
CITY OF VANCOUVER
COMMUNITY SERVICES GROUP

DEVELOPMENT PERMIT STAFF COMMITTEE REPORT
MAY 18, 2011

FOR THE DEVELOPMENT PERMIT BOARD
JUNE 13, 2011

538 WEST 7TH AVENUE (COMPLETE APPLICATION)
DE414388 - ZONE C-3A

DM/MS/DA/LH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
R. Thé, Engineering Services
L. Gayman, Real Estate Services
C. Tapp, Social Planning
D. Naundorf, Housing Centre
T. Driessen, Park Board

Also Present:

D. Morgan, Urban Design & Development Planning
M. So, Development Services
D. Autiero, Development Services

APPLICANT/PROPERTY OWNER:

Mr. Grant Lin
Yuanheng West 7th Development Ltd.
#608-650 W 41st Avenue
Vancouver, BC
V5Z 2M9

ARCHITECT

W.T. Leung Architects
Suite 300 - 973 W. Broadway Street
Vancouver, B.C.
V5Z 1K3

EXECUTIVE SUMMARY

- **Proposal:** To construct a mixed use commercial/residential building containing commercial uses on the ground floor and 51 units on the second through ten floors and two levels of underground parking room the lane. The project is seeks a 10% Heritage Density Transfer (3,860.8 sq. ft.) from donor sites 135 Keefer Street and 163 W. Hastings Street.

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

● **Issues:**

1. Upper Massing
2. Public Realm Treatment

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

THAT the Board APPROVE Development Application No. DE414388 submitted, the plans and information forming a part thereof, thereby permitting the development of a mixed use commercial/residential building containing commercial uses on the ground floor and 51 units on the second through ten floors and two levels of underground parking from the lane, 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 reduce building bulk and improve the skyline profile, shaping and tapering the top floors of the upper massing;

Note to Applicant: Upper massing reconfiguration is to be achieved through a reduction in floor area to conform to Standard Condition A.1.1.

- 1.2 design development to improve the public realm along W 7th Avenue and associated commercial space in the following manner:

- 1.2.1 lower the entry level of the commercial unit #530 so it is level with the grade of the sidewalk;

Note to Applicant: Entry doors should be at sidewalk level to allow good connectivity to the street, avoiding physical and visual barriers between the street and the commercial frontage. Remove or internalize exterior ramps and stairs. (See Design Condition 1.2.3) In consultation with the City Engineer, consider further modifications to the parking ramp slope to enable a lower floor slab.

- 1.2.2 increase the floor to floor height of the ground level commercial unit #530, by approximately 5 ft (1.5m);

Note to Applicant: The minimum final floor to floor height should be approximately 16 ft (4.87 m). The extra height can be achieved by removing or relocating 2nd floor residential units.

- 1.2.3 remove all above grade structures between the building frontage and the property line;

Note to Applicant: The ramp structure and large planters create physical and visual barriers between the street and the commercial frontage. Planters need to be in ground and level with the sidewalk, lowering the parking slab as required. (See Landscape Condition #A.1.14)

- 1.2.4 reduce the depth of the entryway for commercial unit #530, while maintaining a smooth transition between varying building setbacks of the adjacent context;

Note to Applicant: The recessed entryway appears too private and at odds with the public realm objectives of C-3A Design Guidelines for commercial uses.

- 1.2.5 extend and enlarge the windows of the commercial unit # 530; and

Note to Applicant: The commercial frontage needs greater transparency as seen from the street and more opportunities for greater connectivity with the

public realm, providing an interesting and varied pedestrian experience. Commercial windows should be as large and transparent as possible, avoiding small residential sized windows. Consider incorporating operable windows to allow terrace seating area at the street edge.

- 1.2.6 provide more weather protection along the building frontage;

Note to Applicant: The objective is to provide enough weather protection to make the pedestrian experience more comfortable in wet weather. A Canopy Application will be required if weather protection encroaches on City property.

- 1.3 design development to address livability for the following conditions:

- 1.3.1 improve neighbourliness, reducing and pulling back the roof top terraces from the parapet edge to avoid direct overlook of the open balconies below at the 10th floor level; and

- 1.3.2 add weather protection for the open 10th floor balconies.

- 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 ¹			117.1 ft. x 109.9 ft.
Site Area ¹			12,869.3 sq. ft.
Floor Area ²	Overall 38,607.9 sq. ft. Heritage Density Transfer (10%) <u>3,860.8 sq. ft.</u> Total 42,468.7 sq. ft.		Commercial 5,004.7 sq. ft. Residential 37,645.5 sq. ft. Heritage Density Transfer (resid.) <u>3,860.8 sq. ft.</u> Total 46,511.0 sq. ft.
FSR ²	Overall 3.00 FSR Heritage Density Transfer (10%) <u>0.30 FSR</u> Total 3.30 FSR		Commercial 0.39 FSR Residential 2.92 FSR Heritage Density Transfer (resid) <u>0.30 FSR</u> Total 3.61 FSR
Balconies ³	Enclosed 1,660.3 sq. ft. Total 3,320.5 sq. ft.		Open 1,889.8 sq. ft. Enclosed 1,576.2 sq. ft. Total 3,466.0 sq. ft.
Height	Outright 30.2 ft Conditional unspecified		Top of Parapet Wall 92.06 ft. Top of Guardrail 95.30 ft. Top of Elev. Mach. Rm. 99.69 ft.
Horizontal Angle of Daylight ⁴		Habitable rooms shall have at least one window which is located so that a plane or planes extending from the 50 degrees, or two angles with a sum of 70 degrees, shall be unobstructed over a distance of 78.7 ft.	Bedrooms facing the east property line between levels 3 to 5 and bedrooms facing the west property line on levels 3 and 4 do not comply.
Parking	Small Car max.) 14 sp (25%)	Commercial 5 sp Residential <u>49 sp</u> Total 54 sp Disability Sp.(resid.) 3 sp	Commercial Standard 4 sp Small Car 0 sp Disability 1 sp Residential Standard 37 sp Small Car 12 sp Disability <u>2 sp</u> Total 56 sp Small car spaces 12 sp Disability spaces 3 sp
Bicycle Parking		CI A CI B Commercial 0 sp 0 sp Residential <u>64 sp</u> <u>6 sp</u> Total 64 sp 6 sp	CI A CI B Commercial 0 sp 0 sp Residential <u>65 sp</u> <u>6 sp</u> Total 65 sp 6 sp

Loading		CI A Comm'l 0 sp Resid'l 0 sp Total 0 sp	CI B 1 sp 0 sp 1 sp	CI C 0 sp 0 sp 0 sp	Commercial 0 sp Residential 0 sp Total 0 sp	CI A 0 sp 0 sp 0 sp	CI B 1 sp 0 sp 1 sp	CI C 0 sp 0 sp 0 sp
Amenity	10,000 sq.ft. (max.)						922.6 sq. ft.	
Unit Type					One-bedroom Two-bedroom Total		34 units 17 units 51 units	

¹ **Note on Site Area and Site Size:** The site size and site area are based on the information provide on the submitted legal survey and City Building Grades which is inconsistent with the information provided on the Summary Data page. Standard Condition A.1.3 seeks correction on the Summary Data Page to reflect proper site size and area.

² **Note on Floor Area and FSR:** The Floor Area and FSR exceed the maximum conditionally permitted in C-3A District Schedule, which includes the 10% Heritage Density Transfer. The proposed floor area figure does not include the overage of open balcony areas, but it does include the bulk storage areas that do not comply with the Administrative Bulletin. Standard Condition A.1.1 seeks compliance with the maximum permitted Floor Area and FSR, and Standard Condition A.1.2 seeks the provision of a "Letter A" which identifies the donor site for the proposed heritage density.

³ **Note on Balconies:** The total balcony area proposed exceeds the maximum permitted for exclusion from the computation of FSR. Standard Condition A.1.1 seeks compliance with the maximum permitted FSR.

⁴ **Note on Horizontal Angle of Daylight:** Bedrooms on levels 3 to 5 facing the east property line and bedrooms on levels 3 and 4 facing the west property line do not comply with the Horizontal Angle of Daylight requirements. Standard Condition A.1.4 seeks an analysis of this regulation on the drawings, noting rooms that do not comply. Staff is prepared to support a relaxation to the Horizontal Angle of Daylight Regulations for the bedrooms facing both west and east property lines on the respective levels. (Refer to Summary of Relaxation on page15).

Guideline Analysis- Central Broadway C-3A Urban Design Guidelines (Fairview Slopes Sub-Area)

	RECOMMENDED	PROPOSED
Sect. 2.7 Street Trees	Tree characteristics should include one type of deciduous tree, two inch caliper minimum planted every twenty feet.	4 street trees are provided as per City of Vancouver Standards. Sidewalk treatment to conform to standard public realm treatment for commercial streets. See Standard Condition A.2.7
Sect. 2.8 Parking & Servicing	Lanes should be retained for access and truck parking.	Parking and servicing is accessed from the lane.
Sect. 2.10 Rain Protection	Buildings on both north and south sides of West Broadway should offer rain protection to pedestrians.	Not located on the Broadway arterial although more rain protection is sought along the commercial frontage. See discussion page 11, See Condition 1.2.6.
Sect. 3.1 Street Wall Length & Height	Building facades should be built to the street property line. South side of the street can be continuous up to 2 storeys or 30 ft in height. South side of 8 th Avenue, (similar to 7 th Ave.) 20 ft high allowing sun to penetrate to the front yards of the housing on the north side.	Street wall is continuous, maintaining a 2 storey 20 ft height across the frontage and a partial 30 ft high wall on the eastern portion, stepping back on the 3 rd floor to improve sun access to the street. Staff consider response appropriate to the scale and well resolved. (See discussion page 10)
Sect. 3.5 Height Restrictions	Upper massing up to a maximum 120 ft, for a 100 ft frontage site (subject to meeting height restrictions as noted below) and should occupy no more than 67% of the street frontage. Higher buildings should be oriented to maximize sun penetration and views to the north. New development in the blocks between 6 th and 10 th , Heather to Cambie should not obstruct views of City Hall and not exceed city datum of 250 ft.	The proposed height to the top of the elevator / mechanical penthouse is 99.69 ft with the top of the rooftop guardrail at 95.30 ft is less than the maximum recommended height for this area. The tower element at its maximum width is 61% of site frontage, less than the guideline's recommendations. The proposal does not exceed established city datum and is consistent with established view cones heights of recent development.
Sect. 3.6 Materials & Colour	The area is characterized by many lightly coloured, smooth textured finishes.	The dark brown colour of the brick is considered appropriate, given the light coloured silver metal accent panels and the need for more contextual variation.

• **Legal Description**

Lot: J + K
Block: 320
District Lot: 526
Plan: 16754

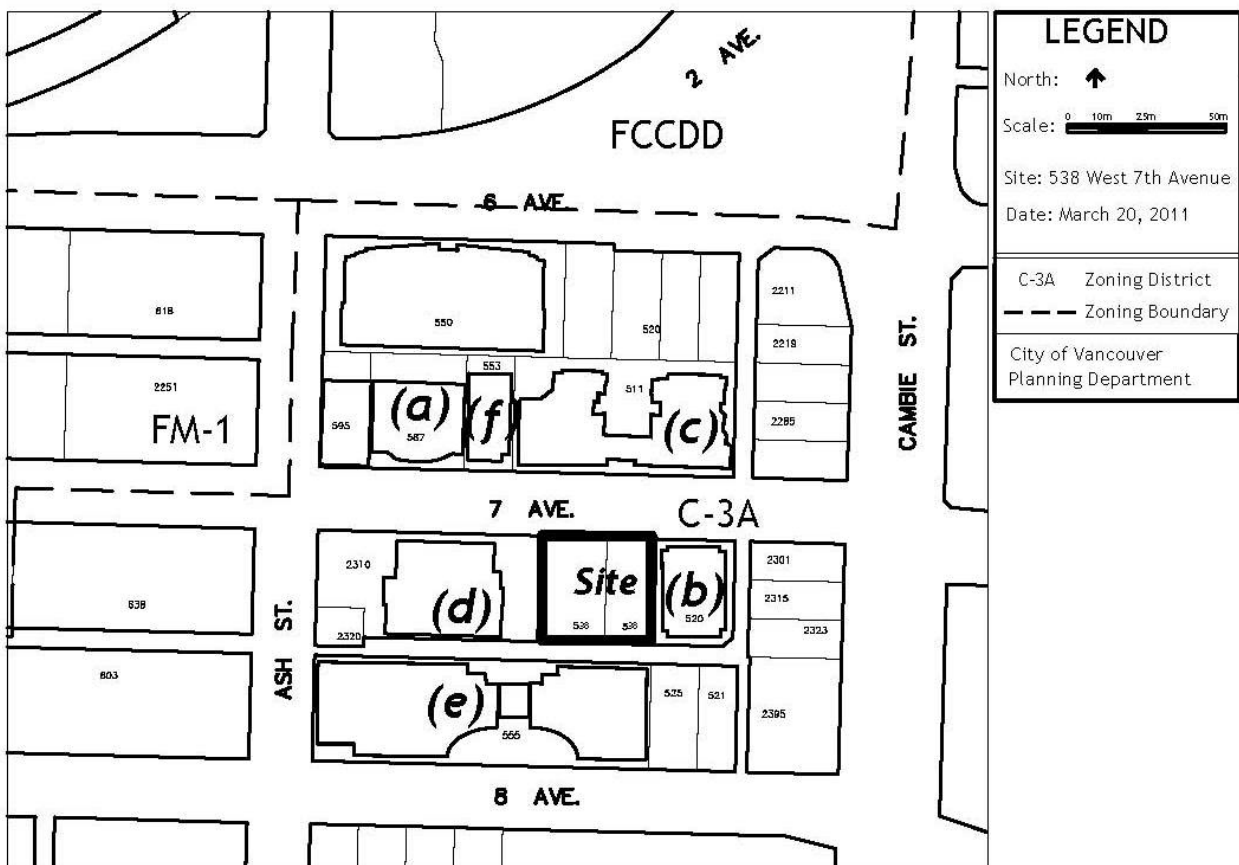
• **History of Application:**

11 03 10 Complete DE submitted
11 05 04 Urban Design Panel
11 05 18 Development Permit Staff Committee

• **Site:** The site is located on the south side of the 500 block of West 7th Avenue, between Ash Street and Cambie Street. The site has a frontage of 117.03 ft. and a depth of 109.92 ft, with a level grade. The present use of the site is an auto body shop with a wide curb cut accessing the centre of the site. West 7th Avenue is a Greenway and a City Bike Route. There is a sewer easement running through the eastern half of the site and lane access dedicated from the site in 1977.

• **Context:** The context is varied with no particular pattern of use or building typology. Buildings typically are low and mid rise in height. Significant adjacent development includes:¹

- (a) 587 West 7th Avenue - 8 storey - Elev 116.9 FT (208.27 ft old City Datum) - residential
- (b) 520 West 7th Avenue - 4 storey - Elev 92.3 FT - (183.67 ft old City Datum) residential
- (c) 511 West 7th Avenue - 4 storey - Elev 94.2 FT - (185.57 ft old City Datum) mixed use retail/residential
- (d) 2310 Ash Street - 6 storey - Elev 139.1 FT -(230.47 ft old City Datum) retail/office
- (e) 555 West 8th Avenue - 6 storey - Elev 154.8 FT-(246.17 ft old City Datum) mixed use office/residential
- (f) 553 West 7th Avenue - 7 storey - Elev 74.4 FT- (165.77 ft old City Datum) residential, recently permitted



¹ Elevations unless otherwise stated are Geodetic. To convert to the old City Datum add 91.37 ft. Note: The C-3A Guidelines reference the old City Datum Elev. 250 ft (Elev 158.63 Geodetic) to establish a build to line to preserve views of City Hall.

● **Background:** During the initial enquiry staff acknowledged this block is a transitional area of uses and building heights and supported either commercial or residential uses at grade. Staff advised that the building height needed to be compatible with adjacent taller buildings and not encroach into existing views of City Hall. The upper massing should be narrow as possible to preserve views both north and southward and allow natural light onto W 7th Avenue. In 1977, the previous owner undertook a lane dedication of 10' at the rear of the site to provide future access to the site from the rear yard. At the enquiry stage, the applicant was advised that floor area would be calculated based on the post dedicated site area.²

● **Applicable By-laws, Guidelines and Official Development Plan:**

1. C-3A District Schedule
2. Central Broadway C-3A Urban Design Guidelines
3. Central Area Plan: Goals and Land Use Policy C-3A - Central Broadway
4. Greenhouse Gas Emission Reduction Plan

1. C-3A District Schedule

Use: Retail use is an outright approval use and residential use a conditional approval use in the C-3A District.

Density and Height: The outright density permitted is 1.0 FSR with a maximum conditional density of 3.0 FSR in accordance with Section 4.7 of the C-3A District Schedule. A transfer of heritage density up to 10 percent of the maximum permitted density is permitted under Section 4.7.5 of the C-3A District Schedule.

The outright height is 9.2 m (30.2 ft.). The height can be increased to a maximum which is unspecified in the District Schedule through Section 4.3 of the Zoning and Development By-law. Increases to density and height may be permitted provided the Development Permit Board first considers:

- the overall resolution of the building and its effect on the surrounding areas, including existing views;
- the amount of open space, the design and general amenity provided by the proposal;
- traffic, pedestrian amenity and livability of any dwelling uses; and
- submissions of any advisory group, property owner or tenant.

2. Central Broadway C-3A Urban Design Guidelines: Fairview Slopes Sub-area:

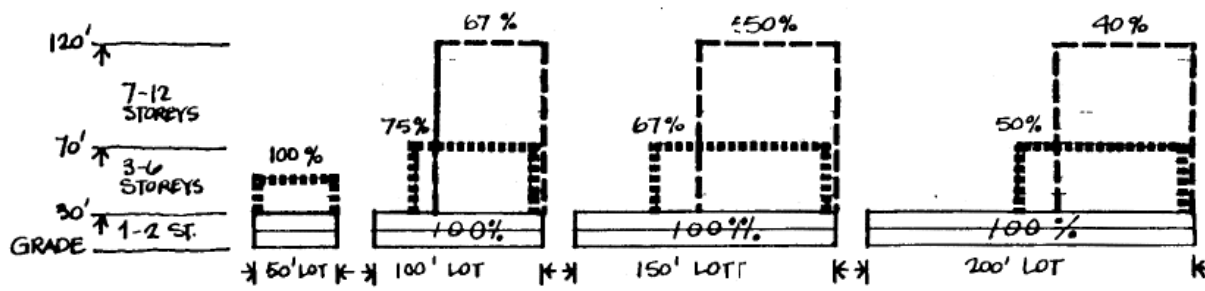
In summary, the intent of the Guidelines as they relate to this development, are:

- to encourage residential uses;
- to allow private views through thinner mid-rise and tower massing;
- to ensure that parking, loading and services are accessed from the lane system; and
- to provide street trees and continuous pedestrian weather protection.

² Density rights calculated on pre dedicated site area if not realized at the time of dedication are typically not transferable to future developments.

Figure 1 From Central Broadway C-3A Urban Design Guidelines

The suggested Guideline massing is illustrated below:



Height Restrictions: New development between 6th and 10th Avenue, Heather to Cambie Streets should not obstruct views of City Hall, as seen from the downtown and bridges crossing False Creek. Roof elevations should not exceed an elevation of 158.62 ft Geodetic (Elev 250 ft. Old City Datum)

3. Central Area Plan: Goals and Land Use Policy C-3A - Central Broadway: In summary the objectives of the Central Area Plan they relate to this application are as follows:

- Create neighbourhoods outside the Broadway office uptown area where housing is the dominant use; and
- Allow choice of use in limited areas in order to permit a mix of housing and office development.

4. Greenhouse Gas Emission Reduction Plan: On March 29, 2010, Council approved a report called "Vancouver's Community Climate Change Action Plan". The Community Climate Change Action Plan identifies policies to meet GHG emission reduction targets, including the following as they could be applied to this development application:

- smart growth land use planning;
- regulation of new building energy performance;
- neighbourhood scale renewable district energy systems;
- programs and infrastructure to support sustainable transportation; and
- programs and infrastructure to support the use of lower carbon vehicles and fuel.

• **Response to Applicable By-laws, Guidelines and Official Development Plan:**

Use: The proposed commercial uses at grade are supportable, given the mix of uses at grade along this part of W 7th, with no prevailing pattern of use. Residential uses above the street level are considered optimum.

Height: The proposed height at 99.69 ft, Elev. 143.83 ft (235.2 ft old City Datum) is less than the maximum permitted height of Elev 158.63 (Elev 250 ft old City Datum) and compatible with the adjacent context of taller buildings. (See Context Map) Although marginally higher than the adjacent building to the west it is lower than the building south across the lane within the view line towards City Hall and therefore consistent with the intended lower building skyline to preserve views of City Hall and staff support the proposed height.

Density and Massing: The Urban Design Panel thought the massing was generally well handled given the site's height restrictions and supported the proposed density of 3.29 FSR, but expressed concern that more shaping of the upper massing would enable a still better fit, noting that as a consequence of the height restrictions to preserve City Hall views, has resulted in a more squatter looking building than would otherwise be the case.³

Staff has reviewed these suggestions and concur that further shaping of the upper massing is warranted and indeed possible, without increasing overall building height. These recommendations are provided under Design Condition 1.1.

Material Treatment and Expression: The proposed materials are predominately a dark chocolate coloured brick, with silver metal panel accents. The material choices are considered to be of high quality and appropriate for the building and its setting. Located mid block on a side street within a mixed context, this is essentially a background building that reinforces the overall emerging pattern of built form in the C-3A Fairview Slopes sub area.

Public Realm & Commercial Spaces at Grade: Public realm upgrades are to meet current city wide standards for Greenways. (See Engineering Conditions A.2.7 thru A.2.10) Staff consider the commercial spaces at grade a supportable use, however further refinement is sought to improve their overall design performance and relationship to the public realm. Clarification is sought on the actual proposed use of the commercial space, identified on the plans as either retail or office. (Standard Condition A.1.4) Design issues, as they relate to the public realm and commercial space at grade would include the following and are address under Condition 1.2:

- *Floor elevation of the commercial unit #530 and exterior pedestrian ramp:* The entry floor elevation of the commercial space should be level with the sidewalk grade not requiring stairs or ramps for entry access. Staff would recommend the stairs and ramp are internalized or to consider lowering the floor elevation.
- *Floor to floor height of the commercial unit #530:* At just over 11 ft floor to floor, this space is considered low for commercial uses, especially retail. Staff would recommend a minimum height increase to the floor to floor of approximately 5 ft. for a total increase to the floor to floor height of approximately 16 ft, without any increase to the overall building height.
- *Large in ground planters and ramp structure:* These large bulky structures interrupt a contiguous ground plane and create physical barriers between the street and the commercial frontage. (See also Landscape Condition A.1.15)
- *Deep entries:* Staff would recommend that small deeply recessed commercial entryway for commercial unit #530 be modified for a better street interface.
- *Window Expression:* The windows of the commercial unit #530 are considered too small and residential in expression and staff would recommend these be modified to better suit commercial uses.
- *Lack of weather protection:* As a general principle, continuous protection is desirable along commercial frontages for the obvious benefit of shopping and walking comfort. Staff would recommend more extensive weather protection.

³ Subsequent to the UDP's review, staff's technical analysis noted that the proposed density calculations were incorrectly based on the pre dedicated site area instead of the post dedicated, as was previously advised and that further reductions in floor of approximately 4,000 SF area will be required. See Technical Chart on page 4 and Standard Condition A.1.1.

Livability: The proposed building is carefully sited to respect adjacent buildings and to maintain adequate spatial separation between them. There is a good variety of one and two bedroom units, most with multiple orientations, good daylight access and natural ventilation. Because of the proximity to adjacent development, some of the lower bedrooms do not comply with the horizontal angle of daylight provision in the C-3A District Schedule for an unobstructed distance of 79 ft (24 m) but meet the relaxation requirement of 12 ft (3.7 m). Staff would recommend support for this relaxation.

All units have direct access to private outdoor space. Two common indoor amenity spaces have been provided; one of medium size and double height in volume and another smaller room with access to common garden plots. Privacy and overlook between units and neighbours in most part has been satisfactorily addressed with the exception of 2 balconies on the 10th floor which are exposed directly to private roof decks above. Finally, two other balconies on the 10th floor lack weather protection. These relatively minor livability issues are itemized under Condition 1.3.

Sustainability: This application proposes shared garden plots, exterior solar shading on the south elevation, and designated areas for recycling as part of its sustainability measures. In addition, it addresses policies identified in the Community Climate Change Action Plan to reduce green house gas emissions in the following ways:

- Further densification of urban land, up to 3.29 FSR;
 - Proximity of living units to public transportation, along the Cambie and Broadway corridor;
 - New development that is required to meet higher COV energy performance targets;
 - Bike racks and storage as required by the Parking Bylaw; and
 - Provision of future charging stations in the parking structure as required by the Parking By-Law.
- **Conclusion:** Staff consider this a well designed mid block building that will contribute positively to the streetscape and the surrounding public realm. The discretionary earning of height above 30 ft, up to 99.69 ft and increases in density from 1.0 to 3.29 FSR has been achieved in the following manner:
- redevelopment & remediation of an industrial ("brown") site, including the removal of curb cuts;
 - significant public realm upgrades and "normalization" of preferred street uses, subject to Condition 1.3;
 - building massing that provides a good neighbourly fit and is a positive contribution to the skyline, subject to Condition 1.1;
 - high quality of livability and good variety of units;
 - high quality material and expression subject to Condition 1.2

On that basis staff would recommend support of this application.

URBAN DESIGN PANEL: Support

The Urban Design Panel reviewed this application on May 4, 2011, and provided the following comments:

EVALUATION: SUPPORT (9-1)

Introduction: Dale Morgan, Development Planner, introduced the proposal in the Fairview Slopes area to construct a 10-storey building with two levels of underground parking on West 7th Avenue between Cambie and Ash Streets. Retail/commercial space is planned at grade with 51 dwelling units. He noted that the applicant is seeking a discretionary increase in height from and outright of 30 feet to 100 feet with a 10% heritage density transfer. Mr. Morgan described the context noting that the area has a mix of social housing, residential, office and commercial uses. He also noted that there were a number of concerns including some proximity issues and respect for the light well in the social housing

project so it is not shadowed. Mr. Morgan described the key aspects of C-3A as they related to the application. Originally the applicant had proposed residential at grade however any residential use in conjunction with commercial uses requires a 35 foot setback in C-3A precluding the possibility of having ground oriented residential at grade (townhouses). The applicant is proposing two commercial/retail units that are largely shaped by the location of the residential entry and the parking ramp. Mr. Morgan noted that there are no sustainable targets required in C-3A at present. Mr. Morgan stated that there are a number of issues that need to be addressed by the applicant including the height of the commercial space relative to grade, the floor to floor of 11 feet in the commercial, lack of weather protection along the street frontage, greater transparency on the commercial frontage and the colour palette for the exterior of the building.

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

- **Density & Massing:** The application proposes a density of 3.0 FSR plus an additional 10% transfer of density from the heritage bank for a total density of 3.29 FSR. In addition there is a height limit to protect views of City Hall. Can this site absorb this extra density and is the massing well handled?
- **Livability:** General comments of livability with particular regard to privacy impacts related to the shared garden space. Additional comments are requested on the proposed height of the small commercial/office space with a floor to floor height of 11 feet.
- **Public Realm Treatment:** Commercial uses have been proposed for the ground level, although the context is varied with office, commercial and residential uses that transitions from the commercial precinct of Cambie Street to the residential enclave west of Ash along West 7th Avenue. The applicant has chosen commercial uses, set back from the street with the residential entry in the centre, dividing the commercial uses into two smaller units. Comments are requested on the public realm treatment interface between the commercial/retail uses and the street.
- **Material Expression:** Is the dark brick a good fit for the proposed massing relative to the surrounding context?

Mr. Morgan took questions from the Panel.

Applicant's Introductory Comments: Wing Ting Leung, Architect, further described the proposal noting the office building to the west basically has no street access and is about a foot above the sidewalk. He said his preference would be to have townhouses but understands that the zoning doesn't allow for commercial on one side with townhouses. The light well on the neighbouring building is unusual so they have tried to pull the building as far away as possible to get some separation.

Darren Swift, Landscape Architect, described the landscape plans noting the fairly narrow garden with screening so that the community can enjoy the space. He agreed that they would work on improving the planters along the sidewalk to get more direct access into the building.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to the east commercial unit;
- Design development to improve the overall expression of the buildings;
- Consider the addition of outdoor amenity spaces on the tower roof;
- Consider demonstrating energy reduction intentions more clearly.

Related Commentary: The Panel supported the proposal and thought the density, height and massing was appropriate for the site although some of Panel members thought the density could be reduced to

improve the building's expression, and that the density proposed was what seemed to be the limit that the site could support. Their concern was related to both the perceived bulk of the tower mass as well as what was considered an abrupt resolution to the tower's top. The applicant was urged to look at measures to lighten the tower bulk at its top floors to improve how it meets the sky.

Several Panel members had some concerns regarding the retail at the eastern end of the project. It was suggested that the external expression seemed more like a townhouse expression and thought the applicant should take another look at the design. One Panel member noted that there didn't seem to be any place for signage. Also, a couple of Panel members thought the floor to floor height on the ground floor needs to go higher.

The Panel agreed that there wasn't any liveability issues considering it was an urban context. They thought there was enough amenity space that was useable. The Panel thought the public realm was a bit weak with the lack of weather protection although one Panel member thought the weather protection would be at the expense of the landscaping.

The Panel supported the dark coloured brick and thought it was a nice contrast within the frames, and the overall problematic neutral colour of the Vancouver skyline. One Panel member thought more "sparkle" and a less-predictable vocabulary could be added to the design to make a stronger contribution to the neighbourhood.

The Panel thought the planters seemed like a barrier in the public realm and should be moved to mask the ramp. One panel member suggested the applicant look at the size of the trees and the species as some of the trees might get too large for the space. The west deck seemed chopped up and other ways should be sought to improve privacy. A Panel member suggested opening up the amenity deck to the urban agriculture and another Panel member suggested greening the roof deck. As well a number of Panel members thought the tower roof could be made useable with the addition of an outdoor amenity or other uses.

Regarding sustainability, a couple of Panel members suggested in order to earn the density and height, the applicant could demonstrate energy performance strategies better in the building expression.

Applicant's Response: Mr. Leung thanked the Panel for their comments.

ENGINEERING SERVICES

There is a sewer easement on the eastern half of the site securing access for sewer infrastructure connecting the lane and W 7th Ave. The applicant has acknowledged this and plans to relocate the sewer line to the lane to the east. Arrangements are required to reflect this change. (See Condition A2.3)

The 500 block of W 7th Ave is part of the Midtown Greenway. City wide Greenway standards are required as part of the development. (See Conditions A.2.7 through A.2.9)

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

SOCIAL INFRASTRUCTURE

PLAY AREA AND AMENITY ROOMS

The proposed 10 storey building on this site, includes 17 units with two or more bedrooms (33% of total units) which may be suitable for families with children. The High Density Housing for Families with Children Guidelines are therefore applicable to the plans for this site.

Consistent with the guidelines, a multi-purpose amenity room, with accessible washroom is proposed on main floor with a second smaller amenity room on the third floor. Design development is required to the proposed main floor amenity room to add a kitchenette and storage closet. (See Standard Condition A.1.16) The third floor amenity room is adjacent to and provides overlook of an outdoor semi-private amenity area. Design development is needed to this outdoor amenity area to include an area suitable for a range of children's play activity. Play equipment is not required for the children's play area, but a soft surface play area and creative landscape/play features (such as balancing logs and boulders, a small/tangible water stream or feature, creative motor-skills developing features etc.) which provide a myriad of creative play opportunities for a range of ages is encouraged. (See Standard Condition A.1.17)

URBAN AGRICULTURE

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The "Urban Agriculture Guidelines for the Private Realm" encourage edible landscaping and shared gardening opportunities in private developments. Plans for 538 West 7th Avenue include garden plots. To meet the intent of the Urban Agriculture Guidelines for the Private Realm, design development is needed to include edible landscaping and to include the necessary supporting infrastructure, such as a compost bin, tool storage, hosebibs and a potting bench. (see Standard Condition A.1.18)

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 April 19, 2011, 393 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website.

There was one formal response to the notification, which raised concerns of the notification process as they had submitted a letter of opposition to a previous application and they felt that their comments were either ignored or dismissed as the proposal received approval.

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 [and Official Development Plan (*if applicable*)] it requires decisions by both the Development Permit Board and the Director of Planning.

With respect to the decision by the Development Permit Board, it requires the Board to consider a By-law relaxation, per Section 4.10 [Horizontal Angle of Daylight] of the By-law. The Staff Committee supports the relaxations proposed.

J. Greer
Chair, Development Permit Staff Committee

D. Morgan
Development Planner

M. So
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

Standard Technical Conditions

- A.1.1 compliance with Section 4.7.1 – Floor Space Ratio, of the C-3A District Schedule of the Zoning and Development By-law;

Note to Applicant: The proposed floor area exceeds the maximum conditionally permitted, which includes the 10% Heritage Density Transfer. The total proposed balconies exceed the maximum eligible for exclusion from FSR. Floor areas that have been labeled bulk storage, but do not comply with the minimum 201.3 ft³ (5.7 m³), are not eligible for FSR exclusion and have been included in the residential floor area calculations.

- A.1.2 provision a “Letter B” which confirms the donor site for the Heritage Density Transfer to this site;

- A.1.3 provision of correct site area and site size to be indicated in the Summary Data Sheet;

Note to Applicant: Floor area and FSR calculations are based on the legal site size and area indicated on the submitted Legal Survey.

- A.1.4 submission of detailed accurate, complete and fully dimensioned floor plans;

Note to Applicant: Dimensions used to calculate the floor areas should be reflected on the floor plans. The dimensions confirming floor areas for various uses should be provided. Detailed FSR overlays are required showing how the ground floor commercial and residential components are calculated. Analysis of Section 4.10 – Horizontal Angle of Daylight – should be provided on the drawings, noting rooms which do not comply.

- A.1.5 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.1.6 Indication on the plans any proposed amenity space, including details regarding type, finishing, equipment and/or furnishings;

- A.1.7 Provision of a proper disability access to the residential lobby from the proposed disability space located on the surface parking area;
-

A.1.8 notation on plans stating that:

- "A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces";
- "The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law"; and
- "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.1.9 compliance with Section 6.3 - Class A Bicycle Spaces, of the Parking By-law;

Note to Applicant: Modification of the design of the proposed Class A Bicycle spaces as follows:

- At least 20% of the Class A Bicycle spaces to be located in lockers (Section 6.3.13A);
- Clearly indicate a door at the end of the Bicycle space (Section 6.3.18);
- An electrical outlet is required for each two Class A Bicycle spaces (Section 6.3.21);
- A minimum of 50% of the required Class A bicycle spaces shall be provided for the bicycles to be placed horizontally (Section 6.3.13); and
- No more than 30% of the required Class A bicycle spaces may be vertical (Section 6.3.13).

A.1.10 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.1.11 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.1.12 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 as concurred with or amended by the Medical Health Officer (Senior Environmental Health Officer);
- 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.1.13 provision of a more substantial (layered) shrub planting within planters at the lane edge to soften the landscaping as a visual amenity at the lane edge (illustrated on the Landscape Plan);

Note to Applicant: In addition to the proposed groundcover, combine with hardy drought tolerant wall shrubs or vines to cover bare walls.

- A.1.14 provision of notation on the detail drawings to confirm planting medium depth in built-in planters, to meet the BCSLA latest standard;
- A.1.15 provision of an additional large scale section (1/4"=1' or 1:50) illustrating the public realm interface extending from the building façade to the curbed street edge showing proposed trees on private property and the relationship to the underground slab of the parkade roof. The parkade roof slab may (will) need to be notched or angled downward, in order to provide an adequate planting depth.

Social Planning/Housing Centre/ Cultural Affairs

- A.1.16 design development to the main floor amenity room to include a kitchenette, and storage closet;
- A.1.17 design development to include an area suitable for children's play activity in the semi-private open space on the third floor to accommodate creative play opportunities for a range of ages;

Note to applicant: Particular care should be given to avoid the use of toxic plants and landscaping materials in and around common outdoor amenity areas. Edible landscaping is sought. Play equipment is not required, and creative landscape/play features (such as balancing logs and boulders, a small/tangible water stream or feature, creative motor-skills developing features etc.) which provide a myriad of creative play opportunities for a range of ages is encouraged.

- A.1.18 design development to the outdoor amenity area garden plots to include a compost bin and necessary supporting infrastructure, such as tool storage chest or closet, hosebibs and potting benches;

A.2 Standard Engineering Conditions

- A.2.1 consolidation of Lots J & K Block 320, DL 526, Plan 16754 is required;
- A.2.2 submission of a separate canopy application;
- A.2.3 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the relocation of the sewer line currently located within Lot J, and for the subsequent release of Right of Way E22760;
- A.2.4 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a natural water course covenant are required;

Note to Applicant: Engineering Services records indicate there may be a natural watercourse on site.

- A.2.5 Provision of an access corridor from the loading space to the eastern commercial unit #530;

Note to Applicant: Currently, this commercial unit does not have access to the loading.

- A.2.6 arrangements to the satisfaction of the General Manager of Engineering Services to provide unrestricted access to the parking and loading areas;
-

Note to Applicant: Utility poles are located in the lane and restrict access to parking and loading. Further design development of the parking and loading areas is required and utility poles must be correctly referenced on plans. Possible pole removal or relocation may be considered by the applicant in consultation with the appropriate utility companies.

A.2.7 provision of a separate application to the General Manager of Engineering Services for street trees and or sidewalk improvements is required;

A.2.8 notation regarding sidewalk changed to read "CIP concrete sidewalk to COV Active Transportation standards."

A.2.9 provision of benches shall be in accordance with the standard Greenway bench design;

Note to applicant: Greenway benches shall be 6'-0" long World's Fair Park Bench Model #6737, Central Park green colour, provided by Kenneth Lynch & Sons. Substitutions shall not be approved.

A.2.10 provision of a consistent front boulevard width;

Note to applicant: Several existing sidewalk panels to the west will need to be replaced.

A.2.11 provision of the following statement added to the landscape plan and provide a revised drawing directly to Engineering for records:

i) "sidewalks are to be reconstructed from curb to property line fully at the applicant's expense"

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" 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".

A2.12 Written confirmation that all utilities will be underground, within private property and a pad mounted transformer is within private property is required. The General Manager of Engineering Services will require all utility services to be underground for this "conditional" development. All electrical services to the site must be primary with all electrical plant, which include but not limited to, junction boxes, switchgear, pad mounted transformer are to be located on private property. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant is required to show details of how the site will be provided with all services being underground. Please contact Bill Moloney at 604.873.7373 for further information.

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

A.3.1 arrangements to be made, to the satisfaction of the Director of Legal Services and the Environmental Protection Branch for a Soils Agreement;

Note to Applicant: A Waste Discharge Permit will be required at the Building Permit stage.

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 May 18, 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 **December 5, 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.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 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
 - B.2.4 The site shall be maintained in a neat and tidy condition.
 - 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 Amenity areas/common residential storage spaces of 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 commercial tenants of the building;
-

AND

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

B.2.7 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.

Processing Centre - Building comments

The following comments are based on the preliminary drawings prepared by WT Leung Architects dated Mar. 10, 2011 for the proposed development permit. This is a preliminary review in order to identify issues which do not comply with the Vancouver Building Bylaw #9419 as amended (VBBL), and includes a review of Subsection 3.2.5 "Provisions for Fire Fighting".

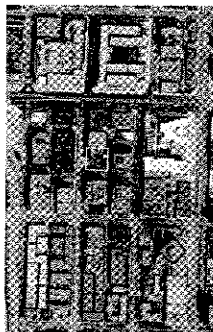
1. Building safety facilities such as central alarm and control facility, fire fighter's elevator, and stairwells equipped with standpipe connections shall be coordinated with the location of the firefighters' entrance.
2. The building is required to provide access to persons with disabilities to all public areas, common areas, including rooftop patios, storage, amenity, meeting rooms, and to areas where work functions could reasonably be expected to be performed by persons with disabilities.
3. Building construction is required to be noncombustible.
4. High-rise building and VBBL 3.2.6. requirements for high buildings apply to the entire building.
5. All entrances, exits, drive aisles and other access to off-street disability parking spaces, and egress must have a minimum vertical clearance of 2.3 m, as required by the Parking By-law.
6. This building is required to meet Enhanced Accessibility provisions [3.8.2.27..]
7. Storage garage security shall conform to 3.3.6.7.
8. * Distance between exits are not sufficiently remote from each other as per Article 3.4.2.5.
9. The amenity room and the roof top patios may require two egresses as per Article 3.3.1.5.
10. Potential dead-end corridor for suite 203 as per Sentence 3.3.1.9.(7).
11. Construction details are required for the 9 bike lockers located in level P2. Fire separation with ratings may require.

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

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response. If a "prior to" letter is not being sent, the above comments should be sent directly to the applicant.

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

Aerial Context Plan



Drawing List

Architectural

- | A1.1.01 | Project Information & Site Plan |
|---------|---------------------------------|
| A2.01 | Parking Level P2 Plan |
| A2.02 | Parking Level P1 Plan |
| A2.03 | Ground Floor Plan |
| A2.04 | 2nd Floor Plan |
| A2.05 | 3rd Floor Plan |
| A2.06 | 4th Floor Plan |
| A2.07 | 5th Floor Plan |
| A2.08 | 6th Floor Plan |
| A2.09 | 7-8th Floor Plan |
| A2.10 | 9th Floor Plan |
| A2.11 | 10th Floor Plan |
| A2.12 | Penthouse/ Roof Plan |

Project Data

Site Address:	540 West 7th Ave Vancouver, BC
Legal Description:	Lot 4-K, Block 300, Dist. 500, Plan 16754
zoning:	C3-A
Proposed Use:	Commercial & Multi-Family Residential
Site Dimensions	117' x 120'
Site Area:	14,060 sqft

andscape

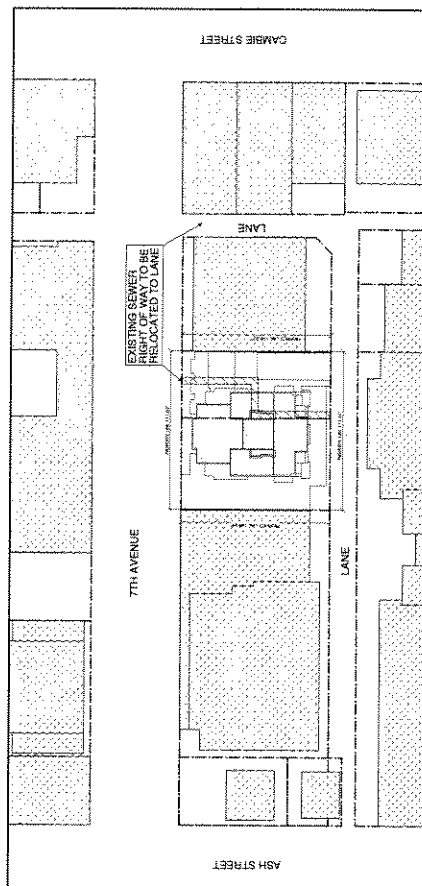
- | | |
|-----|------------------------|
| .01 | Landscape Ground Level |
| .02 | Landscape Level 2 |
| .03 | Landscape Level 3 |
| .04 | Sections & Plant List |

FSR Calculation Summary

[illegible]

Filed for
No. 224,075

Site Plan 1:500



Appendix D; page 1 of 26

Zoning

520 West 7th Avenue.

	required	reported	proposed	difference
1. 1990-91	1.03 (13.00)	30.5 (38.5)	3.20	0.35
2. 1991-92	1.03 (13.00)	30.5 (38.5)	3.20	0.35
3. 1992-93	1.03 (13.00)	30.5 (38.5)	3.20	0.35
4. 1993-94	1.03 (13.00)	30.5 (38.5)	3.20	0.35
5. 1994-95	1.03 (13.00)	30.5 (38.5)	3.20	0.35
6. 1995-96	1.03 (13.00)	30.5 (38.5)	3.20	0.35
7. 1996-97	1.03 (13.00)	30.5 (38.5)	3.20	0.35
8. 1997-98	1.03 (13.00)	30.5 (38.5)	3.20	0.35
9. 1998-99	1.03 (13.00)	30.5 (38.5)	3.20	0.35
10. 1999-00	1.03 (13.00)	30.5 (38.5)	3.20	0.35
11. 2000-01	1.03 (13.00)	30.5 (38.5)	3.20	0.35
12. 2001-02	1.03 (13.00)	30.5 (38.5)	3.20	0.35
13. 2002-03	1.03 (13.00)	30.5 (38.5)	3.20	0.35
14. 2003-04	1.03 (13.00)	30.5 (38.5)	3.20	0.35
15. 2004-05	1.03 (13.00)	30.5 (38.5)	3.20	0.35
16. 2005-06	1.03 (13.00)	30.5 (38.5)	3.20	0.35
17. 2006-07	1.03 (13.00)	30.5 (38.5)	3.20	0.35
18. 2007-08	1.03 (13.00)	30.5 (38.5)	3.20	0.35
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20. 2009-10	1.03 (13.00)	30.5 (38.5)	3.20	0.35
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26. 2015-16	1.03 (13.00)	30.5 (38.5)	3.20	0.35
27. 2016-17	1.03 (13.00)	30.5 (38.5)	3.20	0.35
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30. 2019-20	1.03 (13.00)	30.5 (38.5)	3.20	0.35
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104. 2093-94	1.03 (13.00)	30.5 (38.5)	3.20	0.35
105. 2094-95	1.03 (13.00)	30.5 (38.5)	3.20	0.35
106. 2095-96	1.03 (13.00)	30.5 (38.5)	3.20	0.35
107. 2096-97	1.03 (13.00)	30.5 (38.5)	3.20	0.35
108. 2097-98	1.03 (13.00)	30.5 (38.5)	3.20	0.35
109. 2098-99	1.03 (13.00)	30.5 (38.5)	3.20	0.35
110. 2099-00	1.03 (13.00)	30.5 (38.5)	3.20	0.35
111. 2100-01	1.03 (13.00)	30.5 (38.5)	3.20	0.35
112. 2101-02	1.03 (13.00)	30.5 (38.5)	3.20	0.35
113. 2102-03	1.03 (13.00)	30.5 (38.5)	3.20	0.35
114. 2103-04	1.03 (13.00)	30.5 (38.5)	3.20	0.35
115. 2104-05	1.03 (13.00)	30.5 (38.5)	3.20	0.35
116. 2105-06	1.03 (13.00)	30.5 (38.5)	3.20	0.35
117. 2106-07	1.03 (13.00)	30.5 (38.5)	3.20	0.35
118. 2107-08	1.03 (13.00)	30.5 (38.5)	3.20	0.35
119. 2108-09	1.03 (13.00)	30.5 (38.5)	3.20	0.35
120. 2109-10	1.03 (13.00)	30.5 (38.5)	3.20	0.35
121. 2110-11	1.03 (13.00)	30.5 (38.5)	3.20	0.35
122. 2111-12	1.03 (13.00)	30.5 (38.5)	3.20	0.35
123. 2112-13	1.03 (13.00)	30.5 (38.5)	3.20	0.35
124. 2113-14	1.03 (13.00)	30.5 (38.5)	3.20	0.35
125. 2114-15	1.03 (13.00)	30.5 (38.5)	3.20	0.35
126. 2115-16	1.03 (13.00)	30.5 (38.5)	3.20	0.35
127. 2116-17	1.03 (13.00)	30.5 (38.5)	3.20	0.35
128. 2117-18	1.03 (13.00)	30.5 (38.5)	3.20	0.35
129. 2118-19	1.03 (13.00)	30.5 (38.5)	3.20	0.35
130. 2119-20	1.03 (13.00)	30.5 (38.5)	3.20	0.35
131. 2120-21	1.03 (13.00)	30.5 (38.5)	3.20	0.35
132. 2121-22	1.03 (13.00)	30.5 (38.5)	3.20	0.35
133. 2122-23	1.03 (13.00)	30.5 (38.5)	3.20	0.35
134. 2123-24	1.03 (13.00)	30.5 (38.5)	3.20	0.35
135. 2124-25	1.03 (13.00)	30.5 (38.5)	3.20	0.35
136. 2125-26	1.03 (13.00)	30.5 (38.5)	3.20	0.35
137. 2126-27	1.03 (13.00)	30.5 (38.5)	3.20	0.35
138. 2127-28	1.03 (13.00)	30.5 (38.5)	3.20	0.35
139. 2128-29	1.03 (13.00)	30.5 (38.5)	3.20	0.35
140. 2129-30	1.03 (13.00)	30.5 (38.5)	3.20	0.35
141. 2130-31	1.03 (13.00)	30.5 (38.5)	3.20	0.35
142. 2131-32	1.03 (13.00)	30.5 (38.5)	3.20	0.35
143. 2132-33	1.03 (13.00)	30.5 (38.5)	3.20	0.35
144. 2133-34	1.03 (13.00)	30.5 (38.5)	3.20	0.35
145. 2134-35	1.03 (13.00)	30.5 (38.5)	3.20	0.35
146. 2135-36	1.03 (13.00)	30.5 (38.5)	3.20	0.35
147. 2136-37	1.03 (13.00)	30.5 (38.5)	3.20	0.35
148. 2137-38	1.03 (13.00)	30.5 (38.5)	3.20	0.35
149. 2138-39	1.03 (13.00)	30.5 (38.5)	3.20	0.35
150. 2139-40	1.03 (13.00)	30.5 (38.5)	3.20	0.35
151. 2140-41	1.03 (13.00)	30.5 (38.5)	3.20	0.35
152. 2141-42	1.03 (13.00)	30.5 (38.5)	3.20	0.35
153. 2142-43	1.03 (13.00)	30.5 (38.5)	3.20	0.35
154. 2143-44	1.03 (13.00)	30.5 (38.5)	3.20	0.35
155. 2144-45	1.03 (13.00)	30.5 (38.5)	3.20	0.35
156. 2145-46	1.03 (13.00)	30.5 (38.5)	3.20	0.35
157. 2146-47	1.03 (13.00)	30.5 (38.5)	3.20	0.35
158. 2147-48	1.03 (13.00)	30.5 (38.5)	3.20	0.35
159. 2148-49	1.03 (13.00)	30.5 (38.5)	3.20	0.35
160. 2149-50	1.03 (13.00)	30.5 (38.5)	3.20	0.35
161. 2150-51	1.03 (13.00)	30.5 (38.5)	3.20	0.35
162. 2151-52	1.03 (13.00)	30.5 (38.5)	3.20	0.35
163. 2152-53	1.03 (13.00)	30.5 (38.5)	3.20	0.35
164. 2153-54	1.03 (13.00)	30.5 (38.5)	3.20	0.35
165. 2154-55	1.03 (13.00)	30.5 (38.5)	3.20	0.35
166. 2155-56	1.03 (13.00)	30.5 (38.5)	3.20	0.35
167. 2156-57	1.03 (13.00)	30.5 (38.5)	3.20	0.35
168. 2157-58	1.03 (13.00)	30.5 (38.5)	3.20	0.35
169. 2158-59	1.03 (13.00)	30.5 (38.5)	3.20	0.35
170. 2159-60	1.03 (13.00)	30.5 (38.5)	3.20	0.35
171. 2160-61	1.03 (13.00)	30.5 (38.5)	3.20	0.35
172. 2161-62	1.03 (13.00)	30.5 (38.5)	3.20	0.35
173. 2162-63	1.03 (13.00)	30.5 (38.5)	3.20	0.35
174. 2163-64	1.03 (13.00)	30.5 (38.5)	3.20	0.35
175. 2164-65	1.03 (13.00)	30.5 (38.5)	3.20	0.35
176. 2165-66	1.03 (13.00)	30.5 (38.5)	3.20	0.35
177. 2166-67	1.03 (13.00)	30.5 (38.5)	3.20	0.35
178. 2167-68	1.03 (13.00)	30.5 (38.5)	3.20	0.35
179. 2168-69	1.03 (13.00)	30.5 (38.5)	3.20	0.35
180. 2169-70	1.03 (13.00)	30.5 (38.5)	3.20	0.35
181. 2170-71	1.03 (13.00)	30.5 (38.5)	3.20	0.35
182. 2171-72	1.03 (13.00)	30.5 (38.5)	3.20	0.35
183. 2172-73	1.03 (13.00)	30.5 (38.5)	3.20	0.35
184. 2173				

Parking Analysis

	required / allowed	improvement	difference
	No. of stalls	No. of stalls	No. of stalls
Car Parking			
Bicycle 150 stalls	6.0		
Bicycle 150 stalls	23.4		
Bicycle 150 stalls	0.0		
Bicycle 150 stalls	16.1		
Bicycle 150 stalls	321.4 stalls		
Bicycle 150 stalls	46	83	7
Commercial			
Bicycle 150 stalls	2.0		
Bicycle 150 stalls	2.5		
Bicycle 150 stalls	4.5	6	2
Bicycle 150 stalls	1.9	1	0
Commercial Loading			
Bicycle 150 stalls	0.6		
Bicycle 150 stalls	0.8		
Bicycle 150 stalls	0.6	66	1
Bicycle 150 stalls	0.6	0	0
Bicycle 150 stalls	0.6	0	0
Bicycle 150 stalls	0.6	0	0
Bicycle 150 stalls	0.6	11	1
Bicycle 150 stalls	0.6	1	1

Unit Areas Summary

Total Rent, Units Gross	37,395.88 sqft
Total Rent, Units Net	34,576.08 sqft

Int Areas

	Net	Gross	Encl. Balcony	Storage	Net
1st	500.2 sq ft	500.2 sq ft	0.0 sq ft	0.0 sq ft	500.2 sq ft
2nd	575.4 sq ft	575.4 sq ft	0.0 sq ft	0.0 sq ft	575.4 sq ft
3rd	877.1 sq ft	877.1 sq ft	0.0 sq ft	0.0 sq ft	877.1 sq ft
4th	605.1 sq ft	605.1 sq ft	0.0 sq ft	0.0 sq ft	605.1 sq ft
5th	775.4 sq ft	775.4 sq ft	0.0 sq ft	0.0 sq ft	775.4 sq ft
6th	3,374.27 sq ft	3,374.27 sq ft	0.00 sq ft	0.00 sq ft	3,374.27 sq ft

nd Floor

Year	Grass	Ensil. Maize	Storage	Net
1972	87.5 t/ha	0.0 t/ha	28.3 t/ha	845.2 t/ha
1973	94.1 t/ha	0.0 t/ha	0.0 t/ha	592.2 t/ha
1974	94.8 t/ha	0.6 t/ha	29.9 t/ha	878.9 t/ha
1975	82.5 t/ha	0.0 t/ha	0.0 t/ha	782.1 t/ha
1976	91.3 t/ha	0.0 t/ha	34.4 t/ha	556.8 t/ha
1977	94.4 t/ha	0.0 t/ha	34.4 t/ha	605.4 t/ha
1978	82.0 t/ha	0.0 t/ha	0.0 t/ha	592.2 t/ha
1979	84.4 t/ha	0.0 t/ha	127.0 t/ha	4 192.9 t/ha

4th Floor

	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000
Gross	585.5	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0	512.0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																

4th Floor

[illegible]

Unit Type	No. of Units
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Studio Suite	9
Bedroom Suite	34
Bedroom Suite	17
Total Units	50

5th Floor

[illegible]

2001: 418-1

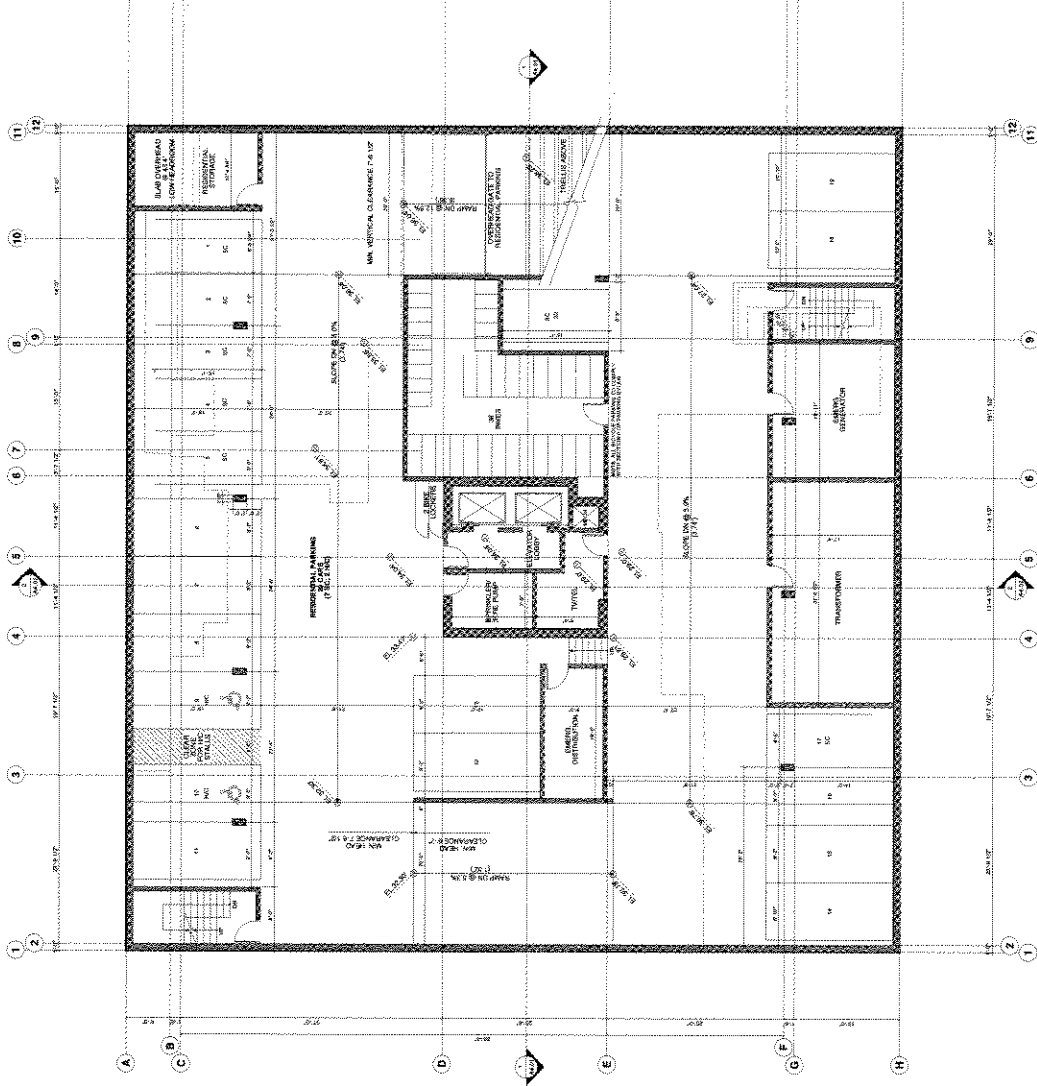
Unit	First	Gross	Excl. Sundry	Storage	Net
101	207	585.5 wtd	25.7 wtd	38.3 wtd	520.5 wtd
102	207	581.5 wtd	49.9 wtd	41.3 wtd	591.3 wtd
103	207	582.5 wtd	50.9 wtd	40.3 wtd	591.3 wtd
104	207	582.5 wtd	50.9 wtd	39.3 wtd	562.3 wtd
105	207	582.5 wtd	50.9 wtd	39.3 wtd	562.3 wtd
106	207	582.5 wtd	0.0 wtd	37.3 wtd	600.3 wtd
107	207	582.5 wtd	0.0 wtd	41.3 wtd	603.3 wtd
108	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
109	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
110	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
111	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
112	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
113	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
114	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
115	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
116	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
117	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
118	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
119	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
120	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
121	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
122	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
123	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
124	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
125	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
126	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
127	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
128	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
129	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
130	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
131	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
132	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
133	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
134	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
135	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
136	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
137	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
138	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
139	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
140	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
141	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
142	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
143	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
144	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
145	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
146	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
147	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
148	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
149	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
150	207	582.5 wtd	31.7 wtd	230.46 wtd	3,534.47 wtd
151	207	582.5 wtd	31.7 wtd	230.46 wtd	3,

4th Floor

Unit	Gross	Encl. Balcony	Storage	Net
001	1,027.2 sq ft	73.4 sq ft	49.2 sq ft	971.5 sq ft
002	1,007.2 sq ft	78.4 sq ft	40.4 sq ft	911.1 sq ft
003	1,028.4 sq ft	8.0 sq ft	35.2 sq ft	985.2 sq ft
005	1,007.2 sq ft	0.0 sq ft	21.7 sq ft	985.5 sq ft
006	4,005.48 sq ft	150.83 sq ft	150.58 sq ft	3,773.96 sq ft

0th Floor

	Unit	Gross	Expt. Balcony	Storage	Net
111	1	268.3	0.0	25.9	268.3
112	1	64.4	0.0	28.1	26.3
113	1	1,034.8	0.0	33.0	1,001.8
114	1	1,037.6	0.0	33.0	1,004.6
115	1	3,232.73	0.0	116.96	3,115.77
Total					



540 W 7TH
AVENUE

540 W. 7TH AVE
VANCOUVER BC

**PARKING
LEVEL P1
PLAN**

[illegible]

A-2.02



NOTE: THE WALL AND FLOOR
ASSEMBLIES WILL MEET OR
EXCEED THE MINIMUM
REQUIREMENTS IN THE ZONING
BY-LAW AND THE VANTAGE
BUILDING BY-LAW AND THE
VANTAGE BUILDING BY-LAW.

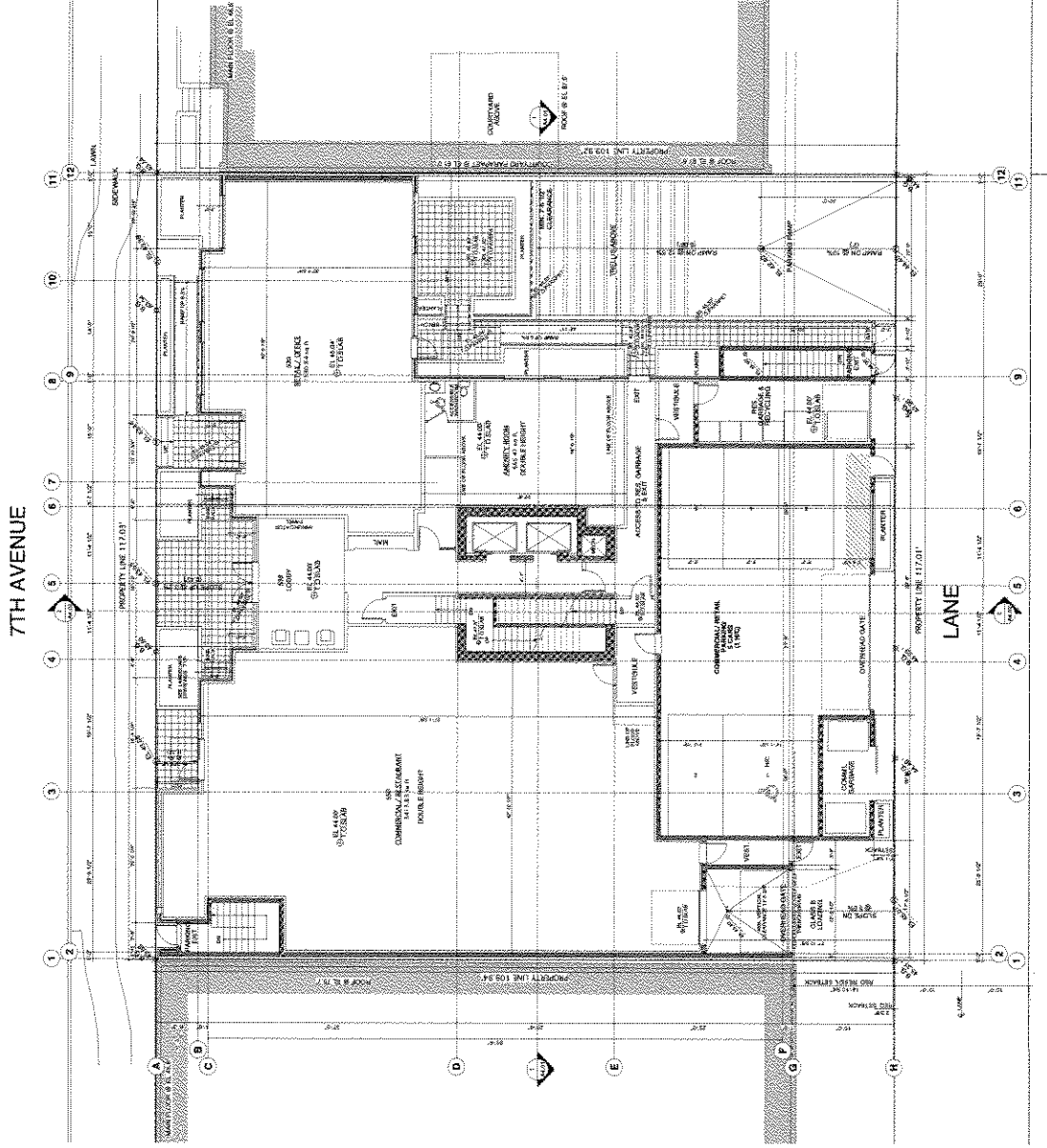
540 W 7TH
AVENUE

440 W 7TH AVE
VANCOUVER BC

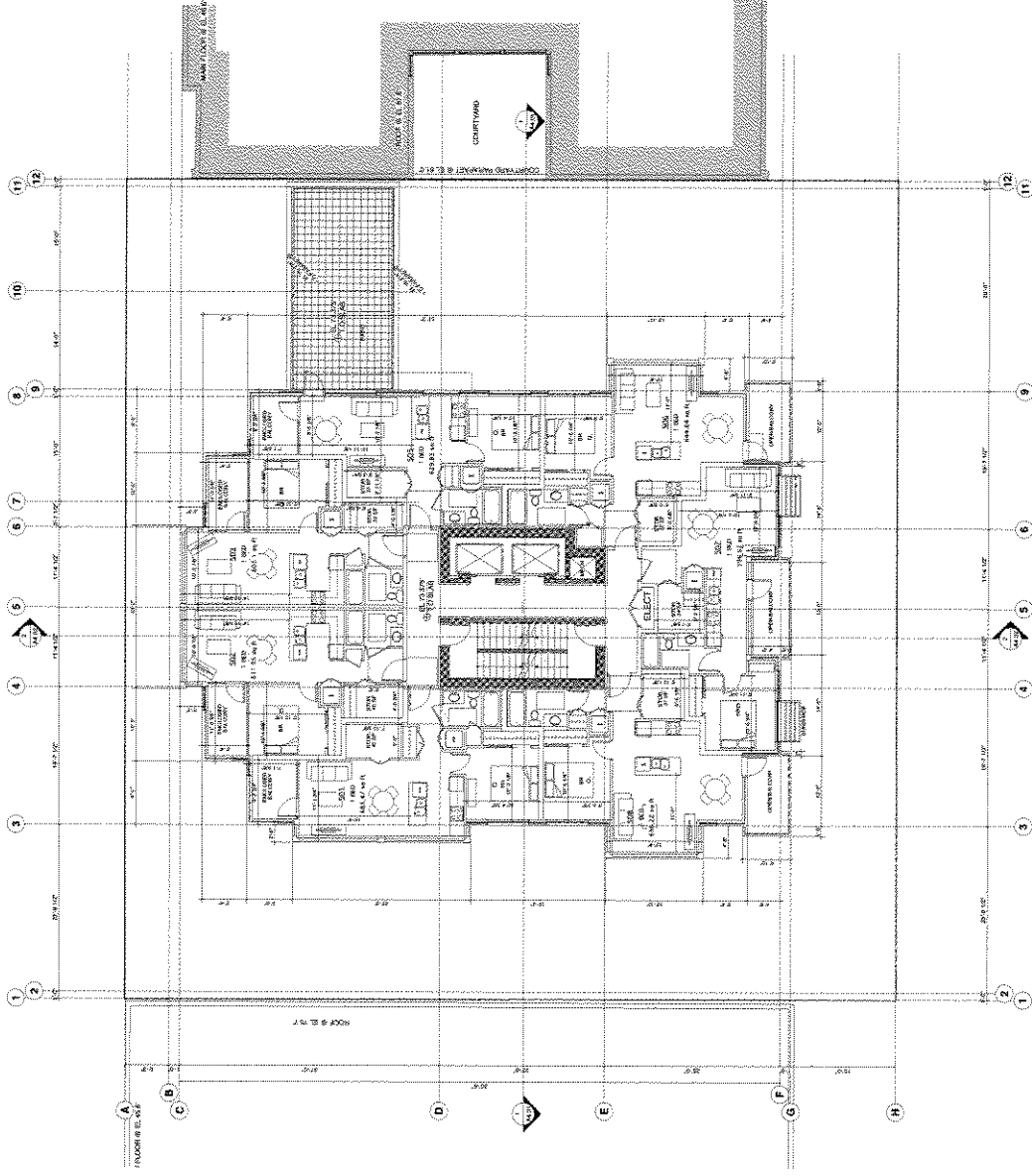
GROUND FLOOR PLAN

DATE	10-05
DESIGN	LL
DATE	MARCH 9, 2011
DESIGN	WTL
DATE	10-05-11
DESIGN	WTL

A-2.03



Appendix D ; page 4 of 26



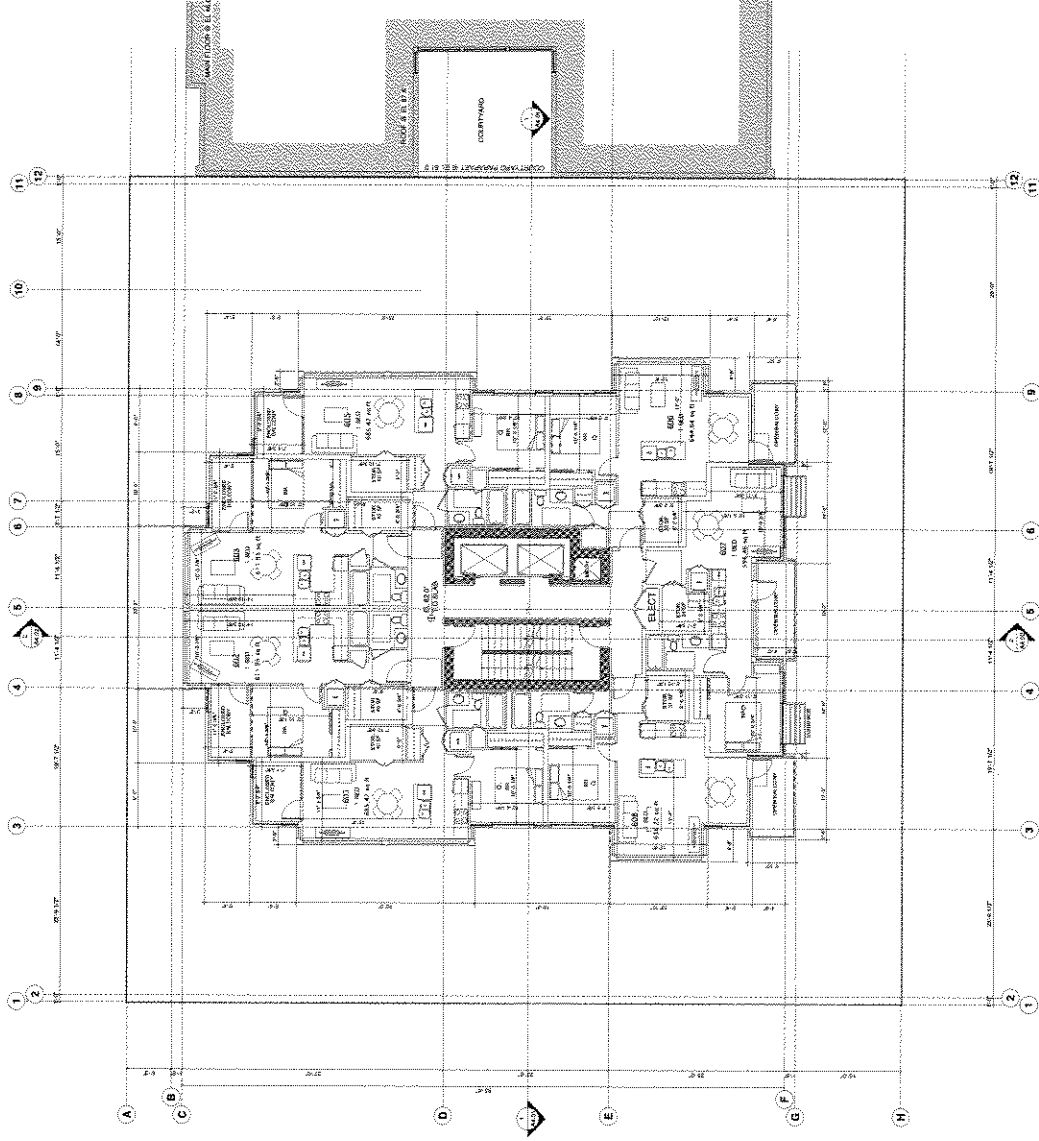
No.	Date	Revised	By	For
1	10/10/10	10/10/10	WTL	10/10/10
2	10/10/10	10/10/10	WTL	10/10/10
3	10/10/10	10/10/10	WTL	10/10/10
4	10/10/10	10/10/10	WTL	10/10/10
5	10/10/10	10/10/10	WTL	10/10/10
6	10/10/10	10/10/10	WTL	10/10/10
7	10/10/10	10/10/10	WTL	10/10/10
8	10/10/10	10/10/10	WTL	10/10/10
9	10/10/10	10/10/10	WTL	10/10/10
10	10/10/10	10/10/10	WTL	10/10/10
11	10/10/10	10/10/10	WTL	10/10/10
12	10/10/10	10/10/10	WTL	10/10/10

540 W 7TH AVENUE
VANCOUVER BC

4TH FLOOR PLAN

DATE	10/10/10
BY	WTL
FOR	10/10/10
SCALE	1/8" = 1'-0"
PROJECT	WTL
REVISIONS	

A-2.06



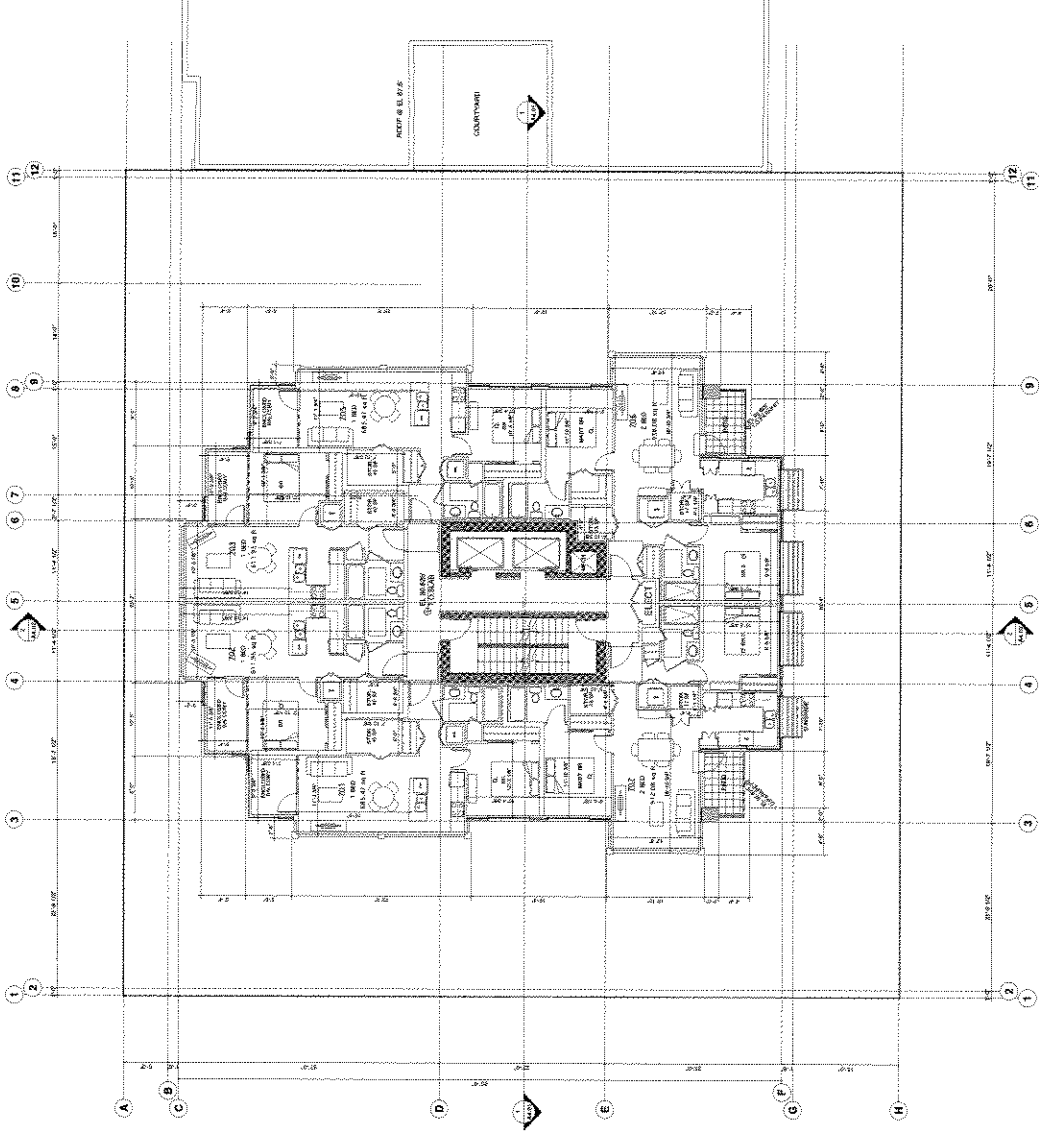
540 W 7TH
AVENUE
540 W 7TH AVE
VANCOUVER BC

5TH FLOOR PLAN

DATE	10-05
BY	LL
DATE	MARCH 8, 2011
BY	WTL
DATE	10-05
BY	WTL

A-2.07

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KEEP & EL. 87.5

COURTYARD

540 W 7TH
AVENUE

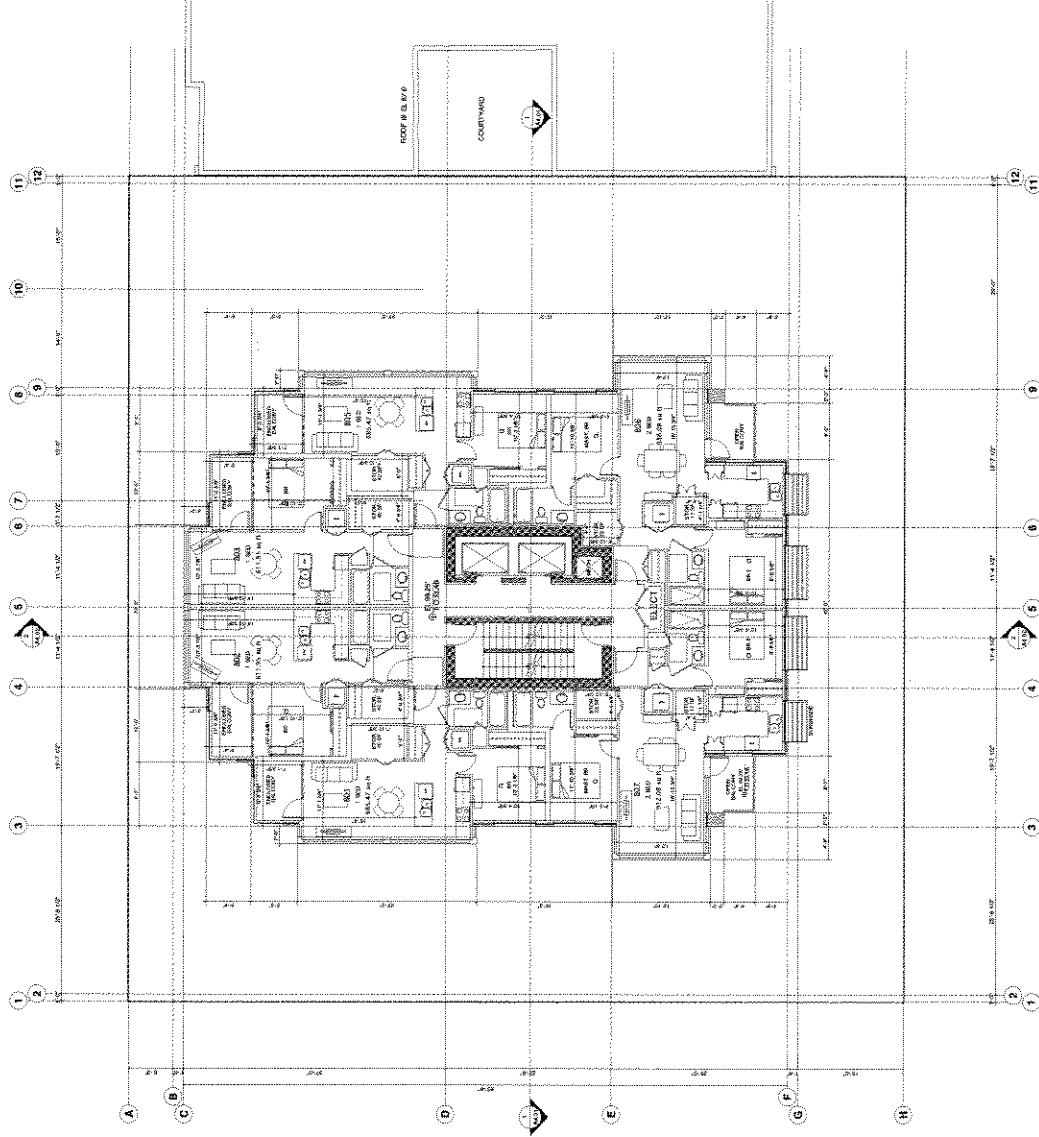
540 W 7TH AVE
VANCOUVER BC

6TH FLOOR
PLAN

DATE	10-05
DESIGNER	LL
DATE	MARCH 8, 2011
PROJECT	100'-1'-0"
CLIENT	WTL
ARCHITECT	WTL
ENGINEER	

A-2.08
of

Appendix D, page 9 of 26



No.	Date	Revised Notes
1	1/24/10	REVISED FLOOR PLAN
2	3/20/11	REVISED FLOOR PLAN

540 W 7TH
AVENUE

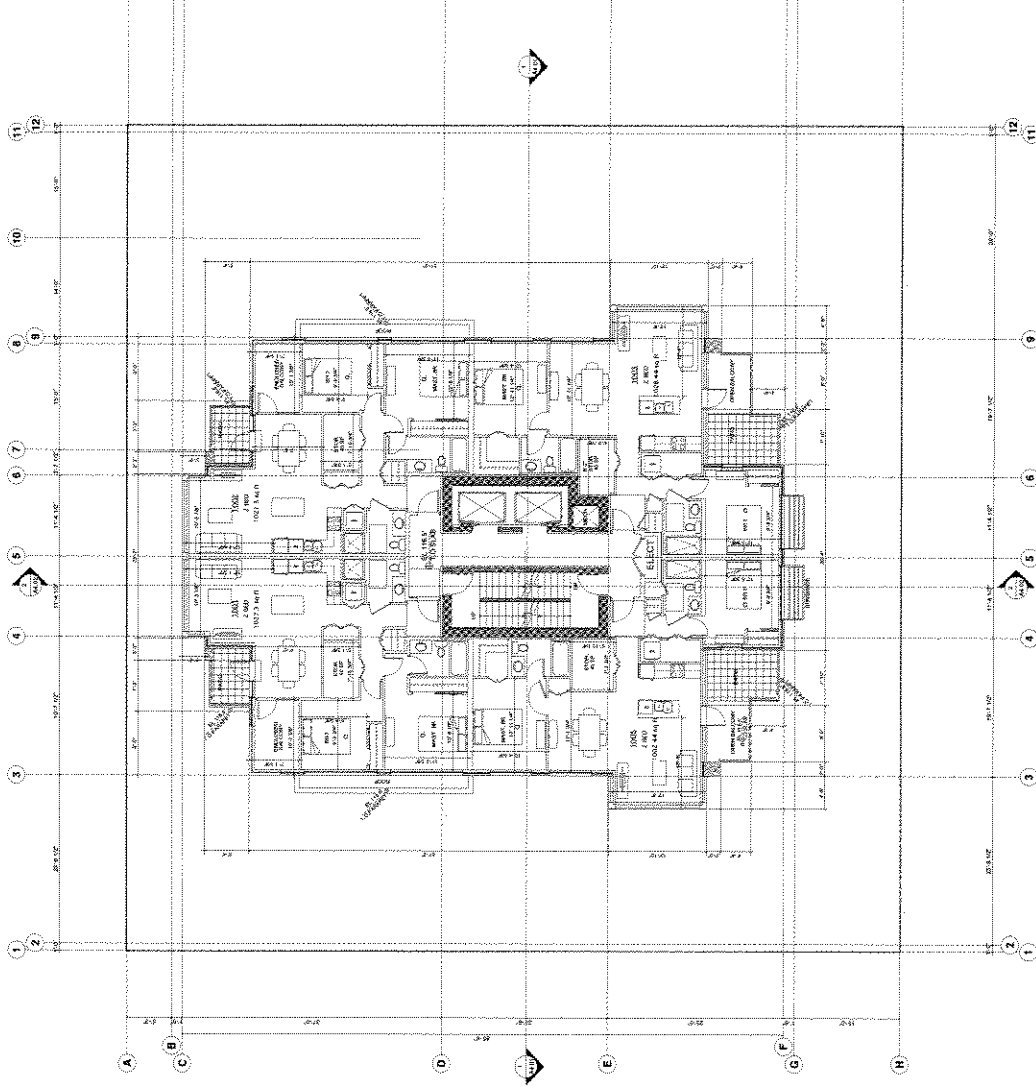
540 W 7TH AVE
VANCOUVER BC

7-8TH FLOOR PLAN

DATE	1/24/10
BY	LL
DATE	MARCH 8, 2011
BY	WTL
DATE	1/24/10
BY	WTL

A-2.09

Appendix D; page 10 of 26



Rev.	Date	By	Check	Notes
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2	03/07/11	WTL	WTL	REVISED FOR ICP

540 W 7TH
AVENUE

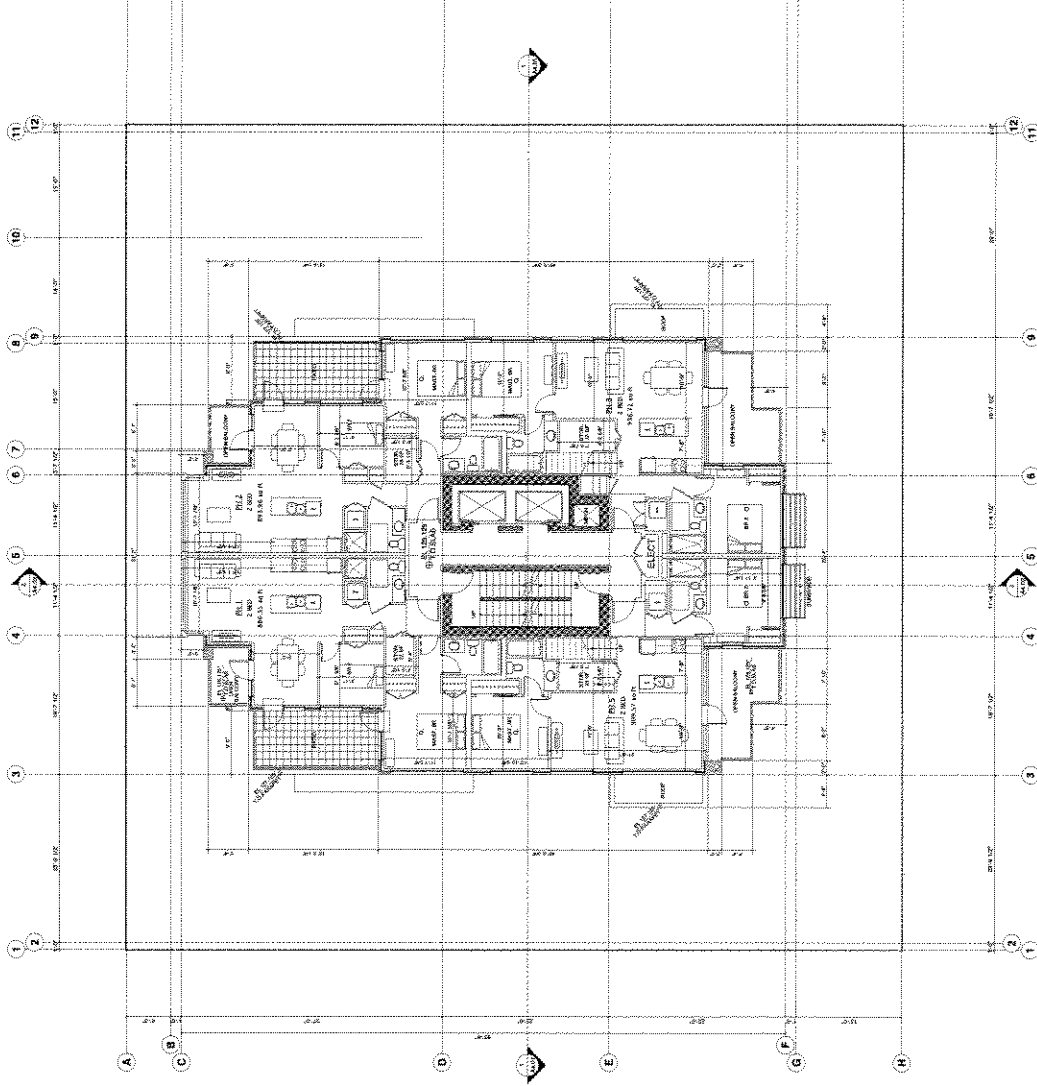
540 W 7TH AVE
VANCOUVER BC

9TH FLOOR
PLAN

Job No.	11-05
Client	LI
Date	MARCH 8, 2011
Scale	1/8" = 1'-0"
Drawn by	WTL
Checked by	WTL

A-2.10

Appendix ; page 11026



No.	Date	Revised Note
1	03/05/11	REVISIONS FOR 10TH FLOOR
2	03/05/11	REVISIONS FOR 10TH FLOOR

540 W 7TH AVENUE
VANCOUVER BC

540 W 7TH AVE
VANCOUVER BC

10TH FLOOR PLAN

DATE	10/05
BY	LL
CHECKED	LL
DATE	MARCH 5, 2011
BY	LL
CHECKED	LL
DATE	03/05/11
BY	LL
CHECKED	LL

A-2.11
of

Appendix D; page 12 of 26



No.	Date	Revised For
1	04/05/11	REVISION FOR LP
2	04/05/11	REVISION FOR LP
3	04/05/11	REVISION FOR LP
4	04/05/11	REVISION FOR LP
5	04/05/11	REVISION FOR LP
6	04/05/11	REVISION FOR LP
7	04/05/11	REVISION FOR LP
8	04/05/11	REVISION FOR LP
9	04/05/11	REVISION FOR LP
10	04/05/11	REVISION FOR LP
11	04/05/11	REVISION FOR LP
12	04/05/11	REVISION FOR LP

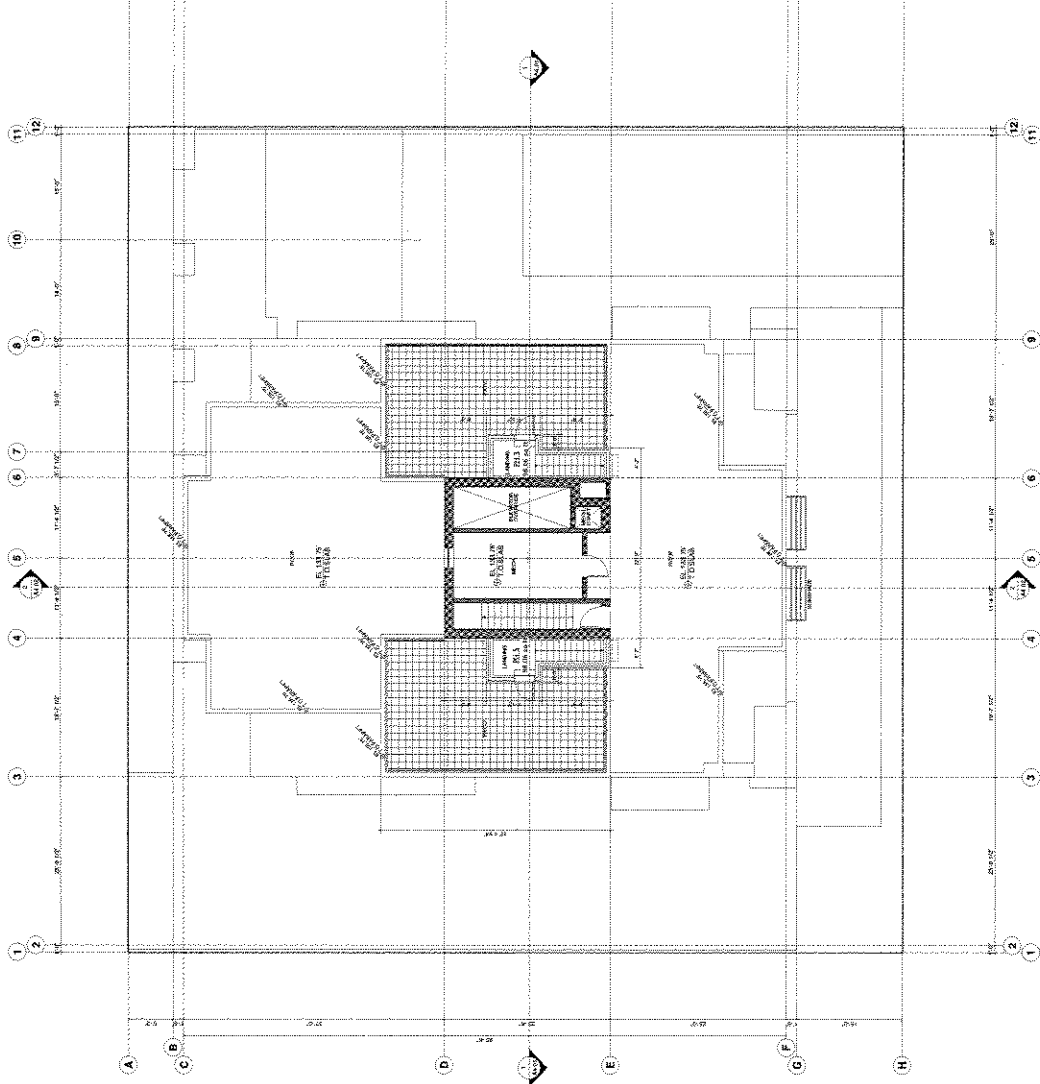
540 W 7TH
AVENUE

540 W 7TH AVE
VANCOUVER BC

PENTHOUSE/
ROOF
PLAN

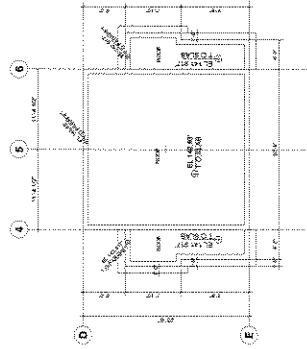
DATE	10-05
DESIGNER	LL
CHECK	MARCH 8, 2011
DATE	10-05
DESIGNER	WTL

A-2.12



1 PENTHOUSE FLOOR PLAN

A2.12

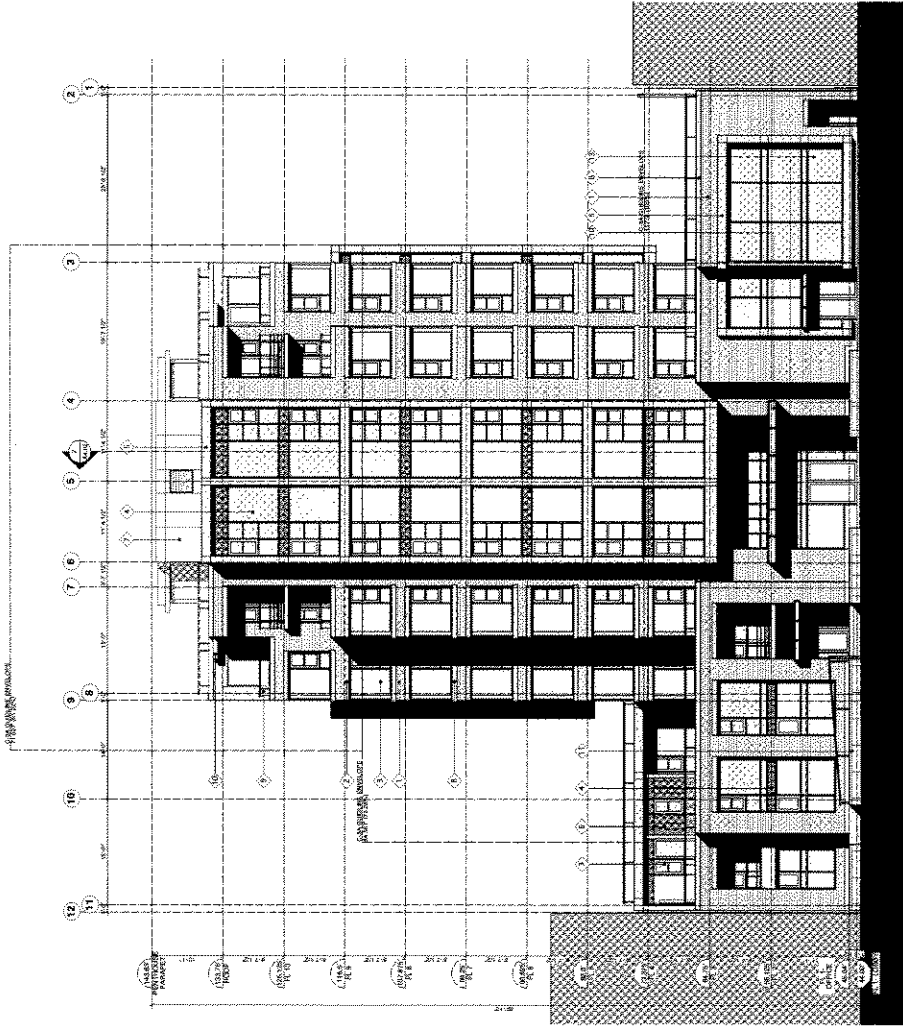


2 ROOF OF PENTHOUSE PLAN

A2.12

Appendix D : page 13 of 26

- LIST OF MATERIALS
- 1. BRICK COURSE COURSE
 - 2. GLAZING & ALUMINUM FRAME
 - 3. BRICK COURSE COURSE
 - 4. ALUMINUM
 - 5. BRICK COURSE COURSE
 - 6. GLAZING & ALUMINUM FRAME
 - 7. BRICK COURSE COURSE
 - 8. GLAZING & ALUMINUM FRAME
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 - 97. BRICK COURSE COURSE
 - 98. GLAZING & ALUMINUM FRAME
 - 99. BRICK COURSE COURSE
 - 100. GLAZING & ALUMINUM FRAME



No.	Date	Revised
1	1/15/10	1/15/10
2	1/15/10	1/15/10

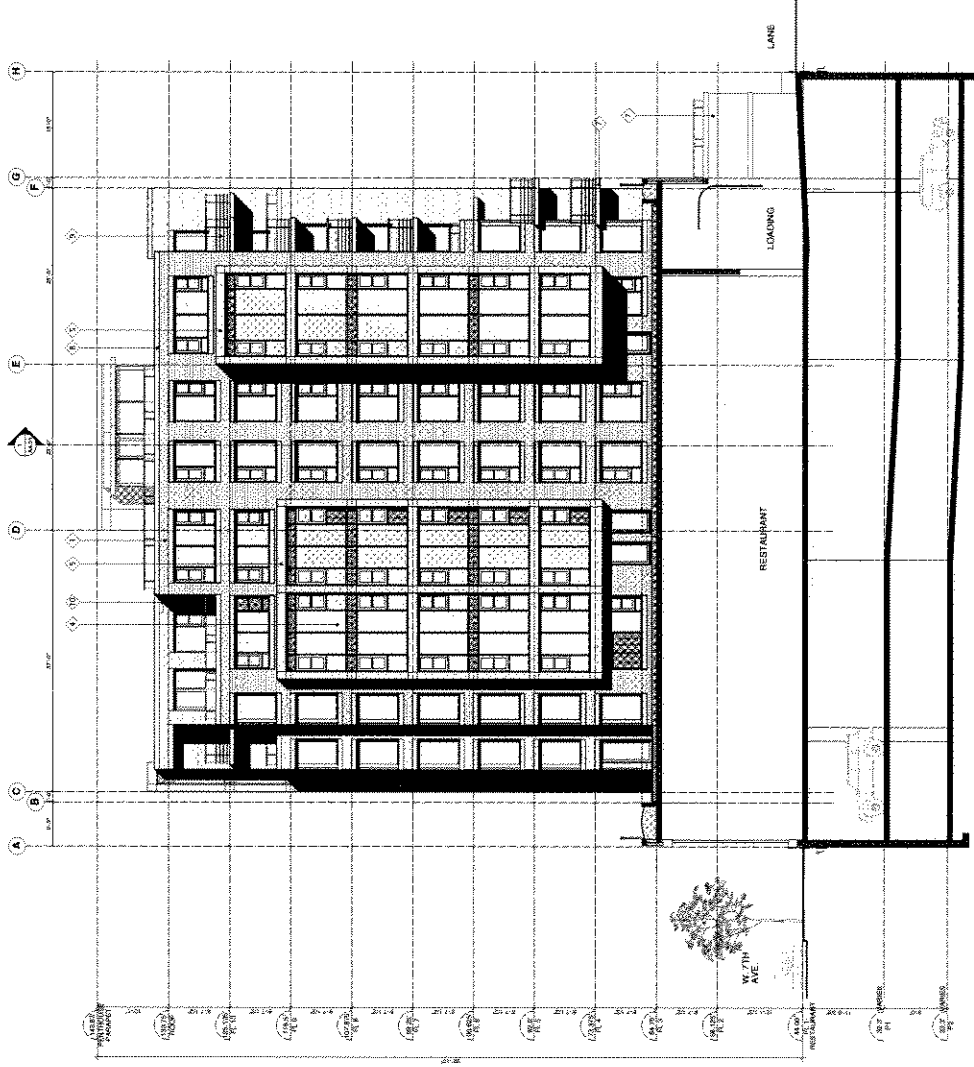
540 W 7TH AVENUE
VANCOUVER BC
VANCOUVER BC

NORTH
ELEVATION

DATE	10-05
BY	LL
CHECKED	MARCH 5, 2011
SCALE	1/8" = 1'-0"
PROJECT	WTL
DESIGNED BY	WTL
DRAWN BY	WTL

A-3.01

- LIST OF MATERIALS
- 1. BRICK, GLAZED COURSE
 - 2. GLAZING IN ALUMINUM FRAME
 - 3. BRICK GLAZING IN ALUM. FRAME
 - 4. ALUMINUM
 - 5. ALUMINUM
 - 6. GLAZING IN ALUMINUM FRAME
 - 7. GLAZING IN ALUMINUM FRAME
 - 8. GLAZING IN ALUMINUM FRAME
 - 9. GLAZING IN ALUMINUM FRAME
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 - 100. GLAZING IN ALUMINUM FRAME



540 W 7TH
AVENUE
VANCOUVER BC

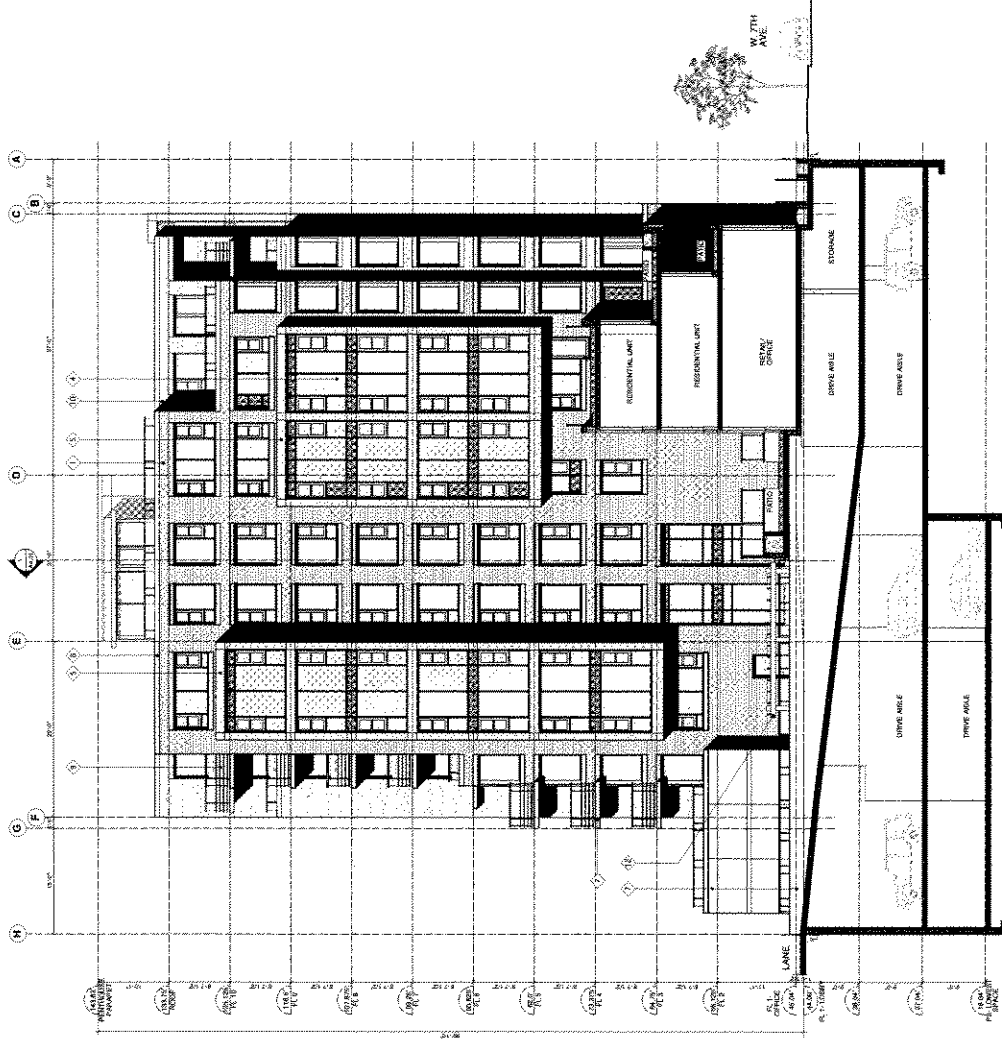
WEST
ELEVATION

DATE	10-05
BY	LL
DATE	MARCH 8, 2011
BY	WTL
DATE	10-05
BY	WTL

A-3.02

Appendix D; page 15 of 26

- LIST OF MATERIALS
- 1. BRICK, RED, COMMON
 - 2. BRICK, GLAZED, CONCRETE
 - 3. GLAZING IN ALUMINUM FRAME
 - 4. 24" x 36" CLADDING IN ALUM. FRAME
 - 5. ALUMINUM, ANODIZED
 - 6. ALUMINUM, PAINTED
 - 7. GLASS, CLEAR, 1/2" THICK
 - 8. GLASS, TINTED, 1/2" THICK
 - 9. GLASS, TINTED, 3/4" THICK
 - 10. GLASS, TINTED, 1" THICK
 - 11. GLASS, TINTED, 1 1/2" THICK
 - 12. GLASS, TINTED, 2" THICK
 - 13. GLASS, TINTED, 3" THICK
 - 14. GLASS, TINTED, 4" THICK
 - 15. GLASS, TINTED, 5" THICK
 - 16. GLASS, TINTED, 6" THICK
 - 17. GLASS, TINTED, 8" THICK
 - 18. GLASS, TINTED, 10" THICK
 - 19. GLASS, TINTED, 12" THICK
 - 20. GLASS, TINTED, 14" THICK
 - 21. GLASS, TINTED, 16" THICK
 - 22. GLASS, TINTED, 18" THICK
 - 23. GLASS, TINTED, 20" THICK
 - 24. GLASS, TINTED, 22" THICK
 - 25. GLASS, TINTED, 24" THICK
 - 26. GLASS, TINTED, 26" THICK
 - 27. GLASS, TINTED, 28" THICK
 - 28. GLASS, TINTED, 30" THICK
 - 29. GLASS, TINTED, 32" THICK
 - 30. GLASS, TINTED, 34" THICK
 - 31. GLASS, TINTED, 36" THICK
 - 32. GLASS, TINTED, 38" THICK
 - 33. GLASS, TINTED, 40" THICK
 - 34. GLASS, TINTED, 42" THICK
 - 35. GLASS, TINTED, 44" THICK
 - 36. GLASS, TINTED, 46" THICK
 - 37. GLASS, TINTED, 48" THICK
 - 38. GLASS, TINTED, 50" THICK
 - 39. GLASS, TINTED, 52" THICK
 - 40. GLASS, TINTED, 54" THICK
 - 41. GLASS, TINTED, 56" THICK
 - 42. GLASS, TINTED, 58" THICK
 - 43. GLASS, TINTED, 60" THICK
 - 44. GLASS, TINTED, 62" THICK
 - 45. GLASS, TINTED, 64" THICK
 - 46. GLASS, TINTED, 66" THICK
 - 47. GLASS, TINTED, 68" THICK
 - 48. GLASS, TINTED, 70" THICK
 - 49. GLASS, TINTED, 72" THICK
 - 50. GLASS, TINTED, 74" THICK
 - 51. GLASS, TINTED, 76" THICK
 - 52. GLASS, TINTED, 78" THICK
 - 53. GLASS, TINTED, 80" THICK
 - 54. GLASS, TINTED, 82" THICK
 - 55. GLASS, TINTED, 84" THICK
 - 56. GLASS, TINTED, 86" THICK
 - 57. GLASS, TINTED, 88" THICK
 - 58. GLASS, TINTED, 90" THICK
 - 59. GLASS, TINTED, 92" THICK
 - 60. GLASS, TINTED, 94" THICK
 - 61. GLASS, TINTED, 96" THICK
 - 62. GLASS, TINTED, 98" THICK
 - 63. GLASS, TINTED, 100" THICK



No.	Date	Revised Notes
1	1/1/10	REVISED FOR OP
2	1/1/10	REVISED FOR OP

540 W 7TH AVENUE
VANCOUVER BC
VANCOUVER BC

EAST
ELEVATION

DATE	1/1/10
DESIGNER	LT
CHECKED	LT
DATE	MARCH 5, 2011
SCALE	1/8" = 1'-0"
PROJECT	WTL

A-3.04

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No.	Date	Revised Notes
1	15/1/15	REVISION FOR CP
2	15/1/15	REVISION FOR CP

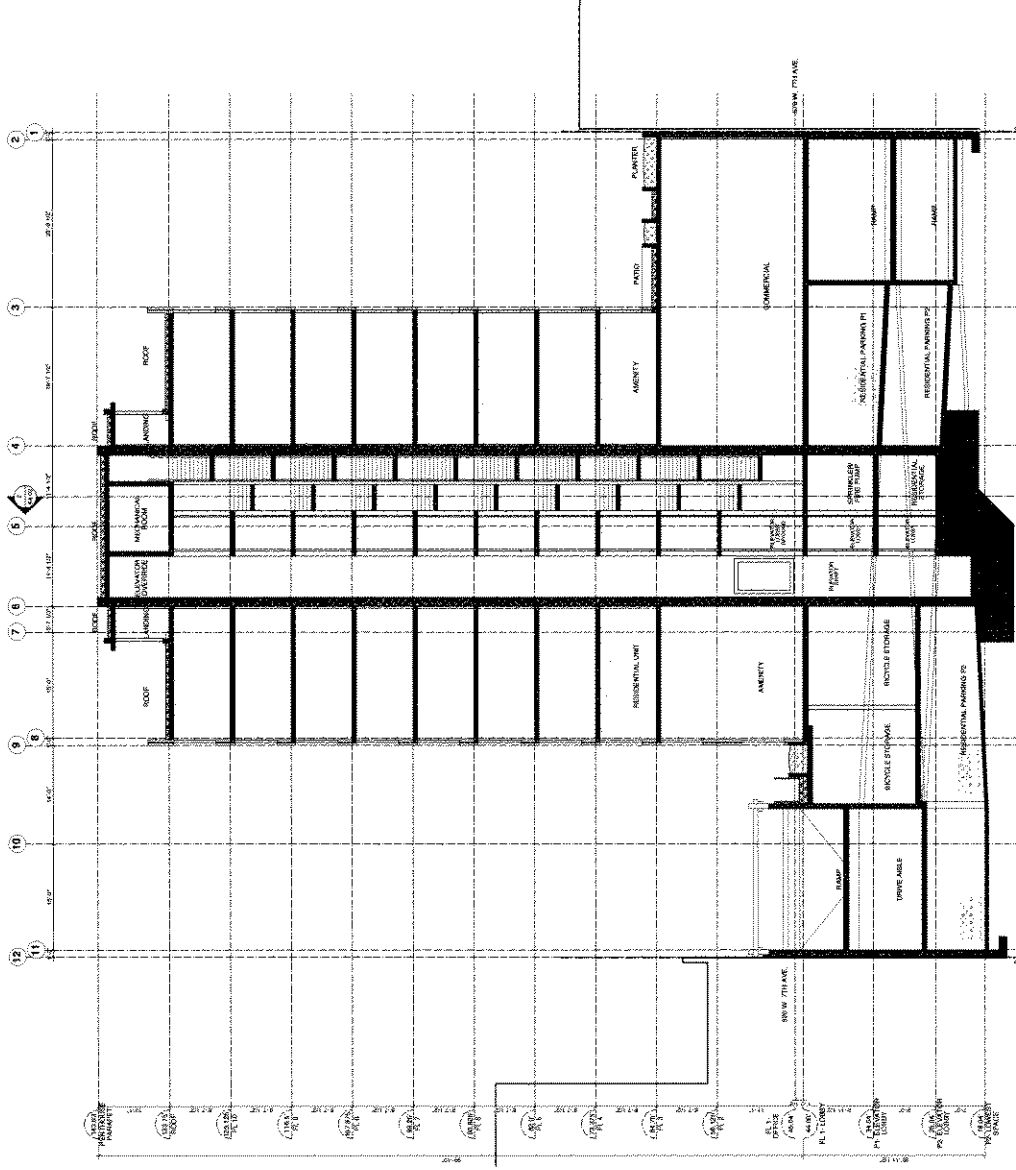
540 W 7TH
AVENUE

540 W 7TH AVE
VANCOUVER BC

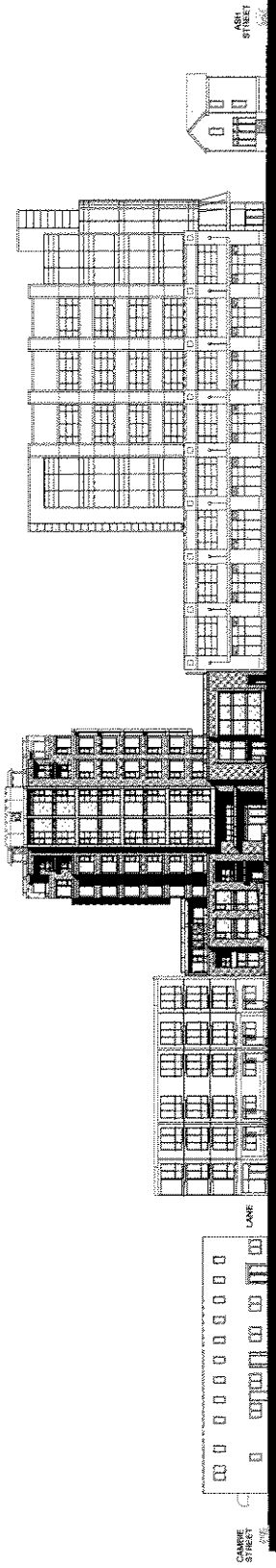
SECTION A

DATE	15/01/15
BY	LL
CHECKED	MARCH 8, 2015
SCALE	1/8" = 1'-0"
PROJECT	WTL

A-4.01



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CAMERON
STREET

LANE

LANE
STREET

No.	Date	Revised
1	10/10/10	Revised for UP
2	09/07/11	INCORPORATED FOR UP

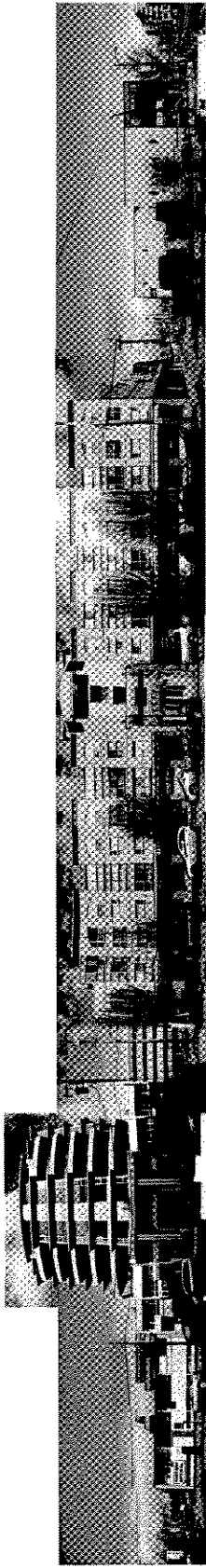
540 W 7TH
AVENUE

540 W 7TH AVE
VACUATION RD

STREETSCAPE
W. 7TH AVE.

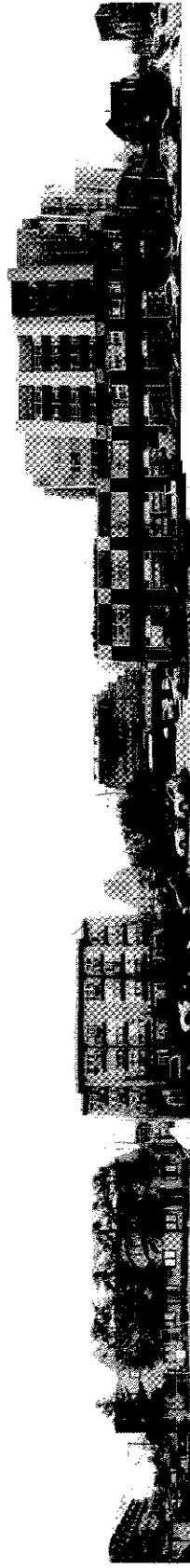
DATE	10/10/10
DESIGNER	LL
CHECKED	LL
DATE	MARCH 8, 2011
PROJECT	1-236
DESIGNER	WTL

A-8.01



WEST 7TH AVENUE LOOKING NORTH

4th STREET
CAMBIE STREET



WEST 7TH AVENUE LOOKING SOUTH

4th STREET



NORTHEAST ELEVATION OF EAST NEIGHBOUR



NORTHWEST ELEVATION OF WEST NEIGHBOUR



LANE BEHIND SUBJECT SITE LOOKING NORTH

LANE

540 W 7TH
AVENUE

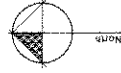
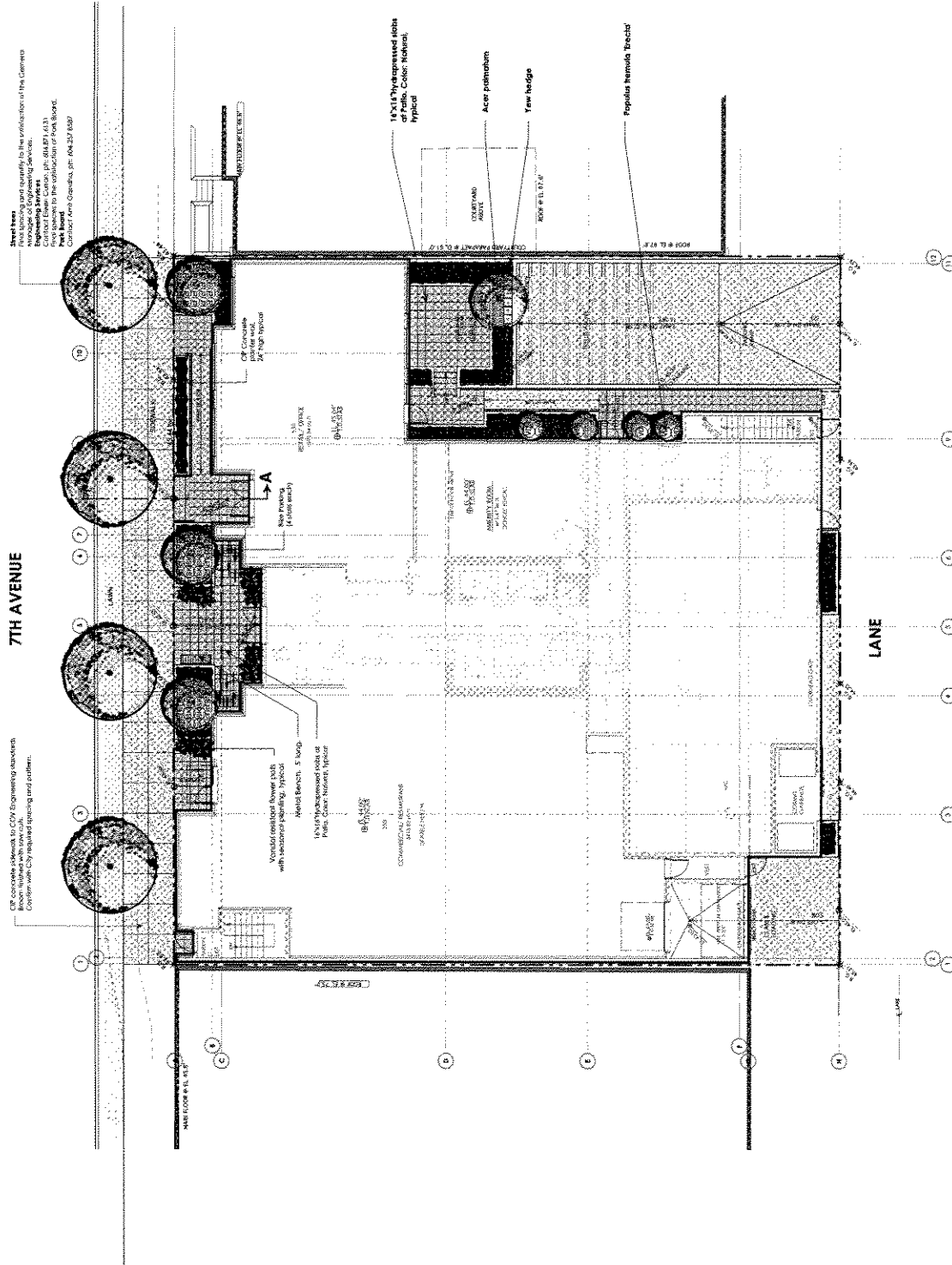
540 W 7TH AVE
VANCOUVER BC

CONTEXT
PHOTOS

DATE	18-03
DESIGNER	LL
CHECK	MARCH 8, 2011
PROJECT	NTS
PROJECT	WTL
<small> 1. THESE PHOTOS WERE TAKEN ON THE DATE INDICATED ABOVE. THE PHOTOS WERE TAKEN AT THE LOCATION INDICATED ABOVE. THE PHOTOS WERE TAKEN AT THE LOCATION INDICATED ABOVE. THE PHOTOS WERE TAKEN AT THE LOCATION INDICATED ABOVE. </small>	

A-8.03
of
Total Sheets

Appendix D ; page 2026



7 March 08, 11
 100 West 7th Avenue
 Vancouver, BC
 100 West 7th Avenue
 Vancouver, BC



Project
 540 West 7th Avenue
 Vancouver, BC

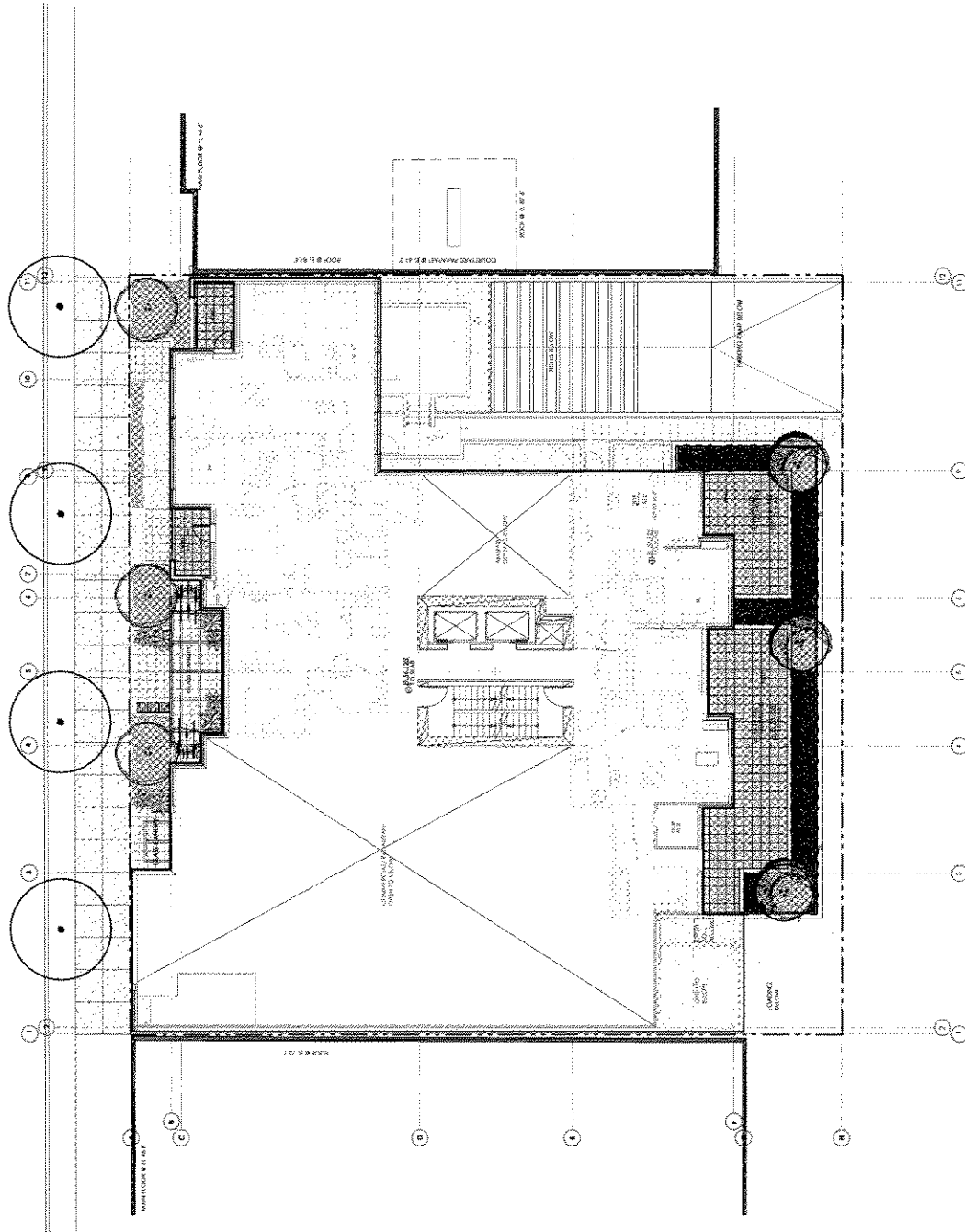
Drawn by: D/S / P/S
 Checked by: D/S / P/S
 Date: Feb. 2011
 Scale: 1/8" = 1'-0"

Project Title
 Landscape plan
 Ground Level

Project No.:
 10094
 Sheet No.:

L01 of 04

Appendix D ; page 3026



2. Master: 05.11
3. New: 12.10
4. Date: 12.10
5. Scale: 1:100
6. Revision: 1

Quattro Verde Ltd.
100-1007 West 25th Avenue
Vancouver, BC V6L 2G1
Tel: 604-275-1111
Fax: 604-275-1112
www.quattroverde.com



Project:
540 West 7th Avenue
Vancouver, BC

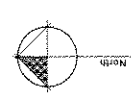
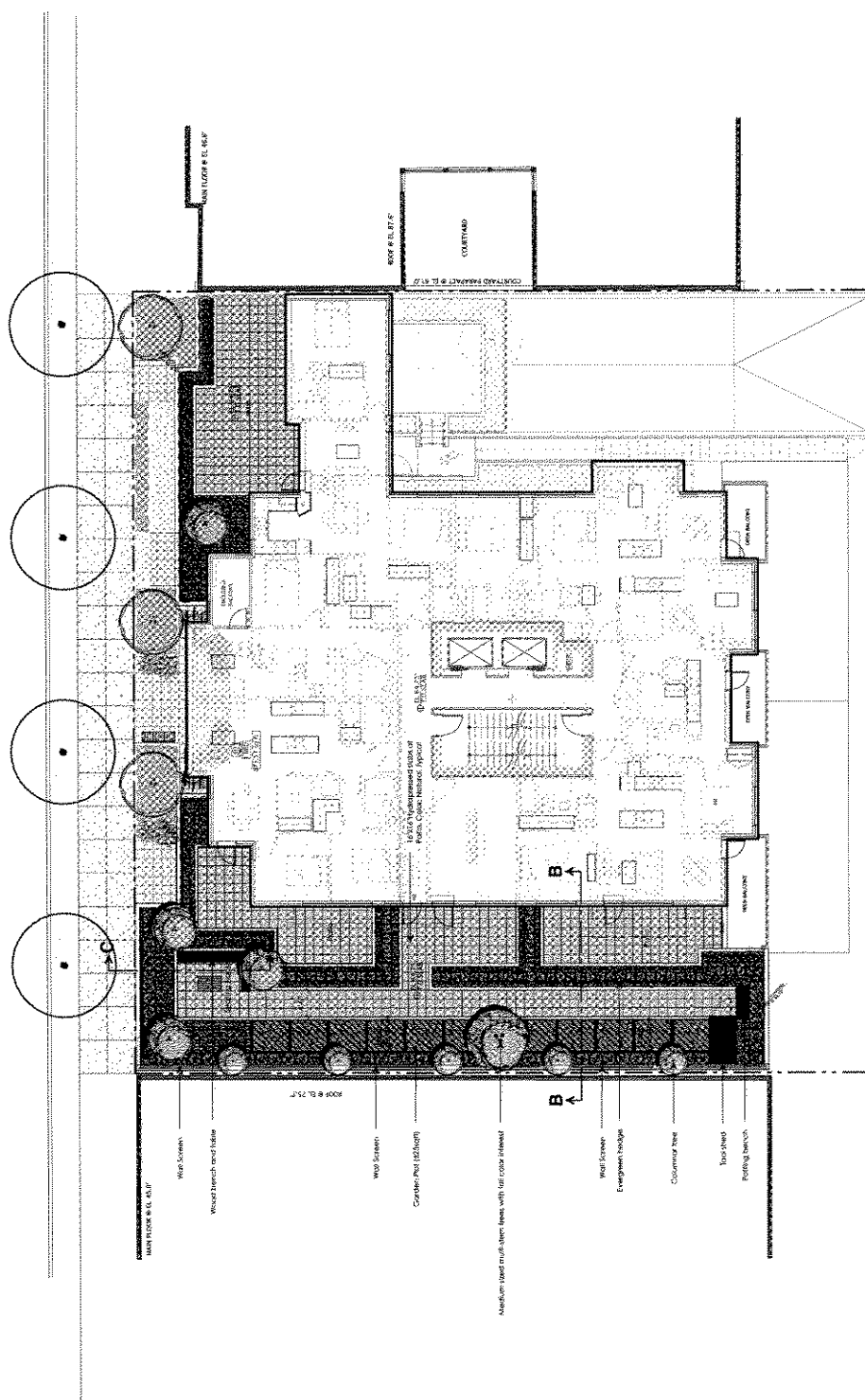
Drawn By: D.J. FIC
Checked By: J.S. J.B.
Scale: 1:100
Date: 12.10
Sheet: 1 of 1

Landscape plan
Second Level

Project No.:
10094
Sheet No.:

L02 of 04

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2 March 08, 11 Revised for DDP
 1 Nov. 07/8 Issued for DDP
 No. Date Issue
 Revision:



Project
**540 West 7th Avenue
 Vancouver, BC**

Quantity: DDP / PC
 Checked by: DDP / JS
 Date: Feb. 2011
 Scale: 1/8" = 1'-0"
 Drawing Title:

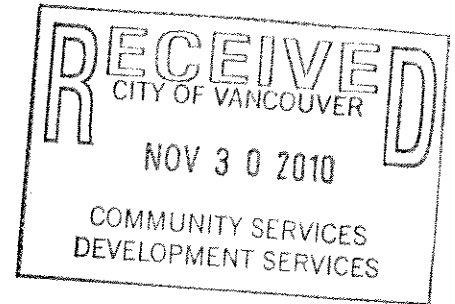
**Landscape plan
 Third Level**

Project No.
10094
 Sheet No.:

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November 15, 2010

DE 414388



Design Rationale

540 West 7th Avenue
Vancouver, B.C.

The subject site lies in the middle of an interesting street block that alternates between residential and commercial. Starting at Ash Street moving East is a heritage house used as a café, followed by a 91 ft high brick and glass office building, followed by our proposed residential tower with commercial component. Towards the East is a 4-storey townhouse/ apartment building, followed by a 2-storey older commercial/ apartment building facing Cambie Street. Directly across the street is a 4-storey residential and commercial building. Flanking this are single storey commercial buildings and a 9 to 10-storey residential tower.

The proposed building consists of a 10-storey residential tower, three 2 and 3-storey townhouses and a single storey, double height commercial restaurant component. The restaurant has been sited beside the commercial building to the West, relating to the proportion, aesthetic and commercial use of the neighbour. The townhouse modules relate to the townhouses to the East. The shorter, 2-3 storey townhouses and commercial component provide a friendly street façade. The tower steps back so as not to crowd the street. The height matches that of the office tower to the West.

The townhouses are raised above grade and a planted edge aids in providing a privacy buffer and a friendly transition between the private and public realm. The commercial restaurant is at grade as a suitable transition from the west neighbour.

The building materials consist of brick and glass with an alucobond frame providing some depth and visual interest. The framed window boxes that front the commercial component and the townhouses reflect the large window box on the tower, tying together the various building blocks with a visual theme.

The residential component consists of 1 and 2 bedroom units. The floor plate has been designed to provide as many units as possible with mountain views to the North. The commercial and residential have separate parking, both accessed from the lane.