



**CITY OF VANCOUVER**  
**POLICY REPORT**  
**DEVELOPMENT AND BUILDING**

Report Date: September 13, 2006  
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Meeting Date: September 26, 2006

TO: Vancouver City Council  
FROM: Director of Current Planning  
SUBJECT: CD-1 Rezoning: 201 West 2nd Avenue

## RECOMMENDATION

- A. THAT the application by VIA Architecture on behalf of Murphy Stationery Co. Ltd. to rezone 201 West 2<sup>nd</sup> Avenue (PID: 011-069-589; Block 5, Explanatory Plan 3389, DL 302, Plan 5832) from M-2 (Industrial) to CD-1 (Comprehensive Development District), to permit a 16 storey mixed use building with a total density of 3.5 Floor Space Ratio, be referred to a Public Hearing, together with:
- (i) plans received April 7, 2006;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
  - (iii) the recommendation of the Director of Planning to approve the application, subject to conditions contained in Appendix B.

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

FURTHER THAT if the application is referred to a public hearing, the applicant be advised to make application to amend the Sign By-law, to establish regulations for this CD-1 in accordance with Schedule E (assigned Schedule "B" (DD)) and that the Director of Legal Services be instructed to prepare the necessary by-law as set out in Appendix C for consideration at the Public Hearing.

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

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

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

#### GENERAL MANAGER'S COMMENTS

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

#### COUNCIL POLICY

Relevant Council Policies for this site include:

- South East False Creek Policy Statement  
adopted by Council on October 5, 1999 and amended on July 8, 2004.
- South East False Creek Official Development Plan (SEFC ODP)  
enacted on July 19, 2005 and amended on March 21, 2006.
- South East False Creek Financial Plan and Strategy  
adopted by Council on March 1, 2005.
- South East False Creek Public Benefits and Compatible Housing Strategy  
adopted by Council on June 15, 2006.
- South East False Creek Green Building Strategy  
adopted by Council on July 8, 2004.
- Live/Work Use Guidelines  
adopted by Council on March 21, 2006.
- High-Density Housing for Families with Children Guidelines  
adopted by Council on March 24, 1992.

- Neighbourhood Energy Utility  
adopted by Council on March 2, 2006.
- Southeast False Creek Public Realm Plan  
Adopted by Council on July 20, 2006.

## SUMMARY AND PURPOSE

This report assesses an application to rezone the site located at 201 West 2<sup>nd</sup> Avenue from M-2 (industrial) to CD-1 (Comprehensive Development District) to permit development of a single mixed use building. There will be a 16-storey element on 2nd Avenue and a 13-storey element on 1st Avenue joined at the 7th to 13th floors, with an overall height of 47 m (154 ft.). At grade, live-work units would front Cook Street and the landscaped open space to the east, while 2 commercial units would face 2nd Avenue. The development would contain a total of 179 residential units, 11 live-work units and 2 commercial units with 190 vehicle parking spaces. The overall density of the development would be 3.5 FSR. This site is located within the boundary of the South East False Creek ODP which supports the proposed use and density.

On June 15, 2006, Council adopted the South East False Creek Public Benefits and Compatible Housing Strategy which outlined the proposed funding and delivery of new public amenities and infrastructure in SEFC. Consistent with this direction, the developer, Michael J. Overholt, has offered \$2,308,916 as a Community Amenity Contribution, which is \$11.50 per sq. ft. for this site which has a gross site area of 57,364 sq. ft. and proposed development of 200,775 sq. ft. buildable. Council also adopted a recommendation to create an area specific Development Cost Levy of \$14.50 per sq. ft. for the entire SEFC ODP area which will be in addition to the City-wide DCL.

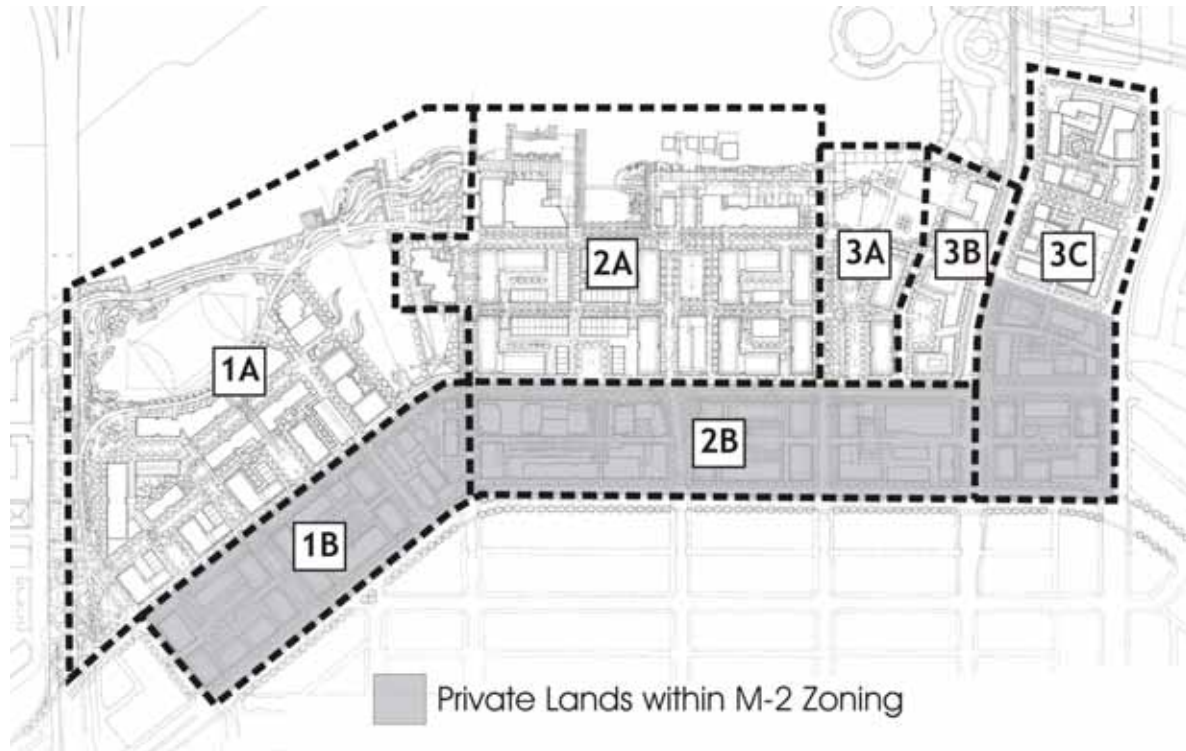
Staff recommend that the application be referred to a Public Hearing and be approved with conditions.

## BACKGROUND

The South East False Creek area is currently occupied by a variety of industrial uses including warehousing, manufacturing, auto repair shops and wholesalers. A number of sites are vacant or underutilized.

The future of South East False Creek is envisioned as a predominantly high density residential neighbourhood intended to move significantly towards more sustainable development practices and in doing so, provide a model which can be applied across the city. As well, the SEFC Official Development Plan (ODP) seeks to encourage vitality, diversity, and cultural richness in a manner that respects the history and context of the area. The ODP provides the framework to create a complete community where goods and services are within walking distance and housing is linked by transit to nearby jobs. There will be significant improvements to the transportation network within SEFC which will be designed to accommodate all forms of transportation with priority on sustainable modes to encourage walking, cycling and transit. Details of the sustainable transportation strategies are outlined in Appendix D.

Out of the 80 acres within the SEFC ODP, approximately 30 acres are in private ownership. The private lands are located within sub-areas 1B, 2B and the M-2 portion of 3C, as shown in grey on the map below.



Most of the owners of these properties have been involved throughout the SEFC planning process. Some have participated in a coordinated cost recovery rezoning process to deal simultaneously with eight CD-1 rezonings. The subject site was included in this process.

The level of community involvement in the development of the SEFC ODP was extensive. As part of the coordinated cost recovery process for private land rezonings two well attended open houses were held on April 29, and May 1, 2006. This application was largely supported by the public. The application has also been reviewed by the Urban Design Panel, which gave it unanimous support. The detailed Public and Design Panel commentary are included in Appendix D.

## DISCUSSION

**Site:** The proposed development consists of a single parcel which is currently zoned M-2. It is currently developed with an industrial building and gymnasium with some structured and surface parking. The site occupies the entire irregular block bound by 1<sup>st</sup> Avenue, 2<sup>nd</sup> Avenue, Cook Street and Columbia Street as indicated on the map below. The irregular shape comes from its location at the point where the street grid turns. This “hinge” in the street grid, located at the south edge of a major proposed park, increases the prominence of this site.



**Context:** Four blocks to the west of the subject site will be the future Canada Line 2<sup>nd</sup> Avenue Station. Also to the west is the Cambie Bridge, under which the SEFC ODP calls for an assortment of outdoor, covered recreational facilities. One block to the east is Manitoba Street, which the SEFC ODP identifies as the commercial “high” street which will be the focus for the emerging community. To the south, 2<sup>nd</sup> Avenue forms the boundary of the SEFC ODP area and will continue to serve as an arterial route to relieve vehicular traffic along 1st Avenue.

**Use:** The proposal is for a 16 storey mixed-use development containing 179 dwelling units above 11 three-storey live-work units and two commercial units at ground level. Staff support the amount and location of the residential, live-work and commercial uses which are consistent with the SEFC ODP.

In late 2005, Council considered a referral report for the adoption of “live-work” as a new definition in the Zoning and Development Bylaw (and replacing the term “general office live-work in the Downtown District ODP); and extending this use into the heritage areas of Gastown, Chinatown, Victory Square and Hastings Street. At that time, noting the assessment and taxation difficulties that live-work uses create for the assessor and for owners, Council passed the staff recommendation that “no further expansion to live-work zoning be approved by Council until after a solution to the property assessment, classification and taxation issues has been implemented.” The Director of Finance, in consultation with the Director of Planning, will report back to Council on potential solutions to the issues. However, this moratorium was not intended to apply to the South East False Creek ODP area which had been in process during the live-work discussion.

Based on the current rezonings in process for SEFC, the “take-up” on live-work is small: about 40 out of 1042 units in first 6 rezonings.

**Density:** The proposed total floor area of 18 652 m<sup>2</sup> (200,775 sq. ft.), which results in a density of 3.5 FSR, is consistent with the SEFC ODP. Where live-work uses are included in a proposal, as in this application, they are counted as residential.

**Form of Development:** (Note Plans: Appendix G). The SEFC ODP provides a clear direction for built form. This site is identified in the SEFC ODP for a landmark tower allowing heights up to 47 m. The proposal responds well to providing a landmark building with a height of 47 m which is in character with this neighbourhood and is a model for environmental sustainability with sliding sun screens on residential units, an open atrium to allow through ventilation to units and simple industrial forms.

At the next stage, the Development Permit Application, the forms and massing must be refined and the details of the sustainability features further developed. The open atrium should be developed to ensure maximum light access and livability. The design of the roof top mechanical should also be minimized and crafted to compliment the building architecture.

The proposal varies from the illustrative SEFC ODP by not including a mid-block east/west pedestrian link. In staff's opinion an east/west pedestrian link bisecting this small site is not necessary given the short distance to connect with through streets. However, a north/south mews within the property is requested for the use of the residents of the site, and to separate private outdoor spaces from the larger open space.

The Urban Design Panel unanimously supported the application (see minutes in Appendix D).

**Open Space:** The proposal includes an open space on the eastern portion of this site, which provides views toward the water across the large park to the west of the Olympic Village site (Sub Area 2A). Staff and the applicant support the future consideration of this space as a public park, under terms agreeable to the applicant through the Development Permit process. Park Board staff are interested in exploring the advantage of a properly programmed and planned public park in this location for the community. However, the applicant is in no way obligated to pursue this option, as the open space could remain private open space to be maintained by the owner while still providing a visual amenity for area residents. This discussion will be concluded at the Development Permit stage as the current owner will be seeking a development partner to complete the project who should participate in any negotiations.

**Parking, Loading and Circulation:** The parking and loading provisions outlined in the SEFC Green Building Strategy (Appendix E) are intended to lead the City in achieving its sustainable transportation objectives while addressing basic parking demands. Amendments to the Parking By-law based on these standards have been approved by Council with the SEFC CD-1 rezoning for a site at 311 West 2nd Avenue, and provide regulations for this and all other sites within SEFC. The regulations include both minimum and maximum standards for parking provision in order to ensure a workable amount of parking in support of development while preventing a level of parking that would exceed acceptable amounts. The provision of co-operative vehicles for residential developments throughout the SEFC ODP area is required through a rezoning condition in Appendix B. The option whereby applicants can provide less than the required parking through provision of a Transportation Management Plan (TMP) will also be provided.

The applicant proposes 190 vehicle parking spaces in a below grade parking garage with access from an entrance off Cook Street in the middle of the block. Parking for bicycles will be provided within the parking garage.

**Environmental Sustainability:** This is a key objective of the SEFC Official Development Plan. City Council approved a Draft SEFC Green Building Strategy (GBS) on July 8, 2004, which has been subsequently updated by City Staff, as of June 2006. The GBS sets out a minimum baseline of environmental performance in all facets of building design and construction. The SEFC Green Building Strategy is an evolving document which is intended to incorporate the most recent best practices. The current version of the SEFC Green Building Strategy is detailed in Appendix E, and contains a number of key updates, notably in the area of energy requirements, which have been discussed with the applicant since the outset of this rezoning process and agreed to. As part of the SEFC GBS, all new development within the SEFC Private Lands is required to meet LEED™ Silver equivalency (with a target of 36 points). New development is to comply with the mandatory requirements for Energy Performance, Water Conservation, Parking and Loading and Storm Water Management as outlined in Appendix E. In addition, the SEFC Green Building Strategy identifies suggested benchmarks for achieving LEED™ Silver equivalency.

Sustainability is a core concept of the proposed development, and an integrated approach was taken in the design and development of the application.

Key sustainability elements proposed in this application include:

- the project plans to make full use of the proposed neighbourhood energy utility;
- glazed atriums are being used to temper the air and its flow in the central open volume of each building;
- sliding screens are provided at the southwest façade to control afternoon heat gain;
- the building includes a substantial proportion of “dense wall” as well as openness for light and views from major living spaces;
- the south walls of the building are predominantly solid, with the potential for acting as heat sinks benefiting from solar gain, either through the concrete or through a photovoltaic or other such active solar system;
- green roofs are provided on a number of levels;
- a substantial proportion of this currently 100 percent impervious site can be returned to having permeable soil or whatever collection area is best supportive of the neighbourhood storm water strategy;
- much concrete and timber salvaged from the existing buildings is planned for re-use within the site;
- the landscape is being designed to thrive without use of potable water; and
- it is expected that many energy and water saving features will be included in the final fittings for the live-work units.

The applicant’s detailed approaches to sustainability are set out in Appendix F.

**Universal Design:** The ODP states that development in the South East False Creek area is subject to the principles for “universal design” to ensure maximum access is provided for all persons with varying levels of mobility and sensory ability, noting that alternative solutions may be necessary for differing types of development. Rezoning applicants have been working cooperatively with City staff to address these objectives through reference to “The Safer Home Certification Criteria”. A copy of “The Safer Home Certification Criteria” which has

been attached in Appendix F lists the items which the applicant intends to achieve through future stages of design development. In addition, staff will ensure that the transportation network and systems in South East False Creek are designed to "measure up" for inclusiveness and accessibility for all members of society.

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

**Public Input:** A rezoning information sign was installed on the site on May 1, 2006 and a notification letter dated June 8, 2006 was mailed to the surrounding property owners. There were no concerns raised in response to neighbourhood notification or a sign posted on the site.

Two Public Open Houses were held Saturday, April 29, 2006 and Monday, May 1, 2006 to review and discuss five rezoning applications that were being processed within the SEFC private lands. Approximately 150 people signed in at over the course of the two days. In terms of commentary, four comment forms were received for this project. Two were supportive and two were non-supportive with advice to increase building heights and reduce foot prints dramatically. The general verbal commentary at the events was supportive reflecting aspiration for family sized units.

## **PUBLIC BENEFITS**

On June 15, 2006 Council adopted the recommendations of the report entitled "SEFC Public Benefits and Compatible Housing Strategy" which detailed how the full package of public benefits (parks, park development, childcare, public realm, community centre and library) will be delivered. It recommended a \$14.50 per sq. ft. area specific DCL to be layered over the \$6.00 per sq. ft. City wide DCL. In addition, it endorsed the objective of seeking voluntary Community Amenity Contributions in the order of \$11.50 per sq. ft., to be used to achieve 20% affordable housing in the SEFC Private Lands.

Staff have been in discussions with the developer regarding a possible Community Amenity Contribution (CAC). Based on the discussions, the developer is offering a CAC in the amount of \$2,308,916. Staff recommend acceptance of this offer (see (c)(xv) in Appendix B).

## **PUBLIC ART**

Council policy requires rezonings that are greater than 14 864 m<sup>2</sup> (160,000 sq. ft.) to contribute \$0.95 per buildable (FSR) foot to public art. City staff are currently working with a consultant to develop a comprehensive public art plan for SEFC.



## FINANCIAL IMPLICATIONS

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

## CONCLUSION

Staff assessment of this application concluded that the proposed use, density, and form of development are generally supportable. The Director of Planning recommends that the application be referred to a public hearing, together with a draft CD-1 By-law generally as shown in Appendix A and a recommendation of the Director of Planning that it be approved, subject to the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included in this report as Appendix G.

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DRAFT CD-1 BY-LAW PROVISIONS

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

**1. Definitions**

Words in this By-law shall have the meaning assigned to them in the Zoning and Development By-law, except as provided below:

“Base Surface” means base surface calculated from the official established building grades.

**2. Uses**

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

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

- (a) Dwelling Uses, limited to Multiple Dwelling;
- (b) Institutional Uses, limited to Child Day Care Facility, Social Service Centre, and Special Needs Residential Facility;
- (c) Live-Work Use;
- (d) Manufacturing Uses, limited to Bakery Products Manufacturing, Batteries Manufacturing, Clothing Manufacturing, Dairy Products Manufacturing, Electrical Products or Appliances Manufacturing, Food or Beverage Products Manufacturing - Class B, Furniture or Fixtures Manufacturing, Ice Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, Miscellaneous Products Manufacturing - Class B, Non-metallic Mineral Products Manufacturing - Class B, Plastic Products Manufacturing, Printing or Publishing, Rubber Products Manufacturing, Shoes or Boots Manufacturing, Software Manufacturing, Textiles or Knit Goods Manufacturing, Tobacco Products Manufacturing, and Wood Products Manufacturing - Class B;
- (e) Office Uses;
- (f) Parking Uses;
- (g) Retail Uses, excluding Gasoline Station - Full Service, Gasoline Station - Split Island, Liquor Store and Vehicle Dealer;
- (h) Service Uses, limited to Barber Shop or Beauty Salon, Bed and Breakfast Accommodation, Photofinishing or Photography Laboratory, Photofinishing or

Photography Studio, Print Shop, Restaurant - Class 1, School - Arts or Self-Improvement, and School - Business;

- (i) Accessory Uses customarily ancillary to the above uses; and
- (j) Interim Uses not listed in this section 3, and accessory uses customarily ancillary to them, provided that:
  - (i) the Director of Planning or Development Permit Board considers that the interim use will be compatible with and not adversely affect adjacent development that either exists or that this By-law permits;
  - (ii) the Director of Planning or Development Permit Board is satisfied that the use can be easily removed and is of low intensity or low in capital investment;
  - (iii) the Director of Planning or Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to the subject site; and
  - (iv) development permits are limited in time to periods not exceeding three years;

### 3. Conditions of Use

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

3.2 The design and lay-out of at least 25 percent of the dwelling units must:

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

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

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

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

#### 4. Floor Area and Density

4.1 The floor area for all permitted uses must not exceed 3.5 FSR. For the purpose of computing floor space ratio, the site is deemed to be 5 329.15 m<sup>2</sup>, being the site size at time of application for rezoning, prior to any dedications.

4.2 Computation of floor space ratio must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building.

4.3 Computation of floor area must exclude:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed 8 percent of the residential floor area being provided;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) the floors or portions of floors used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that, for each area, is at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) undeveloped floor area located above the highest storey or half-storey with a ceiling height of less than 1.2 m and to which there is no permanent means of access other than a hatch;
- (e) residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- (f) amenity areas, including day care facilities, recreation facilities, and meeting rooms, provided that the total area excluded does not exceed 1 000 m<sup>2</sup>; and
- (g) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.

4.4 Computation of area may exclude, at the discretion of the Director of Planning or Development Permit Board:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:

- (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed 8 percent of the residential floor area being provided; and
  - (ii) no more than 50 percent of the excluded balcony floor area may be enclosed;
- (b) windows recessed into the building face to a maximum depth of 160 mm, except that the Director of Planning may allow a greater depth in cases where it improves building character;
  - (c) unenclosed outdoor areas at grade level underneath building overhangs, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any overhangs, and provided that the total area of all overhang exclusions does not exceed 1 percent of the residential floor area being provided;
  - (d) open to below spaces or double height volumes can be excluded on the second storey units where the first floor is located within 2 m of grade to a maximum of 15 percent of the floor area of the first floor of that unit for residential and live-work units; and
  - (e) passive solar appurtenances to reduce solar gain; and
  - (f) trellises and other garden structures which support the use of intensive green roofs and or urban agriculture.
- 4.5 The use of floor space excluded under section 4.4 or 4.5 must not include any purpose other than that which justified the exclusion.

## 5. Height

5.1 The maximum building height, measured above base surface, and to the top of the roof slab above the uppermost habitable floor excluding parapet wall must not exceed 47 m.

5.2 A mechanical penthouse, trellises and other garden structures which support the use of intensive green roofs and or urban agriculture are to be excluded from the maximum building height as provided by Section 10.11 of the Zoning and Development By-law.

## 6. Horizontal Angle of Daylight

6.1 Each habitable room must have at least one window on an exterior wall of a building.

6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.

6.4 If:

(a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and

(b) the minimum distance of unobstructed view is not less than 3.7 m;

the Director of Planning or Development Permit Board may reduce the horizontal angle of daylight requirement.

6.5 An obstruction referred to in section 6.2 means:

(a) any part of the same building including permitted projections; or

(b) the largest building permitted under the zoning on any site adjoining CD-1 (\_\_\_).

6.6 A habitable room referred to in section 6.1 does not include:

(a) a bathroom; or

(b) a kitchen whose floor area is the lesser of:

(i) less than 10% of the total floor area of the dwelling unit, or

(ii) less than 9.3 m<sup>2</sup>.

## 7. Parking, Loading and Bicycle Parking

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

## 8. Acoustics

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

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

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PROPOSED CONDITIONS OF APPROVAL

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

FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by VIA Architects and stamped "Received City Planning Department, April 7, 2006", provided that the Director of Planning or the Development Permit Board, as the case may be, may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, or Development Permit Board, who shall have consider the following:

**Design Development**

- (i) design development to the overall building to refine the massing and detailing and to further break down and slim the building scale;  
  
Note to Applicant: This may be achieved by offsetting the slab forms on each side of the atrium. Consideration may also be given to hinging or angling the north from the south form.
- (ii) design development to the atrium to provide: more openness; a glass roof to allow more light; and an analysis of natural ventilation and air flows;
- (iii) provide a pedestrian mews along the east side of the building for use by the building residents;
- (iv) provide a feature on both the east and west facades of the building and landscape to respond to the axial view from the lanes;
- (v) provide high quality, durable architectural materials and detailing including rain protection overhangs;
- (vi) design development to the roof mechanical penthouse/roof access to provide a form and material treatment as an extension of the building architecture and to minimize the scale of the penthouse;
- (vii) design development to provide improved daylight access and privacy for residential;

Note to Applicant: The objective is to maintain approximately 24.4 m separation between main living spaces facing each other above the 2nd floor across Cook Street.



- (viii) provide details of sliding screens, overhangs and other visible responses to solar orientation and weather protection and consider the use of colour for these features;

#### **CPTED (Crime Prevention Through Environmental Design)**

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

#### **Landscape**

- (x) final coordination of the public realm treatment to be consistent with the SEFC Public Realm Plan;
- (xi) ensure the open space on the east side allows visibility through from 2nd Avenue to achieve a water view of False Creek;
- (xii) provide an enhanced open space on 2nd Avenue at Columbia Street where the boulevard widens;
- (xiii) provision of semi public and semi private spaces that complement the design of the public realm. Aspects to consider at time of Development Permit Application include special paving, lighting, planting, driveway crossings, pedestrian entrances and safety, walkways, permanent site furniture, weather protection, garbage storage, recycling and loading facilities;
- (xiv) provision of maximum 40 percent effective impervious area;
- (xv) design development to ensure the integration of the underground parking structure into the overall open space design;
- (xvi) provision of best current practices for reducing potable water use and managing storm water conservation, including high efficiency irrigation, xeriscaping and the use of captured storm water for irrigation. Size and location of water storage cisterns should be noted on Plans. Where practical, water features are to use storm water or other non-potable alternatives. Detailed technical drawings of storm water recycling will be required at the time of development permit application;
- (xvii) provision at time of development permit application of a detailed rationale outlining intent for the specific programming of individual outdoor spaces and landscape structures, including overall use, pedestrian capacity, storage (for example, compost, gardening tools), access, security, sustainable design requirements (planting, water, waste, soil, habitat);

- (xviii) maximize opportunities for “green walls”, planted roofs and patios. Mitigate blank walls by locating continuous linear planters and climbing plants at their base;
- (xix) increase the planter sizes on private patios and maximize edible planting opportunities, including hose bibs and tool storage. Provide hose bibs for all patios that cannot be serviced using at grade non-potable water;
- (xx) design development to the inner boulevard “rain garden features” to explore the opportunity for the direct collection of water from the street as a “swale”, in coordination with Engineering and the public realm design;
- (xxi) encourage native plant species for planted areas that are not utilised for urban agriculture;

#### Technical

- (xxii) provision at time of development permit application of a full Landscape Plan illustrating proposed plant materials (common and botanical names), sizes and quantities; notation of existing trees to be retained, paving, walls, fences, light fixtures and other landscape elements, including site grading. Proposed plant materials should be clearly illustrated on the Landscape Plan. The Landscape Plan should be at 1:100 (1/8" = 1' 0");
- (xxiii) Grades, retaining walls, walkways and structural elements, such as underground parking, to be designed to provide maximum plant growing depth (exceed BCLNA Landscape Standard). Where applicable, underground parking design to increase soil depth for planting. Planted areas adjacent to structures and on slab to contain continuous soil volumes. Underground parking to angle downward at the corner (3 feet across and 4 feet down) to increase planting depth for inner boulevard trees and planters;
- (xxiv) provision of large scale partial plans, elevations, sections, specifications illustrating the detailed treatment of the public realm interface at the streets and lanes; including planters, retaining walls, stairs, planting, soil depth, underground structures, semi private patios and privacy screens;
- (xxv) provision at time of development permit application of a lighting plan;

#### Trees

- (xxvi) additional street trees will be required and are to be clearly illustrated on the Landscape Plan;
- (xxvii) protect lane edge trees and planting from vehicular impacts by providing metal tree surrounds, bollards or low curbs as needed;

## Universal Design

(xxviii) Applicant to work with a Universal Design consultant to achieve the objectives for Universal Design through implementation of "The Safer Home Certification Criteria" as outlined in Appendix F;

## Environmental Sustainability

(xxix) applicant to achieve the SEFC Green Building Strategy and meet a minimum LEED™ Silver Canada Certified standard (with a target of 36 points), including City of Vancouver prerequisites (with full LEED™ registration and documentation) or equivalency;

## Energy

(xxx) provide energy efficient design and modelling results to meet or exceed the CBIP (Commercial Buildings Incentive Program) standard for energy efficiency;

(xxxi) provide full building design to meet ASHRAE 90.1 2004 in its entirety (with the exception of outright energy efficiency, which is covered under provision "xxx", above) including:

- improved envelope options such as "continuous insulation", increased r-values, and thermal breaks for balconies and slab extensions;
- energy efficient lighting;
- air exchange effectiveness;
- full best practice building systems commissioning;
- daylighting; and
- provision of vestibules where necessary;

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

(xxxii) provide compatible, energy efficient design and details of the heating and domestic hot water for the referenced connection to the False Creek Neighbourhood Energy Utility proposed for the area;

(xxxiii) provide vertical glazing to a maximum of 40 percent or provide additional thermal measure such as low-e glass to compensate for the additional heat loss;

(xxxiv) provide roughed-in capacity for future individual metering for energy and water supplies;

(xxxv) provide climate zone control for residential and live-work units that is compatible with the False Creek Neighbourhood Energy Utility;

(xxxvi) provision of fireplaces listed as a heating appliance with a minimum combustion efficiency to meet or exceed ASHRAE/IESNA Standard 90.1 - 2001 heating appliance standards. No continuous pilot lights; interrupted power ignition is preferred;

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

#### Stormwater Management and Green Roofs

- (xxxvii) provision of a green roof (including useable, intensive roof and or inaccessible, extensive roof) on principal building roofs;
- (xxxviii) provision of effective impervious area of no more than 60 percent of total site area with 30 percent of useable intensive green roof area in soft landscape (this includes drop off areas, walkways rooftops and plazas);
- (xxxix) provision of best current practices for managing water conservation including high efficiency irrigation, aspects of xeriscaping including drought-tolerant plant selection and mulching;
- (xl) design development to provide a balanced stormwater management system that maximizes on site water quality/quantity (e.g., greenroofs, on-site ponds, infiltration galleries, etc.) and potable water conservation through reuse for irrigation, water features, and toilet flushing (e.g. cistern with dual piping, water treatment). Detailed technical drawings of stormwater reuse system will be required at the time of development permit application;

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

- (xli) provide details and arrangements for connection and flow rates to meet the SEFC Stormwater Management Plan (see engineering condition "*follow-up with Engineering*");
- (xlii) provision of green roof design to meet structural load, soil depths, and access & egress conditions necessary for an intensive green roof/urban agriculture (regardless of initial roof design - intensive or extensive);

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

#### In-Building Water Efficiency

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

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

#### Urban Agriculture

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

#### Building Durability

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

#### Waste Management

- (xlvi) provide a Construction and Demolition Waste Management Plan at the time of application for Building Permit ensuring that a minimum of 75 percent landfill diversion through the construction process;

#### AGREEMENTS:

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

#### ENGINEERING

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

- (i) dedication of the north 0.8 metres of the site for road purposes;
- (ii) dedication of the south 5 ft. of the site (1.524 m -- not the 1.5 m noted on plans) for road purposes;
- (iii) dedication of a 4.9 metre by 50 metre tapered portion of the site along Cook Street measured from the 1st Avenue widening line for road purposes;

Note: clarify if any permanent portion of the development, both above and below grade encroach beyond any of the dedication lines. If so they must be deleted from the dedication areas.

- (iv) release of Easement & Indemnity agreement P9092 (existing building encroachments) prior to issuance of any permits beyond excavation & shoring stages;
- (v) undergrounding of all new utility services from the closest existing suitable service point. All services and in particular electrical transformers to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground / overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged;
- (vi) provision of new sidewalks, curb, pavement, concrete lane crossings, lamp standards, street trees and street furniture adjacent the site in keeping with the final SEFC public realm design requirements;
- (vii) provision of 3 streams of waste removal for the development (regular garbage, recyclable materials and organics). The development site is to provide adequate space to accommodate 3 streams of waste removal including fully outfitted areas that can be made active upon implementation of organics collection system;
- (viii) building design is to include provision for connections to and be compatible with the neighbourhood energy utility proposed for the area;
- (ix) make arrangements to the satisfaction of the General Manager of Engineering Services, in consultation with the Director of Planning for:
  - (A) the provision, operation, and maintenance of co-operative vehicles and the provision and maintenance of parking spaces for use exclusively by such co-operative vehicles, with such parking spaces to be in addition to the minimum parking spaces required by the Parking By-law; and
  - (B) designation of visitor or surplus parking spaces which are publicly accessible for future use by co-operative vehicles, with such spaces not to be in addition to required parking for residents or visitors.

all as outlined below:

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

## SOILS

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

## OLYMPIC SECURITY REQUIREMENTS

Prior to enactment of the CD-1 By-law, the registered owner of the Lands (the "Owner") shall:

- (xii) enter into a legal agreement, on terms and conditions acceptable to the City's Director of Legal Services and the City's General Manager of Olympic Operations (the "Security Agreement") which shall, inter alia, provide for the following:
  - (A) The Owner may make application for a development permit and a building permit pursuant to the Rezoning at any time. The City's General Manager of Olympic Operations shall, prior to issuance of any development permit, delineate the site into two zones, roughly the North portion of the Lands (the "Red Zone") and the South portion of the Lands (the "Green Zone"), at his sole discretion, and the following conditions shall apply to each zone:

## RED ZONE CONDITIONS

- i. If the Owner commences construction of the improvements permitted pursuant to the Rezoning to be located in the Red Zone (the "Red Zone Improvements"), the Red Zone Improvements shall be completed, at a minimum, to "lock down" (including, without limitation, completion of all doors and windows) to the satisfaction of the City's Chief Building Official on or before January 12, 2010;
- ii. prior to issuance of any building permit for the Red Zone Improvements, the Owner shall be required to lodge a letter of credit with the City, on terms acceptable to the Director of Legal Services, in an amount deemed adequate by the Chief Building Official, in his sole opinion, to secure completion of the Red Zone Improvements to lock down prior to January 12, 2010;

- iii. the Owner acknowledges and agrees that the Chief Building Official shall inspect the Red Zone Improvements on or before October 12, 2009 and shall determine whether or not, in his opinion, the Red Zone Improvements will be completed to lock down prior to January 12, 2010. If the Chief Building Official is not satisfied that lock down will be achieved by January 12, 2010, the Chief Building Official may order that the Owner take all necessary steps to ensure that lock down can be achieved by January 12, 2010 and the Owner shall take all necessary steps to do so at the Owner's cost. Alternatively, the Chief Building Official may, in his sole discretion, permit the City, or its permittees or licensees to complete the Red Zone Improvements to lock down, at the cost and risk of the Owner;
- iv. the Owner acknowledges and agrees that notwithstanding that the Owner may construct the Red Zone Improvements, the Owner may not occupy, or permit occupation of the Red Zone Improvements, other than for site servicing, construction, maintenance and security purposes, prior to January 12, 2010;
- v. the Owner shall not access or use the Red Zone Improvements for any purpose other than maintenance of and security for the Red Zone Improvements during the period between January 12, 2010 and March 12, 2010. The Owner and the Owner's personnel shall comply with any security protocols established by the City during such access or use;

#### GREEN ZONE CONDITION

- vi. the Owner may make application for all applicable permits to construct and occupy the improvements permitted pursuant to the Rezoning to be located in the Green Zone (the "Green Zone Improvements") at any time and may construct and occupy the Green Zone Improvements in accordance with any development permits, building permits and occupancy permits issued in respect of the Green Zone Improvements. However, if all construction of the Green Zone Improvements is not fully completed on or before January 12, 2010, the Owner shall, during the period between January 12, 2010 and March 12, 2010;
  - a. cease, or cause to cease, all servicing and/or construction activities on the Green Zone Improvements; and
  - b. not access or use the Green Zone Improvements for any purpose other than for maintenance of and security for the Green Zone Improvements. The Owner and the Owner's personnel shall comply with any security protocols established by the City during such access or use;



GENERAL CONDITIONS

- vii. the Owner shall permit the City and its permittees and licensees, including without limitation the Vancouver Organizing Committee for the 2010 Olympic and Paralympic Winter Games ("VANOC") and any security organizations responsible for security for the 2010 Olympic Winter Games, to enter the Lands and any buildings and improvements located thereon at any time, and from to time, from December 1, 2009 to January 11, 2010 for security planning purposes and from January 12, 2010 to March 12, 2010 for any security purposes they deem necessary or desirable for the purpose of providing security protection for the Vancouver Olympic Village;
- viii. the Owner shall, during the period January 12, 2010 through March 12, 2010, permit the City and any permittee or licensee of the City including, without limitation, VANOC, access to the Lands and any buildings and improvements located thereon, to erect any fences, security barriers, screens, drapes or other security or pageantry materials or equipment on the Lands deemed necessary by the City or any permittee or licensee for the purpose of facilitating the security and decoration of the Vancouver Olympic Athlete's Village (the "Security Fencing"). The Security Fencing will be at the cost of the City, or its permittee or licensee, as the case may be, and shall be at no cost to the Owner;
- ix. the Owner shall release the City and its officials, officers, employees, contractors and agents ("City Personnel") from any costs, damages (including special, indirect and consequential damages), injuries or liabilities of any kind suffered or incurred by the Owner and/or the Owner's officers, employees, contractors and agents ("Owner's Personnel") which arise due to the use or occupation of the Lands by the City and/or City Personnel and/or any restrictions placed on the Owner's use, occupation and development of the Lands, as set out in the Security Agreement. The Owner shall indemnify and hold harmless the City and City Personnel for any costs, damages (including special, indirect and consequential damages), injuries or liabilities of any kind suffered or incurred by the City or City Personnel due to the breach of any term or condition of the Security Agreement by the Owner and/or the Owner's Personnel; and
- x. the Owner acknowledges and agrees that vehicular and/or pedestrian access to the Lands from City streets may be restricted or unavailable for a period of time before, during and after the 2010 Olympic Winter Games;

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

#### PUBLIC ART

- (xiii) Execute an agreement, satisfactory to the Directors of Legal Services and the Office of Cultural Affairs for the provision of public art in accordance with the City's Public Art Policy and the SEFC Public Art Plan, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and
- (xiv) Submit a preliminary public art plan to the satisfaction of the Managing Director, Cultural Services setting out the proposed public art program aims, artist terms of reference, site and artist selection methods, project budget, implementation plan and a schedule consistent with the objectives and intent of the SEFC Public Art Plan;

#### COMMUNITY AMENITY CONTRIBUTION

- (xv) execution of Section 219 Covenant (No Development Covenant) providing that prior to issuance of the development permit the agreed Community Amenity Contribution in the amount of \$2,308,916, is to be paid to the City, such Covenant to be on terms and conditions satisfactory to the Director of Legal Services;

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

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

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

\* \* \* \*

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

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

"201 West 2<sup>nd</sup> Avenue            [CD-1 #]            [By-law #]            B (DD)"

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

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

"[CD-1 #]            [By-law #]            201 West 2<sup>nd</sup> Avenue".

## ADDITIONAL INFORMATION

**Integrated Site Servicing:** The SEFC Project Office, staff, and a team of consultants are working to finalize the Integrated Site Servicing plans for the Olympic Village Site and 1<sup>st</sup> Avenue between Wylie Street and Ontario Street. This work includes the design and construction of utilities, roads, waterfront, a portion of Hinge Park, and the Neighbourhood Energy Utility (NEU). Some of this work has already been tendered for construction. The proposed utility and NEU work along 1<sup>st</sup> Avenue, and the development of the waterfront and a portion of Hinge Park will be important amenities for the Private Lands in the SEFC ODP area, including this site.

As reported to Council previously, the NEU is a district energy system that will provide space heating and domestic hot water to all buildings in the SEFC ODP area. The first phase of the NEU will include a central plant, underground pipes supplying hot water, and energy transfer stations to provide thermal heat to the Olympic Village and Private Lands. The central plant is expected to use sewer heat recovery as its primary base heat source. It has not yet been determined if the City of Vancouver or a private utility will own and operate the NEU.

As the NEU provides reduced energy costs and fossil fuel and electricity consumption by incorporating a renewable energy source and high efficiency equipment, it will be easier for developers to design buildings that meet the SEFC Green Building Strategy. In addition, the NEU is safer and more reliable than traditional mechanical systems and will save space in the buildings by eliminating the need for hot-water boilers.

**Sustainable Transportation Strategies:** The transportation network in SEFC is designed to accommodate all modes but with a focus on higher priority sustainable transportation modes - walking, cycling and transit.

### Pedestrians/Cyclists

- highly walkable streets and with pedestrian friendly sidewalks with trees and landscaping
- many pedestrian routes and connections through parks and along the waterfront
- minimal number of driveways interrupting pedestrian routes
- off-street bicycle pathways along the waterfront street and the Ontario Greenway
- dedicated bicycle lanes along 1st Avenue

### Transit

- SEFC is close to two regional rapid transit lines - the Main Street station at the Expo Line to the east and the future Olympic Village Station at the Canada Line
- along 1st Avenue, the Downtown Streetcar will run along double-track segregated system in a permeable, greened centre median
- as soon as feasible, the Downtown Streetcar will operate between Science World to Granville Island, linking the two rapid transit stations
- a new ferry dock in the SEFC waterfront will provide ferry service between False Creek and downtown Vancouver
- a new cross-town bus route is now operating along 2nd Avenue connecting the Millennium Line to UBC
- transit priority improvements are being completed along the Main Street corridor

## Vehicles

- 2nd Avenue will be redesigned to improve the public realm and channel cross-town traffic away from 1st Avenue
- neighbourhood streets will include traffic calming such as traffic circles and pedestrian bulges wherever possible

**Parking:** Parking and loading provisions for SEFC have been designed to be functional, flexible, and sustainable. Staff believe that these provisions achieve an appropriate balance of achieving a leading edge sustainable transportation plan while still allowing developers to market their projects. Outlined below is an overview of standards proposed for SEFC which depart from the existing parking and loading standards of the Parking By-law.

*Residential Parking* - The starting point for parking standards was the level of vehicle ownership observed for dwelling units of various sizes in the surrounding precincts, namely City Gate, Brewery Creek, and False Creek South, just west of the Cambie Bridge. To ensure sustainability, i.e., prevention of excess parking provision, while allowing for developable projects, staff set the maximum permissible parking at the level observed in the surrounding areas. This would ensure that parking provision in SEFC would not support a level of vehicle ownership higher than observed nearby. At the low end of the size range, market units are to be allowed no more than one parking space, and at the high end no more than two spaces. The minimum required parking was set at a low level, as low as half a space per unit for small units and one space per unit for large units. For dwelling units in the middle of the spectrum, the requirement assumes that which Council recently adopted for transit-oriented areas of the city, such as Central Broadway, Marpole, the Canada Line Corridor and eastward to Boundary Road. To promote livability for residents and guests, a distinct visitor component is required, which may be allowed at centralized locations at another site if preferred. In unprecedented support of carsharing, co-operative vehicles and spaces are required [for sites with 50 or more dwelling units], and among visitor parking there must be spaces identified which would host additional co-op vehicles should parking for these become needed in future. To allow flexibility to drop beneath the minimum parking prescribed, the regulations include provisions for such in connection with working out a Transportation Management Plan (TMP) with staff on a site-specific basis. A typical TMP might include guaranteed unbundling of parking assignment [such that no parking space automatically is sold with a unit], subsidy of transit passes for residents, shared usage of parking on a mixed-use site, and/or other measures to reduce reliance on motor vehicles.

For non-market housing, minimum and maximum parking standards are tailored to the target resident group, whether it be for families, seniors, or others. Provisions for visitor parking, co-op vehicles, and loading would apply to these sites, same as for market sites.

*Transportation Management Plan* - A Transportation Management Plan [TMP] may be required, to the satisfaction of the Director of Planning and General Manager of Engineering Services, where a site is a centre of employment, and/or where a relaxation of the minimum amount of parking required is sought. The TMP should emphasize elements in the development of the site which can be incorporated or established prior to occupancy to reduce automobile dependency and facilitate other modes of transportation consistent with the objectives of the South East False Creek Official Development Plan. These elements may include share-use of parking, subsidized transit or ferry passes, bicycle facilities in excess of minimum requirements, loaner bikes, carpool and/or vanpool promotion, employee transportation allowance with pay parking, incentive and communication programs, full

unbundling of residential parking (all dwelling unit owners must elect to purchase each and every parking space as a distinct option when buying the dwelling unit) and other measures. A professional transportation consultant's report may be required before the TMP is approved.

*Live-Work Parking and Loading* - Generally these standards are the same as for live-work developments in the recently-approved policies for live-work use in Historic Areas and Victory Square. For new developments, one space is required up to 250 m<sup>2</sup> for SEFC, which allows for great size in such units for a single space; however, should a live-work unit get very large [250 m<sup>2</sup> or more], then it is to be treated as if it were "office use" to avoid a parking shortfall. To prevent excess provision, here a maximum permissible parking is proposed at 10 percent above the minimum requirement. Provisions for visitor parking, co-op vehicles, and loading would apply to live-work sites, same as for multiple residential use.

*Non-Residential Parking and Loading* - To allow for flexibility in changing use, while lowering the parking required similar to what was done in the Broadway Station Precinct, the minimum parking standard for office, retail [except grocery/liquor/drug store use], cultural/recreational, and small restaurant [under 250 m<sup>2</sup> gfa] uses is proposed at 1 space per 100 m<sup>2</sup> gfa up to 300 m<sup>2</sup> gfa, then 1 space per 70 m<sup>2</sup> gfa above 300 m<sup>2</sup> gfa. This would net a reduction of nearly 30 percent in the parking required for floor space over the initial 300 m<sup>2</sup> gfa compared with typical requirements elsewhere. Such discount is expected in consideration of the complete community being developed, with increased multi-purpose trip-making and use of modes other than cars. The maximum permitted parking would compare with the current minimum required elsewhere - 1 space per 50 m<sup>2</sup> gfa being proposed. For destination restaurants [250 m<sup>2</sup> gfa or greater] the normal By-law minimum standard is proposed to prevent a significant shortfall; however, to avoid excessive parking provision, a maximum is also recommended that is 10 percent greater than the minimum. For grocery, drug, or liquor stores, the By-law's general retail requirement is proposed. This would result in a reduction in the minimum requirement of up to 50 percent or greater for a typically-sized store, and is consistent with observations of reduced vehicle reliance at urban stores in Downtown South and Yaletown, where there are large numbers of residents within convenient walking distance. Again, a maximum 10 percent above the minimum is proposed to constrain parking.

The loading requirements proposed are generally the same as for other areas in the city. The lone exception is that for theatre use, the first Class B loading space required would be increased in size to a Class C space in order to accommodate the semi-trailers typically serving theatres.

**Public Input:** A rezoning information sign was installed on the site on May 1, 2006 and a notification letter dated June 8, 2006 was mailed to the surrounding property owners. There were no concerns raised in response to neighbourhood notification or a sign posted on the site.

Two Public Open Houses were held Saturday, April 29, 2006 and Monday, May 1, 2006 to review and discuss five rezoning applications that were being processed within the SEFC private lands. Approximately 150 people signed in at over the course of the two days. In terms of commentary, four comment forms were received for this project. Two were supportive and two were non-supportive with advice to increase building heights and reduce

foot prints dramatically. The general verbal commentary at the events was supportive reflecting aspiration for family sized units.

**Comments of the General Manager of Engineering Services:** The General Manager of Engineering Services has no objection to the proposed rezoning, provided that the applicant complies with conditions as shown in Appendix B.

**Processing Centre - Building:** Staff have reviewed the architectural drawings prepared by VIA Architecture dated April 7, 2006 for the proposed REZONING application. The applicant has received preliminary review comments regarding project conformance to the requirements of the Vancouver Building By-law, and is aware of issues to be resolved at the building permit stage.

**Processing Centre - Development:** Staff have reviewed the application and the applicant has received preliminary review comments regarding information deficiencies and to be rectified at the Development Application stage.

**Urban Design Panel Comments:** The Urban Design Panel reviewed this proposal on April 26, 2006 and supported the proposed use, density and form of development and offered the following comments:

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to the atrium space to open it up, make it more glassy and allow more sunlight in;
- General concerns about the distribution of mass. There were suggestions to consider adding some density to Columbia Street, working with the building heights, and flipping the massing with a cutout from the northeast to break down the mass of the building from the park side.

Related Commentary:

The Panel strongly supported this application. The applicant was commended for their approach to sustainability. A Panel member encouraged the applicant to conduct a wind study for the atrium because it would be the perfect place for a wind tower. The Panel liked the opportunities for natural ventilation and the idea of sliding screens to address the west facing glass. The Panel also supported the proposed landscaping and use of water as a fence around the open space.

The Panel stressed the importance of ensuring that the atrium is not a dark space. The Penthouse on top of the atrium blocks the light and compromises the parti. There were suggestions for further refinement to the expression of the facades noting that the southwest façade receives more sun than the northeast façade and therefore could have a dynamic façade with movable screening and the northeast façade could have less of a horizontal expression.

The applicant was asked to consider moving the children's play area to the northeast corner so that it would get as much afternoon sun as possible. One Panel member encouraged the applicant to consider locating the pedestrian mews along the northeast

side of the building in the same alignment as Cook Street which aligns with the pedestrian access to the park and the waterfront. There was some concern expressed that the widened public realm sets up the expectation that it is a park.

Several Panel members offered suggestions of subtle moves to bring further refinement to the buildings such as splitting the parti and shifting the two buildings or hinging the south end of the building and the atrium to create more space and bring in more light.

Applicant's Response: The applicant team thanked the Panel for their comments.

**Comments of the Applicant:**

"We are proud to have created this form of development that exemplifies the long held aspirations of SEFC for a demonstrably "green" building form that meets all the development targets with a unique and appropriate building character. We expect the City's continued commitment to combine flexibility with diligence in the future processes of development approval, in order that this project's innovations remain achievable in the final built form."



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SEFC GREEN BUILDING STRATEGY  
JUNE 2006

Originally approved as a draft by Council on July 8, 2004, and updated by staff to June 2006

### General

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

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

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

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

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

## The Strategy:

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

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

## PART 1: MANDATORY BASE LINE STRATEGY REQUIREMENTS

### Energy

- 1.0 Minimum energy efficiency to meet CBIP. *\*\*\*Participation in the False Creek Neighborhood Energy Utility is encouraged to be undertaken in order to facilitate achievement of this LEED™ intent.*
- 1.1 Full best practice building commissioning.
- 1.2 Specify energy efficient appliances -- EnergyStar rated appliances, except for laundry dryer.
- 1.3 Energy efficient lighting to follow ASHRAE 90.1 2001 including user metering, smart controls, and occupancy sensors for public spaces.
- 1.4 Specify fireplaces listed as a heating appliance with a minimum combustion efficiency to meet or exceed ASHRAE/IESNA Standard 90.1 - 2001 heating appliance standards. No continuous pilot lights; interrupted power ignition is preferred. *\*\*\*fireplaces are not encouraged, but where fireplaces are specified, the proponent is encouraged to work with the False Creek Neighborhood Energy Utility to properly balance the unit's space heating load.*
- 1.5 If supplemental heating of domestic hot water is necessary (e.g. in the case of the building not being hooked into the Neighbourhood Energy Utility) it is to be done with high efficiency condensing boilers *\*\*\*investigate opportunities for possible supplement by solar hot water where appropriate.*

### Parking

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

### Multiple dwellings

- The minimum required parking shall be as follows:

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

- The maximum permitted parking shall be as follows:

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

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

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

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

#### Cultural/recreational, *restaurant [under 250 m<sup>2</sup> GFA]*, office, and retail use

- The minimum required parking shall be 1 space for each 100 m<sup>2</sup> GFA up to 300 m<sup>2</sup> GFA, and one additional space for each additional 70 m<sup>2</sup> GFA. The maximum permitted parking shall be 1 space per 50 m<sup>2</sup> GFA.

#### *Note for: The Playhouse (theatre) site:*

- A minimum of one Class C loading space shall be required for theatre use in-lieu of the first Class B loading space required for that use.

#### Live-Work

- Required parking shall be as follows:

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

- Maximum permitted parking shall be equal to the minimum required + 10 percent
- Loading is required as per Section 5.2.9 of the Parking By-law.

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

### Social Housing

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

	Minimum	Maximum
1) Seniors	1/6units	1/3 units
2) Families	0.5/unit	1/unit
3) Other ( <i>calculated by total GFA</i> )		

### Total m<sup>2</sup> GFA

<37 m <sup>2</sup>	none required	1/6 units
>=37 m <sup>2</sup>	1/6 units	1/3 units

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

### Restaurants >= 250m<sup>2</sup>

Parking requirement:

As per Section 4.2.5.10 of Parking By-law -- Restaurant or Drive-in Restaurant:

A minimum of 1 space for each 50 m<sup>2</sup> GFA up to 100 m<sup>2</sup> GFA, one additional space for each additional 10 m<sup>2</sup> GFA up to 500 m<sup>2</sup>, and 1 additional space for each 20 m<sup>2</sup> of gross floor area over 500 m<sup>2</sup>. The maximum allowed = minimum + 10 percent

### GROCERY STORE OR DRUG STORE, excluding Neighbourhood Grocery Store (Equivalent to retail use):

As per Section 4.2.5.1 of Parking By-law -- Grocery Store or Drug Store, excluding Neighbourhood Grocery Store but including Small-scale Pharmacy, or Liquor Store:

A minimum of 1 space for each 100 m<sup>2</sup> GFA up to 300 m<sup>2</sup> GFA, and one additional space for each additional 50 m<sup>2</sup> GFA. The maximum allowed = minimum +10 percent

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

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

## Landscape and Water

- 1.6 Dual flush toilets that meet or exceed 6/3 dual flush toilets.
- 1.7 Low flow faucets and showerheads to meet or exceed flow rates of 1.8gpm.
- 1.8 Specify drought resistant and/or native indigenous planting species to ensure reduced irrigation demands; where ornamental landscapes are chosen for specific applications, specify high efficiency irrigation system (drip irrigation) or stormwater reuse. *\*\*pursue zero potable water for site irrigation in conjunction with rain water reuse. \*\*landscaped space designed for urban agriculture for building occupants is encouraged.*
- 1.9 Green roof designed to meet structural load, soil depths, and access & egress conditions necessary for an intensive green roof/urban agriculture on a minimum of 50 percent of all roof surfaces. *\*\*full development of intensive green roofs for occupant use is encouraged, with urban agriculture being a priority.*
- 1.10 Rain water beyond landscaping irrigation, green roof retention, and other on-site water management systems shall be transmitted to neighbouring off-site rain water management systems as specified at the time of development and in a rate and quantity to be determined by the City Engineer on a site by site basis.

## Waste Management

- 1.11 Composting for on-site gardens and/or landscaping.
- 1.12 Provision for 3 streams of waste collection (on-site infrastructure should be provided for organic pick-up for future implementation if no organic pick-up is available at time of sub-area rezoning).
- 1.13 Management of construction and demolition waste, ensuring a minimum of 75 percent landfill diversion through construction process.

## PART 2: THE STEPS TOWARDS A LEED™ CERTIFIABLE BUILDING

Submission and verification according to the prescribed City of Vancouver regulatory review process of LEED™ Silver with a minimum target of 36 points is necessary to ensure full compliance with the mandatory base line strategy requirements.

# SUSTAINABILITY

## MURPHY'S YARD - SUSTAINABILITY RATIONALE

"Think blue, act green, live multi-colour"

Aspiring to reach for "sustainability beyond green", VIA Architecture's big picture approach to sustainability informed the long process that we led as prime consultants for SEFC's Policy Planning, Structure Planning and ODP.

This development is also informed by that ideal, and aims to take a global perspective on 'greenness' and 'sustainability' at the scale of the building, its assembly and its use. At this conceptual stage we are initiating a number of building performance & occupant behaviour options. These will be explored and evaluated as the architectural design is developed.

## MURPHY'S YARD – GREEN CONTEXT

The fundamental questions:

- How to mass and site plan an individual parcel so as to maximize sustainability opportunities?
- What sustainability strategies are inherent in a typical floor plan, a site plan or a massing model (aside from building systems)?
- What are the important decisions to be made early in the design process so that sustainability opportunities are not precluded?

## THE KEY STRATEGIES BEING PURSUED:

### 1. Smart orientation:

- a) Emphasise daylight and opportunities for passive solar gain.
- b) Minimise units facing only one direction, particularly solely north-facing or west-facing units.
- c) Arrange units as corner units or "through" units wherever possible. Consider offset stacked units within the building to gain orientation in two directions.

### 2. Robust building:

- a) Choose structural systems that allow for flexible floor planning and future alternate uses (for example, column and beam frame).
- b) Choose floor to floor heights above the minimum and that allow for future flexibility and a variety of uses.
- c) Choose building materials that have a long life span because they are durable, easily maintained, and not dated in character.

### 3. Thermal mass:

- a) Encourage opportunities for absorption and re-radiation of solar energy through heavy-mass material selection for structure and finishes.

### 4. Responsive skin:

- a) Design the building envelope and skin to be as responsive to climate and seasonal changes as possible (i.e. moveable shading devices, overhangs, buffer zones, light-reactive materials, etc.)
- b) Arrange the building to provide funnels and gaps for natural ventilation intake and outflow.

### 5. Plan for a sustainable site:

- a) Noting the inherent overshadowing of the open space, mandated by the ODP urban design, provide other south-facing outdoor amenity areas for social gathering, gardening, etc.
- b) Keep the footprint compact, and green the horizontal surfaces including rooftops, to provide as much permeable site area as possible.
- c) Design with urban habitat in mind.
- d) Develop early parking and alternate transportation strategies such as shared cars, nearby transit, etc.
- e) Design early with CPTED and accessibility principles for social sustainability.
- f) Site plan with ample space for waste management, including composting and separation of recyclables.
- g) Plan building to create pedestrian friendly street walls.

### 6. Use available infrastructure:

- a) Piggyback onto neighbourhood infrastructure wherever possible (e.g. sewer heat exchange, district heating systems, stormwater management, etc.).

### 7. Material conservation:

- a) Reuse as much existing material on site as possible, including reuse of existing structures, salvage from existing buildings, on-site crushing of concrete for sub-base, asphalt recycling, etc.
- b) Plan site to balance cut and fill materials so as to minimize transport of grading materials.

### 8. Plan for mixed use:

- a) Encourage a variety of uses within the building to minimize commuting and provide pedestrian-destination services within the neighbourhood

## GREEN DESIGN ELEMENTS:

This development aims to be smart with respect to the environment and the economy, and thereby be at the leading edge (not the bleeding edge) in its incorporation of green features. The above green strategies have given rise to some of the following elements of the project:

- The project plans to make full use of the district energy network.
- Glazed atriums are being used to temper the air and its flow in the central open volumes of each building.
- Sliding screens are provided at the southwest facade to control afternoon heat gain.
- The building includes a substantial proportion of 'dense wall' as well as openness for light and view from major living spaces.
- The south walls of the building are predominantly solid, with the potential for acting as heat sinks benefiting from solar gain, either through the concrete or through a photovoltaic or such active solar system.
- Green roofs are provided on a number of levels.
- A substantial proportion of this formerly 100% impervious site can be returned to having permeable soil or whatever collection area is best supportive of the neighbourhood storm water strategy.
- Much existing concrete and timber is planned for reuse within the site.
- The landscape is being designed to thrive without use of potable water.
- It is expected that many energy and water-saving features will be included in the final fittings for the live/work units.

# LEED SILVER STRATEGY

Our perspective on LEED comes from our long-term engagement with its evolution. Five members of our staff are LEED Accredited Professionals, and we were founding members of the development of the LEED ND (Neighbourhood Development) Committee.

## LEED ANALYSIS FOR MURPHY'S YARD

Initial analysis of this project in the context of LEED's 2.1 checklist indicates that at least 36 LEED points are achievable. However, we expect to balance LEED point chasing with pursuing sustainability measures such as cross ventilation, light from two sides, and social conviviality that are oriented to the residents' quality of daily living. Accordingly we are giving greater weight to the inherent infrastructure benefits of the SEFC Community than to enhanced technical procedures relating to the building's construction and operation.

### SS: Sustainable Sites

Yes 13 Q 1 No 0

In light of the site planning, and master developer commitment to alternative transportation, there is no inherent impediment to securing all 14 points.

### WE: Water Efficiency

Yes 3 Q 1 No 1

Noting that we expect residents to retain freedom of their environmental actions, and that municipal regulations are prone to lagging behind environmental best practices, we are averse to prematurely counting on credit 3.2 for 30% water use reduction.

### EA: Energy and Atmosphere

Yes 4 Q 5 No 8

It is a much discussed issue in the benign climate of the west coast as to the relevance of the ten-point weighting given to optimizing energy performance. We support the district heating initiative, and have considered the use of our large expanse of 'dense wall' on our south façade for photovoltaic arrays, but are not making a commitment to such a visible green demonstration at this point. A primary objective is to use ventilation and west-facing sliding screens to enable residents to temper their heating demands and minimise the inclination to use room fans or install air conditioning units. Furthermore, extensive open walkways minimise energy waste on non-inhabited floor areas.

### MR: Materials and Resources

Yes 4 Q 5 No 4

This project does aim to re-use concrete and timbers from the existing building within the new development. We also expect that it will be a marketing advantage to highlight a good proportion of local materials, however we do not want to pre-judge future market conditions and industry availability too much at this time (e.g fly ash content, recycled steel etc). Being at least a year or two from going to market with this project we expect that it will be increasingly easier to get green building products and components on a cost-competitive basis.

### IE: Indoor Environmental Quality

Yes 8 Q 6 No 0

While there are certainly manufacturers (such as Benjamin Moore paints) that are committed to providing low VOC emitting products, we do not want to compromise the procurement for this project by assuming the supply and installation of low-emitting adhesives, sealants, paints, and composite wood and agrifibre. Our caution is increased by our previous assumptions of at least 5% recycled content and 20% local/regional materials, as these factors must all be considered integrally with the practicalities of Vancouver' geographic "remoteness" from major manufacturing centres.

### Innovation and Design

Yes 4 Q 1 No 0

We would like to assume that at least one point would be secured for this project addressing issues of social and cultural sustainability. In addition we expect that integration within the district energy and stormwater plans will entitle the project for innovation credits. Finally, we believe our emphasis on the quality of ventilation will also result in an innovation credit. Having had three LEED AP's on the architectural design team also indicates qualification for that point.

We also know that the parameters of LEED scoring does not always permit the awarding of points for all green or sustainable elements so we have not assumed the full complement of points from this section.





## SAFER HOME CRITERIA

### COMMENTARY ON CITY'S RECOMMENDATIONS:

#### All exterior thresholds to be flush

- Achievable: Yes/No
- Stage – BP: Thresholds to public areas and areas required to be accessible to be flush. Thresholds to exterior private areas to be appropriate with respect to access and building envelope considerations.

#### Interior thresholds meet minimal code constraints

- Achievable: Yes
- Stage – BP: General note included in drawings and details.

#### Bath and shower controls offset from centre

- Achievable: "?" Mechanical Consultant/Owner at BP stage.

#### Pressure/temperature control valves on all shower faucets

- Achievable: "?" Mechanical Consultant/Owner at BP stage.

#### 2"x12" blocking lumber in all washroom tub, shower and toilet locations

- Achievable: Yes
- Stage – BP: General note included in drawings and details.

#### Waste pipes brought in at 12" to the centre of the pipe from floor level

- Achievable: "?" Mechanical Consultant/Owner at BP stage.

#### Cabinets underneath sinks easily removable

- Achievable: Yes. Subject to Owner's procurement policy of building fit-out.

#### Doors a minimum of 34" wide but should be 36"

- Achievable: Yes/No
- Stage – DP: Suite entry doors to be 36" (as required by Code), suite interior doors to be scheduled as appropriate (between 30" to 36").

#### Hallways and stairways a minimum of 40" wide but should ideally be 42" wide

- Achievable: Yes
- Stage – DP: VBBL requirements drive minimum widths of hallways and stairways – typically align with this request.

#### Light switches 42" floor to the centre of the electrical box from the finished floor

- Achievable: "?" Electrical/Interiors Consultant/Owner at BP stage.

#### Receptacles 18" floor to the centre of the electrical box from the finished floor

- Achievable: "?" Electrical/Interiors Consultant/Owner at BP stage.

#### Electrical receptacles placed as follows:

- Beside windows, especially where draperies may be installed
  - Top and bottom of stairways
  - Beside the water closet
  - Above external doors (outside and inside)
  - On front face of kitchen counter
  - At Node Zero Location
- Achievable: "?" Electrical/Interiors Consultant/Owner at BP stage.

#### Larger grey electrical boxes utilized

- Achievable: "?" Electrical/Interiors Consultant/Owner at BP stage.

#### Four-plex receptacles in master bedroom, home office, garage and rec room

- Achievable: "?" Electrical/Interiors Consultant/Owner at BP stage.

#### Level 5 (4 pair) telephone pre-wire to all areas returning to central area

- Achievable: "?" Electrical/Interiors Consultant/Owner at BP stage.

#### RG-6 coaxial cable runs returning to one central area

- Achievable: "?" Electrical/Interiors Consultant/Owner at BP stage.

#### All low-voltage runs returning to one central area

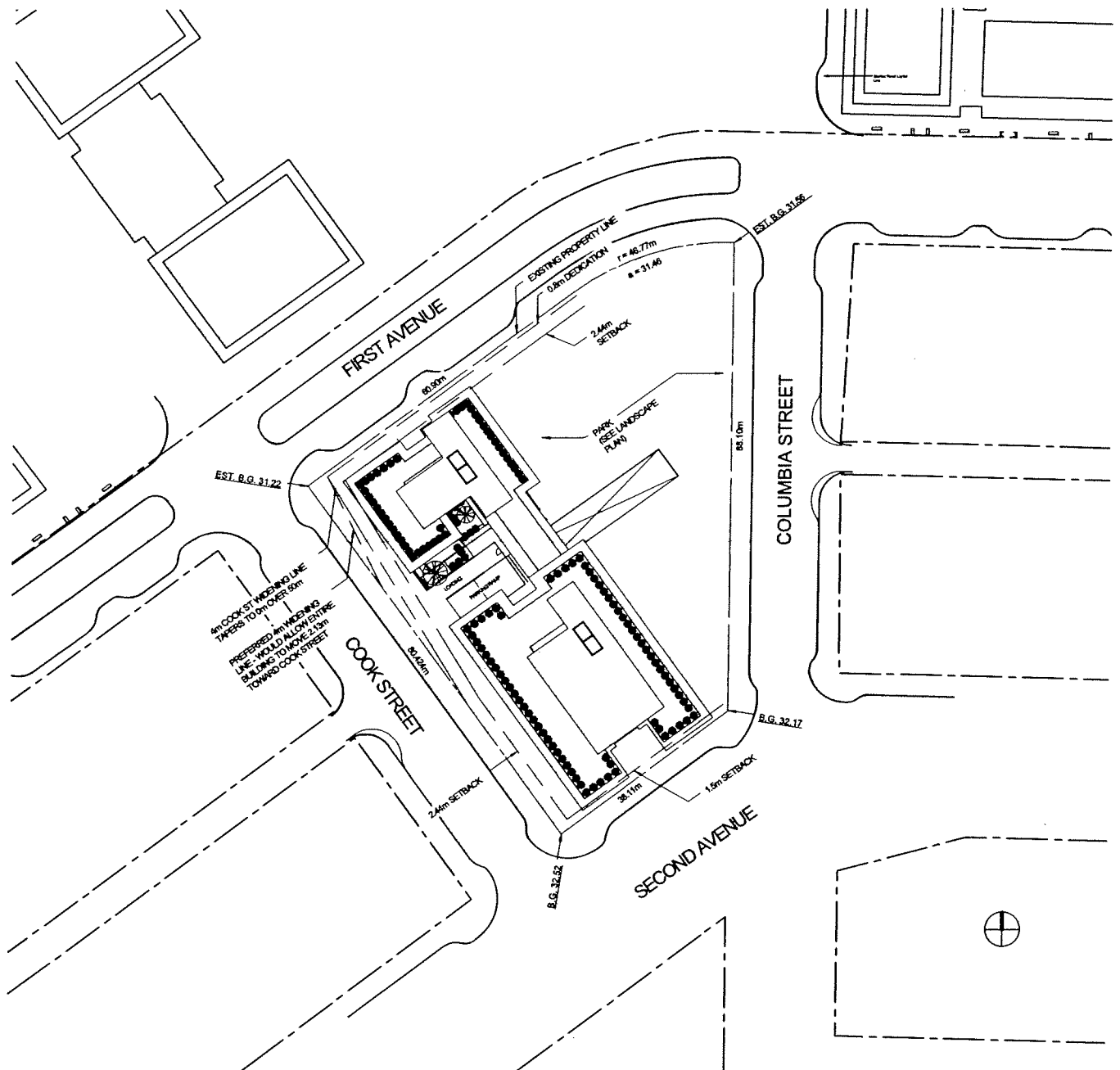
- Achievable: "?" Electrical/Interiors Consultant/Owner at BP stage.

#### Walls at the top of stairs reinforced with 2"x12" at 36" to centre

- Achievable: "?" Intent unclear.

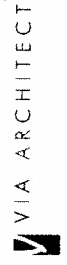
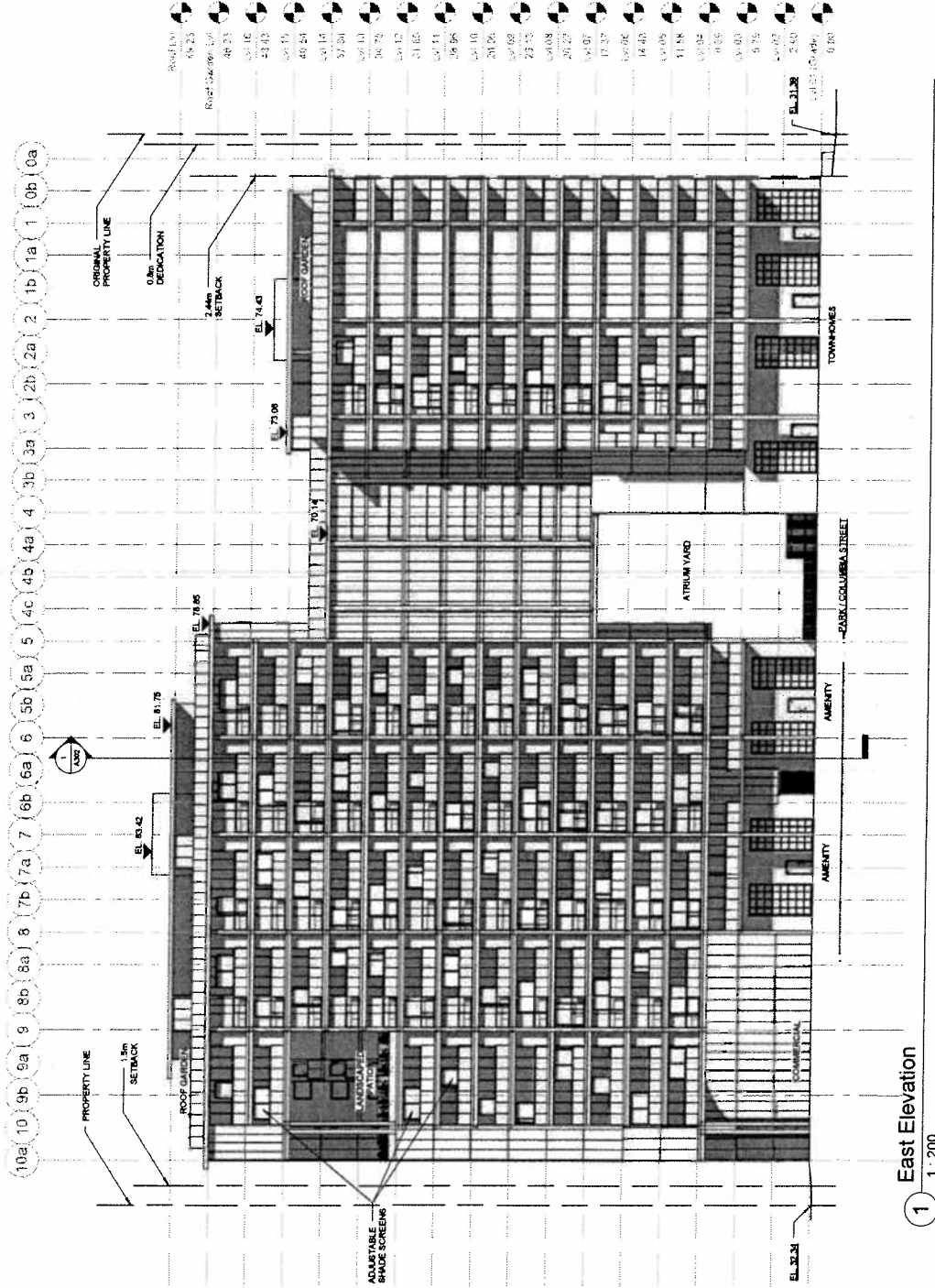
#### Either allowance made for elevator in stacked closets, or staircase 42" wide

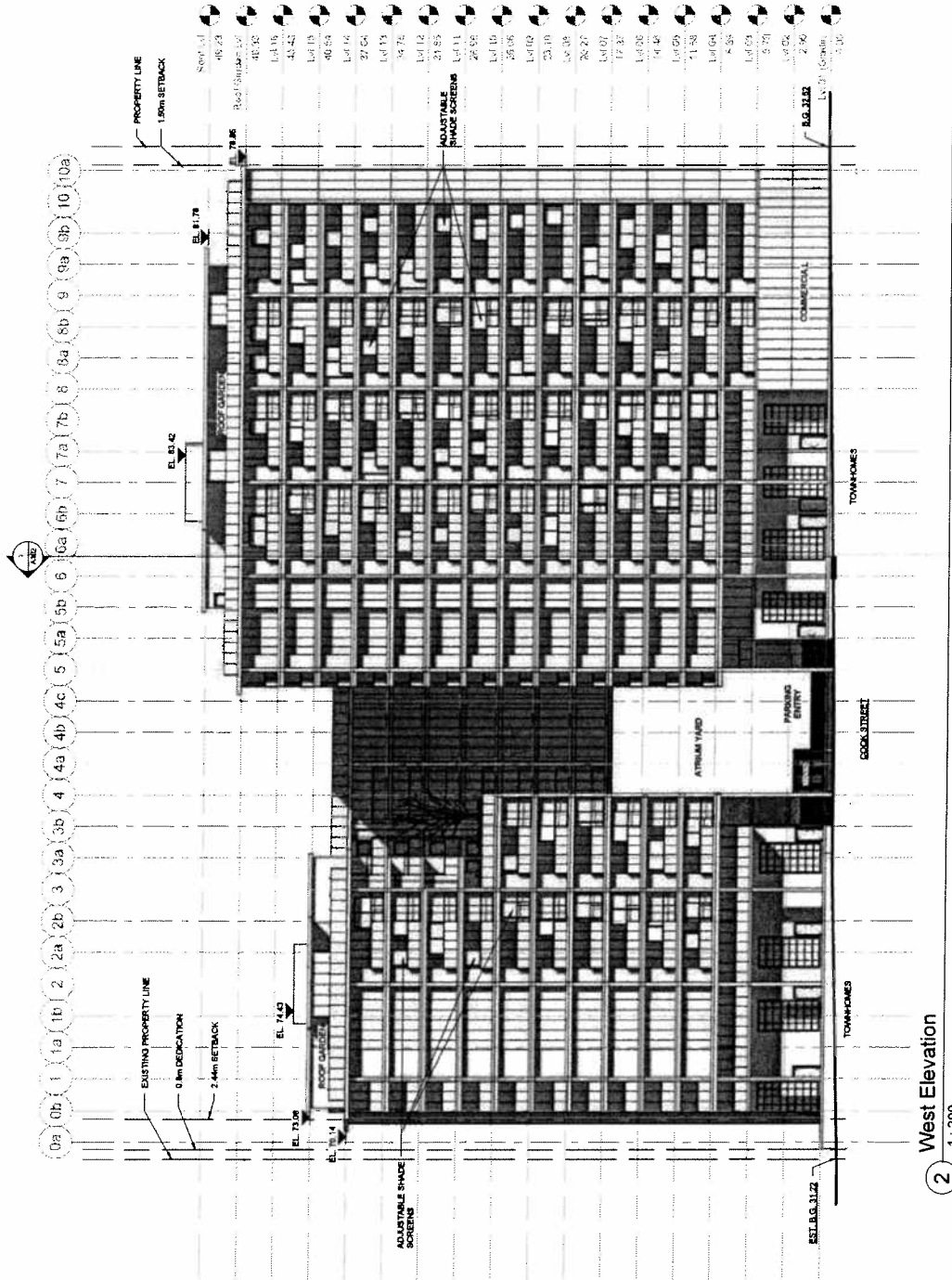
- Achievable: "?" Concrete frame construction is proposed to enable easier renovation to cut openings within suites to link floor levels. This can include provision for wider stairs (to accommodate chair rail lifts etc). However, interconnected floor openings at townhouse live/work illustrated as minimum width stairs due to the cost of floor space.



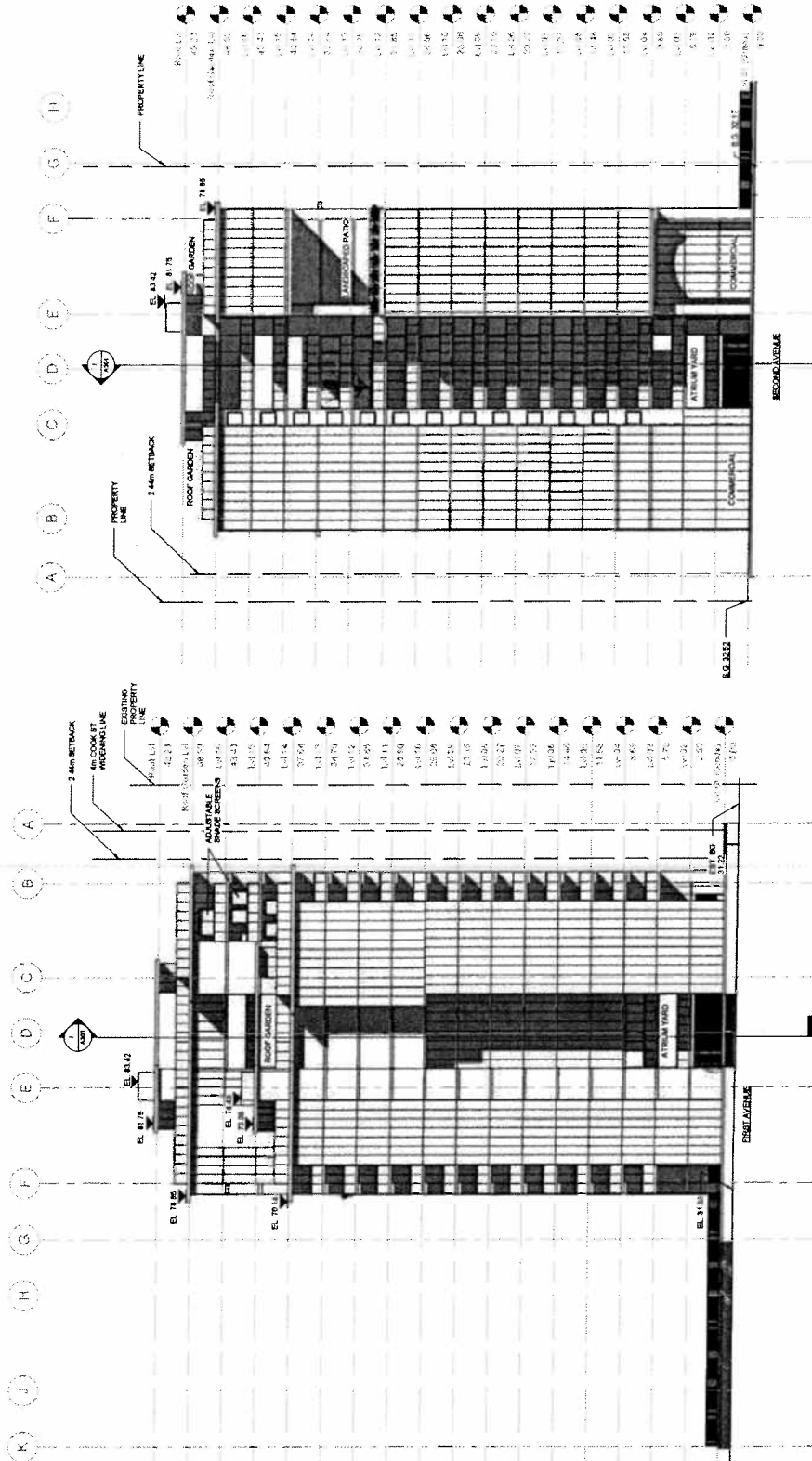
1 Site Plan  
1 : 500

# ELEVATIONS





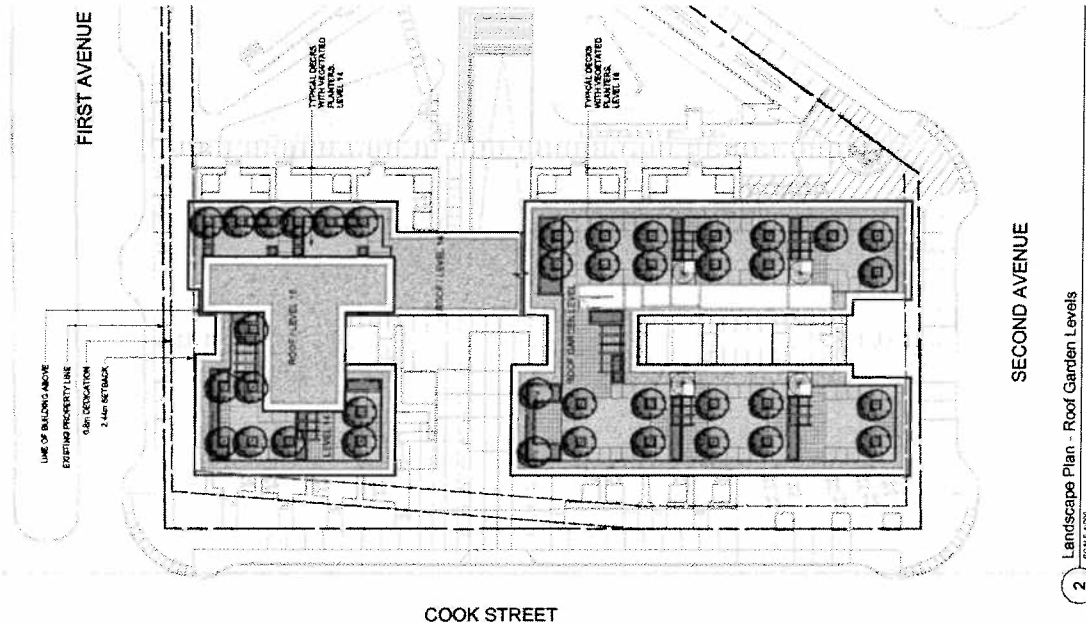
MURPHY'S YARD | REZONING | APRIL 2006



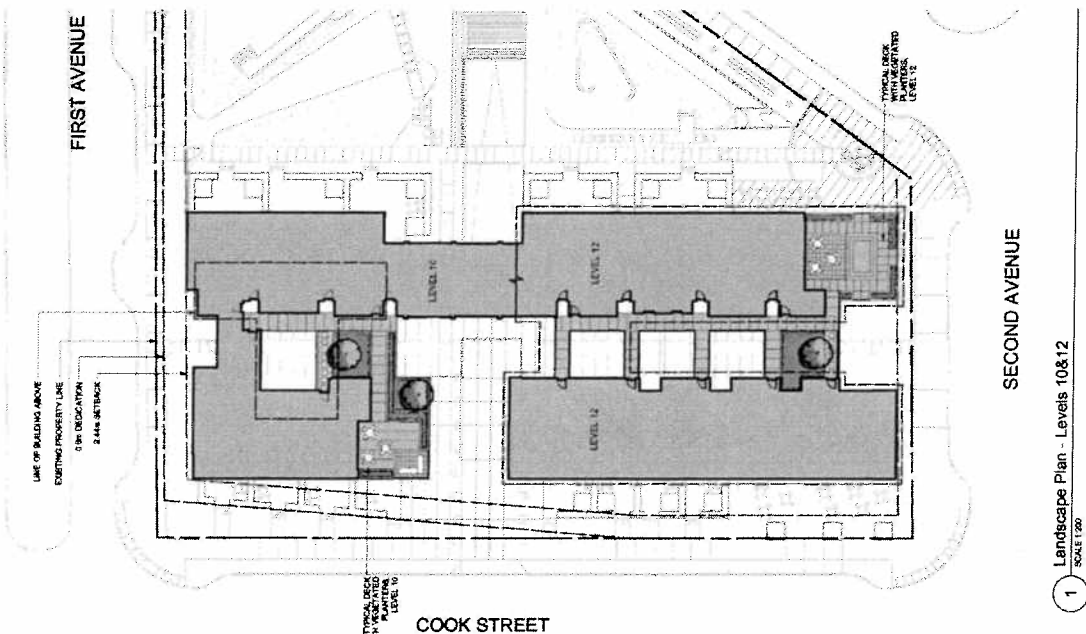
1 North Elevation  
1:200

2 South Elevation  
1:200





2 Landscape Plan - Roof Garden Levels  
SCALE 1/30



1 Landscape Plan - Levels 10&12  
SCALE 1/30



APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Street Address	201 West 2 <sup>nd</sup> Avenue
Legal Description	PID: 011-069-589; Block 5, Explanatory Plan 3389, DL 302, Plan 5832
Applicant	Graham McGarva, VIA Architecture
Architect	Graham McGarva, VIA Architecture
Property Owner	Murphy Stationery Co. Ltd.
Developer	Michael J. Overholt

Site Statistics

	Gross	Dedications	Net
Site Area	5,329.15 m <sup>2</sup>	North 0.8 m South 1.524 m 4.9 m tapered to 0 m over 50 m of Cook Street	5,099.85m <sup>2</sup>

Development Statistics

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (IF DIFFERENT THAN PROPOSED)
ZONING	M-2	CD-1	
USES	Industrial	Mixed Use	
DWELLING UNITS	0	179	
LIVE-WORK UNITS	0	11	
RETAIL UNITS	0	2	
MAX. FLOOR SPACE RATIO	5.0	3.5	
MAXIMUM HEIGHT	30.5 m (100 ft)	47 m (154 ft)	
PARKING SPACES	As per Parking By-law	190	As per Parking By-law amendments for SEFC