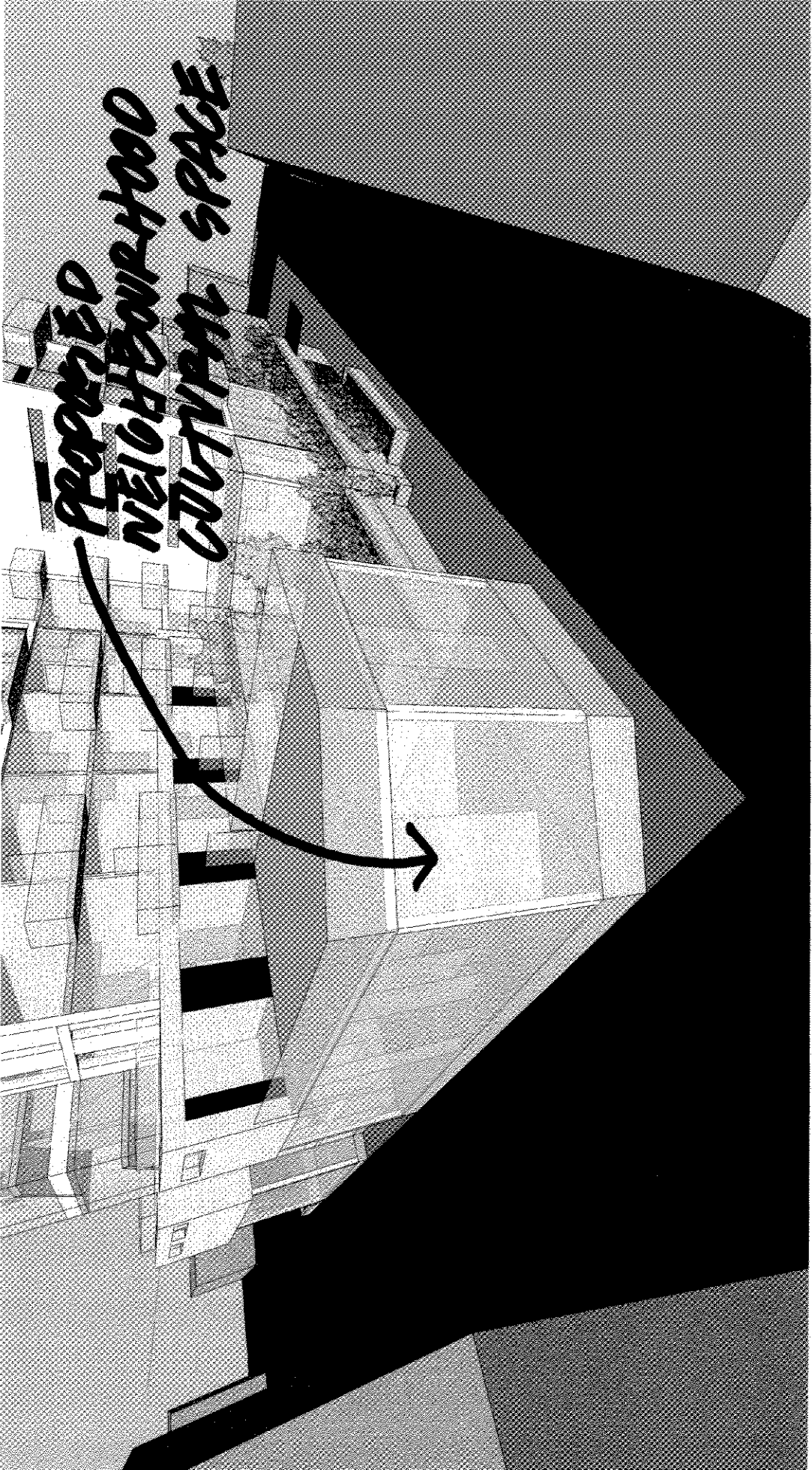


**APPENDIX F 2 of 3**



Main 2nd to 7th Light Industrial Area

1:750



APPENDIX G