

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

Report Date: January 16, 2007
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RTS No.: 06152
VanRIMS No.: 11-3600-20
Meeting Date: January 30, 2007

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Rezoning and Heritage Revitalization Agreement - 368 West 1st Avenue

RECOMMENDATION

- A. THAT the application by Burrowes Huggins Architects on behalf of PCI Developments Corp. to rezone 368 West 1st Avenue (PID: 003-896-196, 003-896-854, 003-896-218; Lots 1-3, Block 3, DL 302, Plan 5832) from M-2 (Industrial) to CD-1 (Comprehensive Development District) be referred to a Public Hearing, together with:
- (i) draft CD-1 By-law provisions, generally as presented in Appendix A;
 - (ii) plans prepared by Burrowes Huggins Architects, received May 12, 2006, presented in Appendix I; and
 - (iii) the recommendation of the Director of Planning to approve the application, subject to approval of conditions contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law for consideration at the Public Hearing;

- B. 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 application be referred to the same Public Hearing; and

FURTHER 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;

- C. THAT, subject to approval of the rezoning at a Public Hearing, the Noise Control By-law be amended to include this Comprehensive Development District in Schedule B as set out in Appendix C; and
- 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;
- D. THAT the Director of Legal Services be instructed to prepare a by-law, for consideration at the Public Hearing, designating the "B" listed building at 368 West 1st Avenue commonly known as the Best Building, as municipally-protected heritage property under Schedule "A" of the Heritage By-law;
- E. THAT the Director of Legal Services be instructed to prepare a by-law, for consideration at the Public Hearing, authorizing the City to enter into a Heritage Revitalization Agreement for the building at 368 West 1st Avenue, to secure the timely rehabilitation and long-term protection and conservation of the heritage building and to provide bonus density for transfer to lands within the South East False Creek Official Development Plan area;
- F. THAT Recommendations A to F 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 Services RECOMMENDS approval of the foregoing.

APPLICABLE COUNCIL POLICY

- Central Area Plan (December 31, 1991)
- South East False Creek Policy Statement (October 5, 1999 and amended July 8, 2004)
- South East False Creek Official Development Plan (SEFC ODP) (2005 and amended March 21, 2006)
- South East False Creek Financial Plan and Strategy (March 1, 2005)
- South East False Creek Green Building Strategy (July 8, 2004)
- Live-work Use Guidelines (March 21, 2006)
- Heritage Policies and Guidelines (May 13, 1986)
- Transfer of Density Policy and Procedure (January 25, 1983)

- High-Density Housing for Families with Children Guidelines (March 24, 1992)
- Financing Growth (Community Amenity Contributions) (June 24, 2003 and amended February 12, 2004)
- Neighbourhood Energy Utility (March 2, 2006)
- South East False Creek Public Benefits and Compatible Housing Strategy (June 15, 2006)
- Public Realm Plan (July 20, 2006)

PURPOSE AND SUMMARY

This report presents the staff assessment of an application by Burrowes Huggins Architects on behalf of PCI Developments Corp. to rezone 368 West 1st Avenue from M-2 (Industrial) to CD-1 (Comprehensive Development District).

The application proposes the designation and rehabilitation of a 4-storey heritage building and the development of a 5-storey residential building on the balance of the site. In summary:

- dwelling use is proposed in both buildings, including some Live-Work units in the heritage building, with approximately 54 units in total provided;
- the height of the existing heritage building is about 14.3 m (47 ft.) while the proposed height of the new building is approximately 18.3 m (60 ft.). On the advice of the Urban Design Panel, which staff support, staff recommend that the applicant consider an additional floor (with reduced floor area in the lower 5 floors);
- one level of parking is proposed below grade beneath the new building to provide 22 parking spaces, with access by means of a shared ramp located on the site to the east; an additional 40 parking spaces are proposed to be provided off-site; and
- a total floor area of 5 893 m² (63,429 sq. ft.) is proposed, for a floor space ratio (FSR) of 3.5.

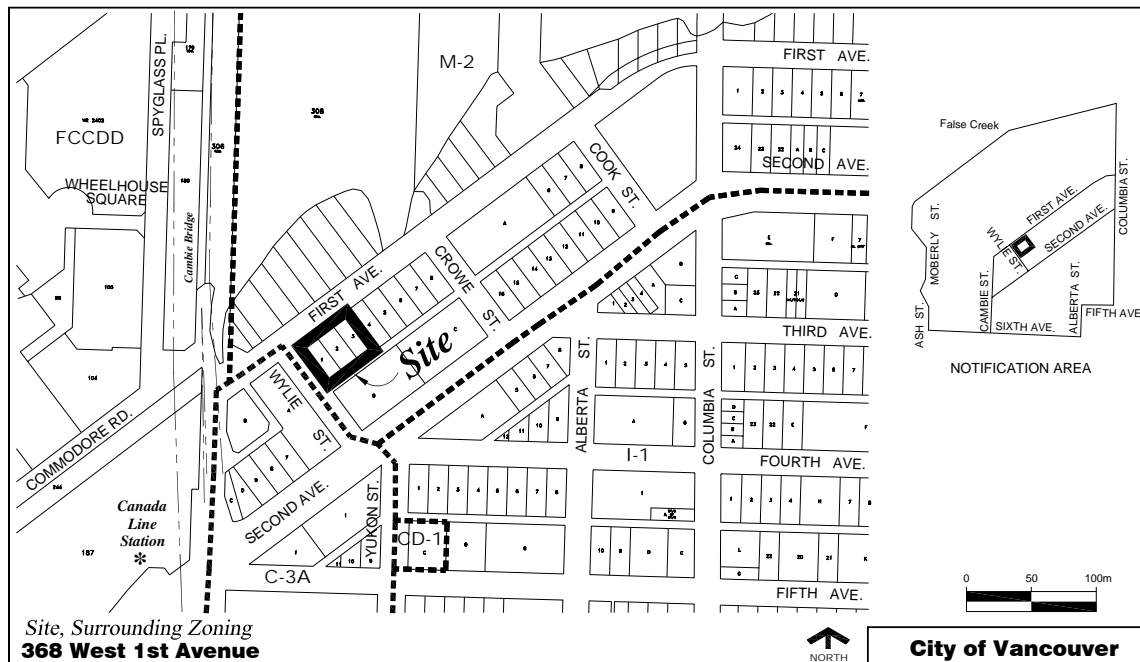
Staff have assessed the application and concluded that, in spite of some variances, it generally meets the intent of the South East False Creek (SEFC) Official Development Plan (ODP) and its proposed land uses, density, and form of development are supported. Staff recommend that the application be referred to a public hearing, together with a draft CD-1 By-law with provisions generally as shown in Appendix A, draft Heritage Revitalization Agreement, accompanying by-law and designation by-law, and the recommendation of the Director of Planning that the application be approved, subject to the conditions listed in Appendix B.

BACKGROUND

1. Site and Context

The 1 683.3 m² (18,118 sq. ft.) subject site is located on the southeast corner of West 1st Avenue and Wylie Street. It is developed with the 4-storey 'Best' warehouse, a 'B' category building on the Vancouver Heritage Register, which building has a frontage of approximately 22.9 m (75 ft.) on West 1st Avenue. The balance of the 45.3 m (148.56 ft.) site is developed with two small one-storey buildings which will be removed.

Figure 1. Site and Surrounding Zoning (including Notification Area)



The site is at the western end of the former South East False Creek industrial area. Immediately east of the site, on the balance of the block face is a 2 805.7 m² (30,201 sq. ft.) site, owned by Polygon Homes Ltd., at 360 West 1st Avenue. A rezoning of that site from M-2 to CD-1 was approved at the public hearing of July 18, 2006, permitting residential development with maximum FSR of 3.5, providing 105 dwelling units in a 13-storey mid-rise building on the corner and an adjoining 3-storey townhouse building.

To the west, immediately across Wylie Street, is the former B.C. Telephone Company office and garage, now Maynards Auctions, dating from 1929. A development application is now in process for this C-3A zoned site at 1955 Wylie Street to retain, restore, alter and change the use of its existing "B" listed heritage building to provide retail and residential uses and to construct two residential buildings - a 12-storey building fronting West 2nd Avenue and an 8-storey building fronting West 1st Avenue.

1st Avenue forms the boundary between the private lands and city-owned lands within the SEFC ODP area and is to be redesigned to accommodate the Downtown Streetcar. Two blocks to the west of the subject site is the future 2nd Avenue Station for the Canada Line rapid transit system. Also to the west is the Cambie Bridge, under which the SEFC ODP calls for an assortment of outdoor, covered recreational facilities. To the south, 2nd Avenue forms the boundary of the SEFC ODP area and will serve as an arterial route to relieve vehicular traffic along 1st Avenue. There is a 20-foot wide lane that serves development between 1st and 2nd Avenues. Three blocks to the east is Manitoba Street, which has been identified as the commercial "high" street which will be the focus for the emerging community.

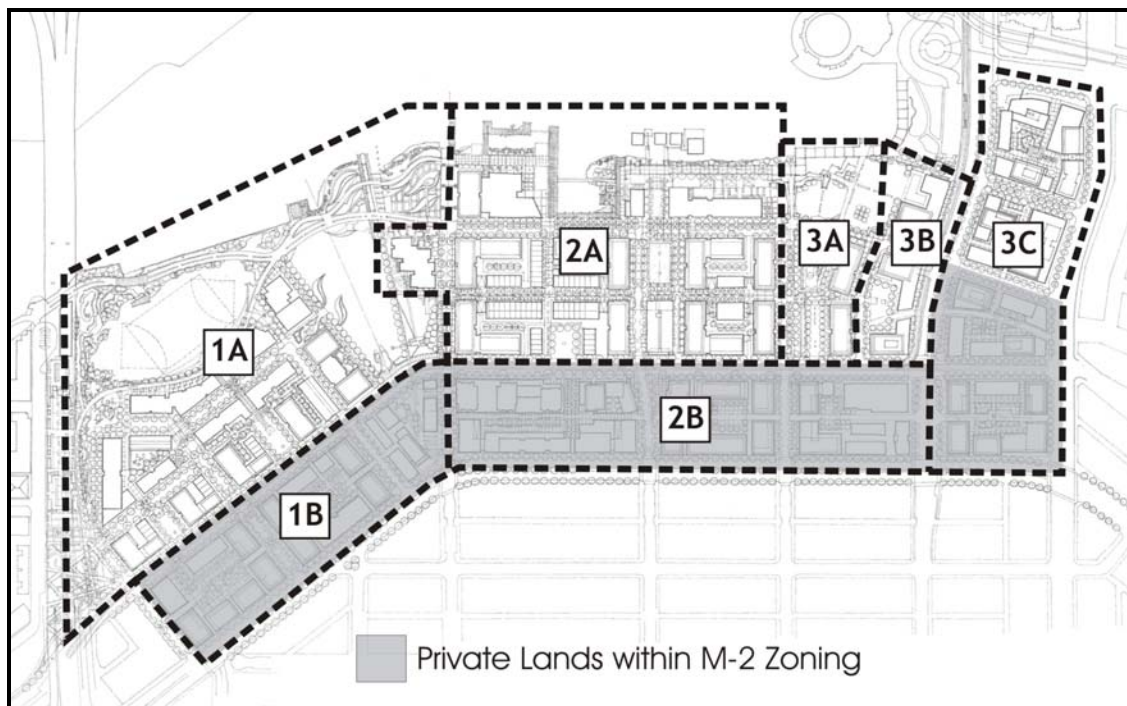
2. South East False Creek

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 SEFC is envisioned as a predominantly high density residential neighbourhood where development will incorporate sustainable development practices and in so doing provide a learning experience which can be applied across the city. As well, the SEFC 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.

This vision is to be achieved incrementally by way of site-specific CD-1 rezonings. Of the 80 acres covered by the ODP, approximately 30 are in private ownership (the "SEFC Private Lands"), in Sub-areas 1B, 2B and the M-2 portion of 3C shown in grey on Figure 2 below. To date, rezoning from M-2 to CD-1 has been approved at public hearing for six sites in the SEFC Private Lands. Rezoning of public lands for the Olympic Village development in Sub-Area 2A was approved at the public hearing of October 17, 2006.

Figure 2: SEFC ODP Sub-areas



3. Proposed Rezoning

The application proposes a residential development which includes designation and rehabilitation of a 4-storey heritage building and the development of a 5-storey building on the balance of the site. (See plans attached as Appendix I and statistics in Appendix J)

Dwelling use is proposed in both buildings, with some Live-Work units in the heritage building, with approximately 54 units in total. A total floor area of 5 893 m² (63,429 sq. ft.) is proposed, including 3 567 m² (38,394 sq. ft.) which already exists in the heritage building and 2 326 m² (25,035 sq. ft.) to be provided in the new building. A floor space ratio (FSR) of 3.5 is proposed. The height of the existing heritage building is about 14.3 m (47 ft.) while the height of proposed new building is approximately 18.3 m (60 ft.).

One level of parking is proposed below grade beneath the new building to provide 22 parking spaces, with access by means of a shared ramp located on the site to the east (360 West 1st Avenue). An additional 40 parking spaces proposed to be provided off-site at 1955 Wylie St.

The applicant proposes a development which responds to the SEFC Green Building Strategy (see LEED™ checklist attached as Appendix G) and the developer intends to tie into the False Creek Neighbourhood Energy Utility. The developer also intends to achieve a development which has enhanced accessibility (see Safer Home checklist attached as Appendix H).

DISCUSSION

1. Heritage

1.1 Heritage Value: The heritage building located at the corner of West 1st Avenue and Wylie Street is listed on the Vancouver Heritage Register in the "B" category. A large 4-storey brick-clad heavy timber frame building, it is the former B.C. Telephone Company Office and Stores Building, now known as the BEST Building. It is one of five remaining heritage structures in the SEFC ODP area. (See Heritage Value Assessment and Conservation Plan, including drawings, in Appendix D.)

The heritage value of this building is based on several factors including its connection to B.C. Telephone Company, its role in the evolution of the SEFC industrial area, its historical value as a rare example of construction during World War I, as a building with characteristic elements of vernacular industrial design and as a visual landmark in a prominent location. It is the oldest building on the SEFC Private Lands.

The original brick and timber 1913 structure occupied the western edge of the site extending along the east side of Wylie Street from the lane north to West 1st Avenue. This structure was four bays wide by 12 bays long. Subsequent changes have been made to some of the windows along Wylie Street, but generally the initial building is quite intact to this day. By about 1927 a four storey, two-bay addition had been added along the entire east side of the site, with a low, single storey wing extending further to the east.

The building has been the 'BEST Warehouse' building since 1982. It is presently in use as offices for Best Coast Real Estate and various commercial tenants. The building remains a prominent visual landmark in the area, being the highest existing structure in the SEFC ODP area and being quite visible from the Cambie Bridge.

1.2 Rehabilitation Plan: As the building generally appears to be in good condition, the conservation approach is one of rehabilitation with aspects of material restoration and new construction. The original B.C. Telephone Company/BEST building from 1913/15 and the 1927 addition will be retained in situ and rehabilitated. This will entail:

- complete conservation of all Wylie Street, West 1st and lane facing brickwork, stone trims and wooden windows, cornices,
- construction of a new wing along 1st Ave east of the existing 4-storey section which is compatible in form and character but is distinguishable from historic material, and
- conversion of the interior to residential units, maintaining heavy timber elements as part of each unit.

The heritage conservation proposal in this rezoning application was supported by the Vancouver Heritage Advisory Commission on June 26, 2006, with a request that the applicant reconsider the design and location of the roof canopy and its robust wood detailing, and a request for alterations to the proposed balconies and glazing on the eastern portion of the building. (See minutes in Appendix E)

As set out in Recommendations D and E, the building is proposed to be designated as municipally-protected heritage property under Schedule "A" of the Heritage By-law. It is also proposed that a Heritage Revitalization Agreement (HRA) be entered into to secure the timely rehabilitation and long-term protection and conservation of the heritage building. The owner's obligations in respect of these recommendations are set out as rezoning approval conditions in Appendix B.

1.3 Rehabilitation Cost: Staff have reviewed the applicant's shortfall cost calculation and concluded that \$2,190,400 is appropriate compensation to make the project viable. Staff have strictly applied the methodology described in Council's Heritage Policies and Guidelines. Referred to as Residual Land Value comparison, this methodology compares the value of a site encumbered and constrained by the heritage building to the value of the site if vacant. The difference between these two, referred to as shortfall cost, reflects the loss in market value of the site, in other words the reduced value of its development potential, as a result of designation and conservation of the heritage building on the site. Because the site is outside the Gastown, Chinatown, Hastings and Victory Square revitalization area, the Heritage Building Rehabilitation Program does not apply and this rehabilitation project is thus not eligible for facade grant, property tax relief and related incentives.

The property owner has agreed with the proposed compensation, in the form of heritage bonus density area in the amount of 2 907 m² (31,291 sq. ft.) available for off-site transfer, as fair and complete compensation for the loss in market value arising from the designation and conservation of the heritage resource on this site. The bonus heritage floor area will be available on the terms and conditions set out in the HRA for the site, with explicit provision for the off-site transfer of these density rights. The provisions in the HRA by which the bonus heritage density may be transferred off-site will limit potential receiver sites to sites within the SEFC ODP area. Accordingly this bonus heritage density will not be added to the heritage density bank.

It can be recalled here that to facilitate the preservation and restoration of heritage resources in the SEFC ODP area, the SEFC ODP provides that the purchase and allocation of up to 10 percent additional heritage density from donor sites within the SEFC ODP area may be considered on receiver sites within the SEFC ODP area subject to urban design assessment

which concludes that additional density can be accommodated without inappropriate impacts. The subject site is one of the two sites in the SEFC Private Lands which have a heritage resource suitable for designation and restoration. (Note: The Transfer of Density Policy and Procedure requires an amendment to reflect the ability to donate and receive density within the SEFC ODP area, in accordance with the goals of the SEFC ODP with respect to the preservation of the area's historic past. Staff will report back on an amendment to the policy.)

2. Land Use

The proposed use of the site is primarily Dwelling Use. Up to 6 units at grade in the heritage building are possibly to be developed for Live-Work Use, which means dwelling units combined with non-residential uses including General Office, Health Care Office, Barber Shop or Beauty Salon, Photofinishing or Photography Studio, or Artist Studio - Class A.

The SEFC ODP anticipates that Sub-area 1B (see Figure 2 earlier) will be primarily residential in nature, but with retail/service/office/light industrial uses at grade being optional. The ODP did not specify any required use for the existing heritage building or the balance of the site, in recognition that unique arrangements might be necessary to conserve this heritage resource. Staff support the proposed land uses, including Live-Work units at grade, noting that such units can be occupied solely for residential use. Staff also recommend that Institutional Uses, limited to Child Day Care Facility, Social Service Centre, and Special Needs Residential Facility, be included in the list of uses for the site, to provide for future land use flexibility.

There is a minor issue regarding Live-Work Use. The SEFC ODP, approved in February, 2005, supports consideration of "General office live-work" use. Such units "having direct access to grade may be permissible in locations identified in applicable CD-1 re-zonings, subject to conditions set out in such re-zonings." At Public Hearing in February, 2006, Council approved a broader Zoning and Development Bylaw definition for Live-Work Use and it approved extending this use into the heritage areas of Gastown, Chinatown, Victory Square and Hastings Street but with a proviso 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." Staff do not believe that this moratorium was intended to apply to the SEFC ODP area where rezoning proposals were well underway. It can be noted too that in the six CD-1 rezonings to date in the SEFC ODP area, only 40 out of 1,042 units are proposed to be Live-Work, with a possible further 6 such units in this rezonings.

3. Density

A total floor area of 5 893 m² (63,429 sq. ft.) is proposed on the site, for a floor space ratio (FSR) of 3.5. About 61 percent of this floor area, 3 567 m² (38,394 sq. ft.), already exists in the heritage building. The balance, 2 326 m² (25,035 sq. ft.), would be provided in the new building.

The proposed total density of 3.5 FSR is consistent with the SEFC ODP. The ODP allocates 81 655 m² (878,956 sq. ft.) of residential floor area for sub-area 1B, which equates to 3.5 FSR for each individual development site.

4. Form of Development

The SEFC ODP provides clear direction regarding built form. Recalling the industrial character in this area, a low, rectilinear form is anticipated rather than higher towers, with mid-rise buildings not exceeding 38.1 m (125 ft.) in height. Blocks are to be book-ended with mid-rise buildings, with lower mid-block buildings of 3 to 5 storeys in between.

For this site the SEFC ODP anticipates a 4-storey building at the corner of 1st Avenue and Wylie Street, because a higher massing cannot be achieved due to the presence of the existing heritage building which occupies half the site. The one-storey garage addition on the east half of the site is proposed to be demolished, saving only the brick lane façade. The new addition on this easterly portion of the site is proposed to have five storeys and a height of approximately 18.3 m (60 ft.). (See plans in Appendix I).

The proposed retention and conservation of the existing heritage building and the proposed new building meet the intent of the SEFC ODP even though they do not create a higher book-end, mid-rise massing at the corner. This is due to the strong brick form of the heritage building providing historic character at this corner. The 5 storeys proposed for the new building on the balance of the site is a relatively low form which does not dominate either the heritage building or the proposed new development on the site to the east.

The addition is proposed to be compatible in form and character but is distinguishable from the heritage building. Further refinement is recommended to create a more distinctive character for the new building:

- the building entrance on 1st Avenue which is located at the juncture between the heritage building and the new addition should be more fully expressed and enhanced;
- the new building should have a setback of its principal façade approximately 3 m (10 ft.) on 1st Avenue similar to the setback of the heritage building, while the new building's proposed bays could project up to 0.6 m (2 ft.) into the setback to relate to the 2.44 m (8 ft.) setback of the proposed building to the east.

The Urban Design Panel unanimously supported the application (see minutes in Appendix E). The Panel also advised that the new building should be slightly higher, to 6 storeys rather than 5, so as to improve the visual relationship between old and new. The higher form would still provide a low enough form in this location to relate well to the adjacent forms but it would provide more massing near the western end of the block where a higher mid-rise form would have been located if not for retention of the existing heritage building. The applicant has explored this concept and demonstrated that an additional storey does achieve the objectives identified by the Panel. Consequently staff are prepared to recommend an increased overall height of 21.3 m (70 feet). It can be noted too that this would be undertaken with no increase in total floor area but rather a small decrease in the size of the building floorplate.

In addition to the SEFC ODP variance discussed above, the proposed form of development also varies from the ODP by not providing a mid-block public pedestrian link at the eastern property line as illustrated in Figure 12 of the SEFC ODP. A pedestrian link was also not provided on the site to the east. This is supported by staff for the reason that this block has a regular length and is not a long one like those to the east and thus does not need an additional, mid-block public pedestrian link.

Staff support the proposed form of development and recommend that it be approved subject to conditions which seek additional design development at the development application stage (see draft By-law provisions in Appendix A and design development conditions in Appendix B).

5. 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 were approved by Council on June 27, 2006, to provide regulations for this and all other sites within the SEFC ODP area.

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 being required through a rezoning condition. The option whereby applicants can provide less than the required parking through provision of a Transportation Management Plan (TMP) is also provided.

Staff support the parking and loading provisions which generally are consistent with the parking standards that are outlined in the SEFC Green Building Strategy. One level of parking is proposed below grade beneath the new building, providing 22 parking spaces. An additional 40 required parking spaces are proposed to be provided off-site in the new development at 1955 Wylie Street (see description in Background on page 4.) The total number of parking spaces proposed (66) falls within the minimum-maximum range (49-77) established by requirements established for the SEFC ODP area in the Parking By-law.

Access to below-grade parking will be provided at the east property line from a shared ramp accessible from the lane to be provided in the development of the site to the east. This will have the benefit of reducing the number of vehicle ramps off the lane.

74 bicycle parking spaces are proposed (a minimum of 68 spaces required), provided below grade.

The lanes between 1st and 2nd Avenue will continue to function as important utility corridors servicing infrastructure and utilities. In addition, lanes are intended to be more walkable than usual while allowing for standard vehicle access and manoeuvring. The proposal includes specialty paving and bench seating at the lane edge where the walkways occur.

The 6.1 m (20 ft.) commercial lane servicing this block currently has major above grade utilities, including several large utility 'H' poles supporting electrical transformers. There will be a requirement for each development to pay a proportional share of the cost of undergrounding of these utilities and the public realm enhancements as either part of a local improvement process or other suitable arrangements. The improvements to the lane between 1st and 2nd Avenue are to be designed according to the SEFC Public Realm Plan.

6. Environmental Sustainability

Environmental sustainability is a key objective of the SEFC ODP. City Council approved the Draft SEFC Green Building Strategy (GBS) which sets out a minimum baseline of environmental

performance in all facets of building design and construction. The SEFC GBS is an evolving document which is intended to incorporate the most recent best practices. The current version of the SEFC GBS is detailed in Appendix F, 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. In addition, the SEFC GBS identifies suggested benchmarks for achieving LEED™ Silver equivalency.

Sustainability is a core concept of the proposed development on this site, but the retention of a heritage building compromises the ability to achieve sustainability (note: heritage building occupies about 50 percent of site area and contains about 60 percent of total floor area proposed for the site). The applicant has submitted a LEED™ scorecard indicating that the developer intends to achieve 32 points (see Appendix G), which falls just a little short of the LEED™ Silver equivalency which would be consistent with the objectives of the SEFC GBS. The complete details of the applicant's sustainability strategy, submitted with the rezoning application, are on file in the Planning Department.

The Applicant states there is difficulty achieving more than 32 points for the reason that the retention and rehabilitation of the existing heritage building limits the sustainability measures which can be utilized. The limitations include:

- limited ability to restore native vegetation,
- limited site and filtration area for stormwater management,
- wood structure assembly limits green roof opportunity, and
- building envelope results in lower level energy performance.

Staff have concluded that the applicant's proposed approach to sustainability, which includes connection to the Neighbourhood Energy Utility, will achieve the intent of City policies.

7. Universal Design

The ODP states that development in the South East False Creek area is subject to the principles for "universal design" to ensure that maximum access is provided for all persons with varying levels of mobility and sensory ability, noting that alternative solutions may be necessary for differing types of development.

Rezoning applicants have been working cooperatively with City staff to address these objectives through reference to "The Safer Home Certification Criteria". A copy of "The Safer Home Certification Criteria" which has been attached in Appendix H 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 address the City's recent "measure up" initiative for inclusiveness and accessibility for all members of society.

Council has supported the principle of enhanced accessibility and approved amendments to the Vancouver Building By-Law (VBBL) aimed at improving access to residential units. Apart from a few outstanding items, the VBBL regulates many of the items identified in "The Safer

Home Certification Criteria". City staff have conducted a preliminary review of these outstanding items and consider them to be feasible from a cost and building safety perspective. However, compliance with aspects of "The Safer Home Certification Criteria" which are not regulated through the VBBL will be addressed voluntarily by the developer.

8. Public Input

A rezoning information sign was installed on the site on May 30, 2006 and a notification letter dated May 30, 2006 was mailed to the surrounding property owners in the area. The application has generated very little comment from surrounding property owners and other citizens, and no written communication has been sent to the City.

PUBLIC BENEFITS

The SEFC ODP includes a comprehensive public infrastructure and amenity package to serve the South East False Creek area. This includes parks, public realm and infrastructure improvements, childcare, community centre, library, and affordable housing. Initially, a Financial Plan and Strategy was adopted which outlined in a preliminary way the funding strategies to deliver the Plan through sharing of costs between the City's Property Endowment Fund (PEF) and SEFC Private Lands. In June last year, Council subsequently adopted the SEFC Public Benefits and Compatible Housing Strategy which included:

- the concept of establishing an area-specific Development Cost Levy (DCL) district for the SEFC ODP area as an overlay to the City-wide DCL, and
- the objective of achieving 20% affordable housing in the SEFC Private Lands supported by Community Amenity Contributions (CACs).

Development Cost Levy (DCL): About \$513,217 in DCLs can be anticipated for the 2 326 m² (25,035 sq. ft.) of floor area which is proposed in new development on this site, and will be payable at the time of building permit issuance. This is based on the Council-approved SEFC DCL rate of \$14.50 per sq. ft. plus the City-wide DCL of \$6.00 per sq. ft. Consistent with the City-wide DCL By-law, the DCL amount is based on new floor area being developed and excludes existing floor area which will be retained and renovated or rehabilitated. There will be no increase in floor area in the existing heritage building. (Note: The new SEFC DCL By-law is scheduled to be reported back to Council for approval in January this year.)

Community Amenity Contribution (CAC): The owner of the site has offered a CAC of \$287,902.50, and staff recommend that this offer be accepted. This amount is based on a rate of \$11.50 per sq. ft., which was proposed in the SEFC Public Benefits and Compatible Housing Strategy as the basis for CAC discussions with landowners seeking rezoning. This amount was applied to the 2 326 m² (25,035 sq. ft.) of new development which is proposed on the site, but not the 3 567 m² (38,394 sq. ft.) of existing floor area in the heritage building which will be retained and rehabilitated for new uses. This is generally consistent with CAC practice to date and also the methodology for determining an appropriate bonus heritage density amount. However, staff note that the policy report, SEFC Public Benefits and Compatible Housing Strategy (report dated June 6, 2006), listed some types of floor area for which the City normally does not contemplate being offered a CAC but did not include in this list existing floor area in heritage buildings proposed to be designated and rehabilitated for new land uses. This was an oversight which staff will bear in mind when dealing with the other remaining heritage building in the SEFC ODP area.

FINANCIAL IMPLICATIONS

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

APPLICANT COMMENT

"PCI Developments Corporation has reviewed this Policy Report and is in general agreement with its recommendations."

CONCLUSION

Staff assessment of this application concluded that the proposed residential use, density, and height are supported. 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 listed in Appendix B, including approval in principle of the form of development as shown in plans included here as Appendix I.

* * * * *

368 West 1st Avenue
DRAFT CD-1 BY-LAW PROVISIONS

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

1. Uses

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

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

- (a) Dwelling Uses;
- (b) Institutional Uses, limited to Child Day Care Facility, Social Service Centre, and Special Needs Residential Facility;
- (c) Live-Work Use;
- (d) Accessory Uses customarily ancillary to the above uses; and
- (e) Interim Uses not listed in this section, and accessory uses customarily ancillary to them, provided that:
 - (i) the Director of Planning or Development Permit Board considers that the interim use will be compatible with and not adversely affect adjacent development that either exists or that this By-law permits;
 - (ii) the Director of Planning or Development Permit Board is satisfied that the use can be easily removed and is of low intensity or low in capital investment;
 - (iii) the Director of Planning or Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to the subject site; and
 - (iv) development permits are limited in time to periods not exceeding three years;

2. Conditions of Use

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

2.2 The design and lay-out of at least 25 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".

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

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

3. Floor Area and Density

3.1 The floor space ratio for all uses, combined, must not exceed 3.5, subject to the limitation set out in 3.2. For the purpose of computing floor space ratio, the site is deemed to be 1 683 m² (18,118 sq. ft.), being the site size at time of application for rezoning, prior to any dedications.

3.2 Computation of floor space ratio must include:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building; and
- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

3.3 Computation of floor space ratio 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, except that the total area of all exclusions must 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 m² for a dwelling unit, there is to 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, except that the total area excluded must not exceed 1 000 m²; and
- (g) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.

3.4 Computation of floor space ratio 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 must not exceed 8 percent of the residential floor area being provided; and
 - (ii) enclosure of the excluded balcony floor area must not exceed 50 percent;
- (b) windows recessed into the building face to a depth of no more than 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, if:
 - (i) the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council and approves the design of any overhangs, and
 - (ii) the area of all overhang exclusions does not exceed 1 percent of the residential floor area being provided;
- (d) passive solar appurtenances to reduce solar gain; and
- (e) structures as such pergolas, trellises and tool sheds which support the use of intensive green roofs and urban agriculture.

3.5 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.

4. Height

4.1 The building height, measured above base surface, must not exceed 21.3 m.

4.2 Section 10.11 of the Zoning and Development By-law is to apply to this By-law, except that if:

- (a) in the opinion of the Director of Planning or the Development Permit Board, higher structures such as elevator enclosures, lobby and stairwells provide access for building occupants to rooftop common area, guardrails not exceeding the minimum height specified in the Building By-law, and structures such as pergolas, trellises and tool sheds which support intensive green roofs and urban agriculture, and such structures do not unduly harm the livability and environmental quality of the surrounding neighbourhood, and
- (b) the Director of Planning or the Development Permit Board first considers:
 - (i) all applicable policies and guidelines adopted by Council,
 - (ii) the submission of any advisory group, property owner or tenant, and
 - (iii) the effects on public and private views, sunshine, privacy and open spaces,

the Director of Planning or the Development Permit Board may allow a greater height for any such structure.

5. Horizontal Angle of Daylight

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

5.2 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.

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

5.4 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 relax the horizontal angle of daylight requirement.

5.5 An obstruction referred to in section 5.2 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 (____).

5.6 A habitable room referred to in section 5.1 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 m².

6. Parking, Loading and Bicycle Parking

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

7. Acoustics

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

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

7.2 The Director of Planning may relax the noise levels listed in section 7.1 in the case of a heritage building for which a conservation plan has been approved that includes the retention of existing windows and glazing.

* * * * *

368 West 1st Avenue
PROPOSED CONDITIONS OF APPROVAL

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

FORM OF DEVELOPMENT

- (a) THAT the proposed form of development be approved by Council in principle, generally as prepared by Burrowes Huggins Architects, and stamped "Received Planning Department, May 12, 2006", provided that the Director of Planning or the Development Permit Board, as the case may be, may allow alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) THAT, prior to final approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board, who shall consider the following conditions:

Design Development

- i) consideration to increase the height of the new building to 6 storeys (21.3 m) while avoiding shadow impacts and blank walls on either side of the development;
- ii) design development to strengthen the sense of entry and to emphasize the junction between the existing heritage building and the addition;
- iii) design development to refine the character of the addition to better relate to the rhythm and scale of the heritage building while creating a more distinct contemporary character;

Note to Applicant: the principal façade of the addition should be set back to approximately 3 m (10 ft.), although the proposed bays could project up to 0.6 m (2 ft.) into the setback to relate to the 2.44 m (8 ft.) setback of the proposed building to the east.

- iv) design development to the mid-rise form of the addition to improve its interface with the proposed building and townhouses on the adjacent site to the east, including resolution of issues of privacy and overlook;
- v) design development to the ground floor entry door/window combinations on the eastern portion of the heritage building, to consider a design that more closely reflects the original overhead door configuration.
- vi) design development to provide a more compatible configuration for the windows and balconies on the eastern portion of the heritage building;

Note to Applicant: The proposed keyhole cut-outs in the 1920s addition should be avoided. A window and balcony configuration which contributes to the livability of the dwelling units should nevertheless have a compatible fit with the style and era of the heritage building.

- vii) design development to improve the interface between the site's open space and the public lane;

Note to Applicant: A fully public setback is to be provided adjacent to the lane including walking area with specialty paving, bench seating, lighting and landscaping. The remainder of the open space should transition from public, semi-private to private open spaces striving not to use fencing or gating.

- viii) provide high quality, durable architectural materials and detailing including rain protection overhangs;
- ix) provide 50 percent of roof as 'green roof'. Intensive 'green roofs' and gardening uses are strongly encouraged. Design development to the roof trellis/canopy to provide robust wood detailing in keeping with the architectural character of the heritage building, and to increase its setback from the parapet.

Crime Prevention Through Environmental Design (CPTED)

- x) design development to take into consideration the principles of CPTED, having particular regard to:
- for reducing opportunities for theft in the underground parking,
 - providing secure access for off-site parking users,
 - providing a gate to the loading area, and
 - reducing opportunities for break and enter and vandalism.

Landscape Design

- xi) Public Realm Treatment: provision of semi-public and semi-private spaces that are consistent with the South East False Creek Public Realm Plan. Aspects to consider include special paving, lighting, planting, driveway crossings, pedestrian entrances, walkways, permanent site furniture, weather protection, garbage storage, recycling and loading facilities;
- xii) Open Space & Landscape Treatment: provision at time of development permit application of a detailed rationale outlining intent for the specific programming of individual outdoor spaces and landscape structures, including overall use, pedestrian capacity, storage (e.g., compost, gardening tools), access, security, sustainable design requirements (planting, water, waste, soil, habitat):
- provision of continuous soil trough to establish climbing plants on walls and structures;
 - provision of durable landscape materials and structures such as plant specific soils, durable planters, wall trellis structures;

- xiii) Technical:
- Grades, retaining walls, walkways and structural elements, such as underground parking, to be designed to provide maximum plant growing depth (exceed BCLNA Landscape Standard). Planted areas adjacent to structures and on slab to contain continuous soil volumes.
 - provision of large scale partial plans, elevations and sections illustrating the detailed treatment of the public realm interface at the streets and lanes; including planters, retaining walls, stairs, planting, soil depth, underground structures, private patios and privacy screens;
 - provision at time of development permit application of a lighting plan;
 - provision of hose bibs for all patios that cannot be serviced using at grade non-potable water;
 - provision at time of development permit application of a full Landscape Plan illustrating proposed plant materials (common and botanical names), sizes and quantities; notation of existing trees to be retained, paving, walls, fences, light fixtures and other landscape elements, including site grading. Proposed plant materials are to be clearly illustrated on the Landscape Plan. The Landscape Plan is to be at 1:100 (1/8" = 1'-0");
- xiv) Trees: protect lane edge trees and planting from vehicular impacts by providing metal tree surrounds, bollards or low curbs as needed;

Roof Decks

- xv) design development to provide urban agriculture grow plots, tool storage and hose bibs on common area roof decks;

Note to Applicant: provide notations for hose bibs on landscape plan.

- xvi) provide details of green roof system and soil depth sections thru all roof planters;

Universal Design

- xvii) 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 H;

Environmental Sustainability

- xviii) 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

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

- xx) 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 “xx” 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.

- xxi) provide compatible, energy efficient design and details of the heating and domestic hot water for connection to the Neighbourhood Energy Utility;
- xxii) limit vertical glazing to a maximum of 40 percent or provide additional thermal measures such as low-e glass to compensate for the additional heat loss;
- xxiii) provide roughed-in capacity for future individual metering for energy and water supplies;
- xxiv) provide climate zone control for residential and live-work units that is compatible with the False Creek Neighbourhood Energy Utility;
- xxv) fireplaces, if any are listed as a heating appliance, should have a minimum combustion efficiency meeting or exceeding ASHRAE/IESNA Standard 90.1 - 2001 heating appliance standards. No continuous pilot lights and interrupted power ignition are 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

- xxvi) provision of a green roof (including useable, intensive roof and or inaccessible, extensive roof) on principal building roofs;
- xxvii) 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);
- xxviii) provision of best current practices for managing water conservation including high efficiency irrigation, aspects of xeriscaping including drought-tolerant plant selection and mulching;

- xxix) design development to provide a balanced stormwater management system that maximizes on site water quality/quantity (e.g., green roofs, 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 semi-private open spaces and public realm landscaping is to be sized for the summer drought periods. In addition, water storage for the roof top shared open space should be considered. All hose bibs to be served with potable water unless clearly indicated otherwise.

- xxx) provide details and arrangements for connection and flow rates to meet the SEFC Stormwater Management Plan;
- xxxi) 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

- xxxii) 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

- xxxiii) 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

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

Waste Management

- xxxv) 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, the registered owner shall, at no cost to the City, make arrangements for the following, on terms and conditions satisfactory to the Director of Legal Services:

HERITAGE

- i) enter into a Heritage Revitalization Agreement with the City to secure the timely rehabilitation and long-term protection and conservation of the "B" listed heritage building on the site and to provide bonus density for transfer to lands within the South East False Creek Official Development Plan area;

ENGINEERING

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

- ii) consolidate lots 1, 2 and 3;
- iii) dedicate the north 0.8 metres of the site for road purposes;
- iv) enter into access agreements for shared use of the parkade ramp which will be located on the adjacent Lot 4 to the east;
- v) clarify any existing or proposed encroachments, and appropriate arrangements and modifications should any be required;
- vi) enter into agreements to secure the offsite parking proposed on at 1955 Wylie Street (Lot A, Block 2, Plan 6163, DL 302);
- vii) enter into appropriate arrangements for the upgrading of existing sanitary mains to serve the site, should it become necessary;

Note to applicant: As the current capacity of the sanitary mains is not known, arrangements are needed in case this development requires upgrading of the sanitary main to serve the site. Flow monitoring is being undertaken at this time, please contact Engineering for details.

- viii) provide new sidewalks, curb, pavement, concrete lane crossings, lamp standards, street trees and street furniture adjacent the site in keeping with the SEFC Public Realm Plan;

- ix) provide improvements to the lane south of 1st Ave (between Wylie St. and Crowe St.) in keeping with the SEFC Public Realm Plan;
- x) provide 3 streams of waste removal for the development (regular garbage, recyclable materials and organics);

Note to Applicant: The development 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.

- xi) provide for undergrounding of all existing and 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.
- xii) include in building design provision for connections to and be compatible with the False Creek Neighbourhood Energy Utility;
- xiii) make arrangements to the satisfaction of the General Manager of Engineering Services, in consultation with the Director of Planning for:
 - (A) the provision, operation, and maintenance of co-operative vehicles and the provision and maintenance of parking spaces for use exclusively by such co-operative vehicles, with such parking spaces to be in addition to the minimum parking spaces required by the Parking By-law; and
 - (B) designation of visitor or surplus parking spaces which are publicly accessible for future use by co-operative vehicles, with such spaces not to be in addition to required parking for residents or visitors;

all as outlined below:

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

OLYMPIC SECURITY REQUIREMENTS

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

- xiv) enter into a legal agreement, on terms and conditions acceptable to the City's Director of Legal Services and the City's General Manager of Olympic

Operations (the "Security Agreement") which shall, inter alia, provide for the following:

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

any term or condition of the Security Agreement by the Owner and/or the Owner's Personnel; and

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

SOILS

- xv) 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; and
- xvi) execute a Section 219 Covenant, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance has been provided to the City by the Ministry of Environment.

COMMUNITY AMENITY CONTRIBUTION

- xxvii) the agreed community amenity contribution of \$ 287,902.50 is to be paid to the City and such payment is to be secured prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

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

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

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.

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368 West 1st Avenue
DRAFT CONSEQUENTIAL AMMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

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

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

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

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

"[CD-1 #] [By-law #] 368 West 1st Avenue".

* * * * *

368 West 1st Avenue
HERITAGE ASSESSMENT AND PROPOSED CONSERVATION WORK
(Refer to pages 6-7 of the Policy Report)

HERITAGE ASSESSMENT

1.0 STATEMENT OF SIGNIFICANCE

Name of Historic Place

B.C. Company Offices and Stores/BEST Building

Address

1920 Wylie Street (also 366-76 and 398 West 1st. Ave.), Vancouver, BC, Canada

Description of Historic Place

The former B.C. Telephone Company Office and Stores Building, now known as the BEST Building, is a large four storey brick-clad heavy timber frame building located at the corner of West 1st Avenue and Wylie Street in the South-East False Creek industrial area, near the Cambie Bridge. The building is listed on the Vancouver Heritage Register in the "B" category.

Heritage Value of Historic Place

The heritage value of the B.C. Telephone Company building is based on several factors including its connection to B.C. Telephone Company, its role in the evolution of Southeast False Creek industrial area, its historical value as a rare example of construction during World War I, as a building with characteristic elements of vernacular industrial design and as a visual landmark in a prominent location. It remains the oldest building on the private lands in the SEFC area.

The presence of the B.C. Telephone Company in the emerging industrial area of South East False Creek is indicative of the growth of Vancouver southward. It also signals a shift in the area from marshy tidal flat area to the industrial uses it has had for most of the 20th century.

The original 1913 structure occupied the western edge of the site extending along the east side of Wylie Street from the lane north to West 1st Avenue. This structure was four bays wide by 12 bays long. Archival drawings from January 1913 show the southernmost three bays along Wylie being four storeys high and the balance being three storeys (with annotations indicating the future addition of a fourth floor). By June 1913, a schematic design for this fourth floor addition is shown with an elaborate corbelled brick cornice with pronounced brick dentils. Whether the building was built in phases during this short period of time is not known, but by 1915, as evidenced by a Leonard Frank photo (CVA 17-19), the four storey version (but with a simplified cornice) is visible. Subsequent changes have been made to some of the windows along Wylie Street, but generally the building is quite intact to this day. Brick vertical pilasters with brick infill and stone lintels make for a strong and restrained example of industrial vernacular design, not dissimilar to earlier examples in Gastown and later examples in Yaletown. It is of note that construction during World War 1 was quite rare in Vancouver.

By the c.1927 a four storey, two bay addition had been added along the entire east side of the site, with a low, single storey wing extending further to the east. The windows are in

banks of three wood frame sash, with slightly different pattern of muntins in the upper sash to that of the earlier section. The two parts of this extension are in similar brick indicating that they were constructed at the same time. The brickwork of the earliest, western section of the building is of a slightly different brick.

The interior features robust heavy timber columns and beams with solid plank decking. Each floor of the original 1913/15 part of the building has a concrete vault and there is a large freight elevator serving these floors and the basement. There are skylights that light the top floor and there is light well - renovated to be a stairwell in 1985 in the later wing.

The building has been the BEST building since 1982. It remains a prominent visual landmark in the area, being the highest existing structure in the South East False Creek area and being quite visible from the Cambie Bridge. Immediately across the Wylie Street is the former B.C. Telephone Company office and garage (now Maynards) dating from 1929.

Character-Defining Elements

- location as part of industrial area of South-east False Creek
- the oldest extant building in private lands areas of SEFC
- prominent corner siting, height and visibility from Cambie bridge
- proximity to later B.C. Telephone Company (now Maynards) building across Wylie St.
- repetitive bays of brick pilasters
- window openings originally with concrete lintels and stone sills
- paired double hung wood frame windows in the oldest section and banks of three wooden
- windows facing north and south in the later wing, pairs along the east; the difference in window pattern being a clue to the buildings evolution
- slight difference in brick colour from the different phases of the building's evolution
- loading doors and vehicular access points on all facades
- interior features of interest are the heavy timber columns and solid plank decking
- concrete vault located on each floor of western section of building
- roof top skylights
- open freight elevator with wooden grill doors
- mosaic tile flooring in washrooms

2.0 DRAFT CONSERVATION PLAN (see Conservation Drawings attached)

Condition Assessment

The building is presently in use as offices for Best Coast Real Estate and various commercial tenants. Generally the building appears to be in good condition, but reference is made to the structural report prepared by Glotman Simpson as to the proposed structural upgrading which is part of its rehabilitation. This heritage report does not cover a code or life safety review, nor an assessment of mechanical or electrical systems.

Conservation Strategies

The conservation approach for the B.C. Telephone Company/BEST building is that of a rehabilitation with aspects of material restoration and new construction. The original building from 1913/15 and the 1927 addition along with the lane frontage of the 1927 garage wing will be retained in situ and rehabilitated. This will entail:

- complete conservation of all Wylie Street, West 1st and lane facing brickwork, stone trims and wooden windows, cornices,

- new wing along 1st Ave east of the existing four storey section is compatible in form and character but is distinguishable from historic material, and
- conversion of interior to residential units maintains heavy timber elements as part of suite.

Conservation Procedures/Outline Specifications

The outline specification for conservation procedures includes:

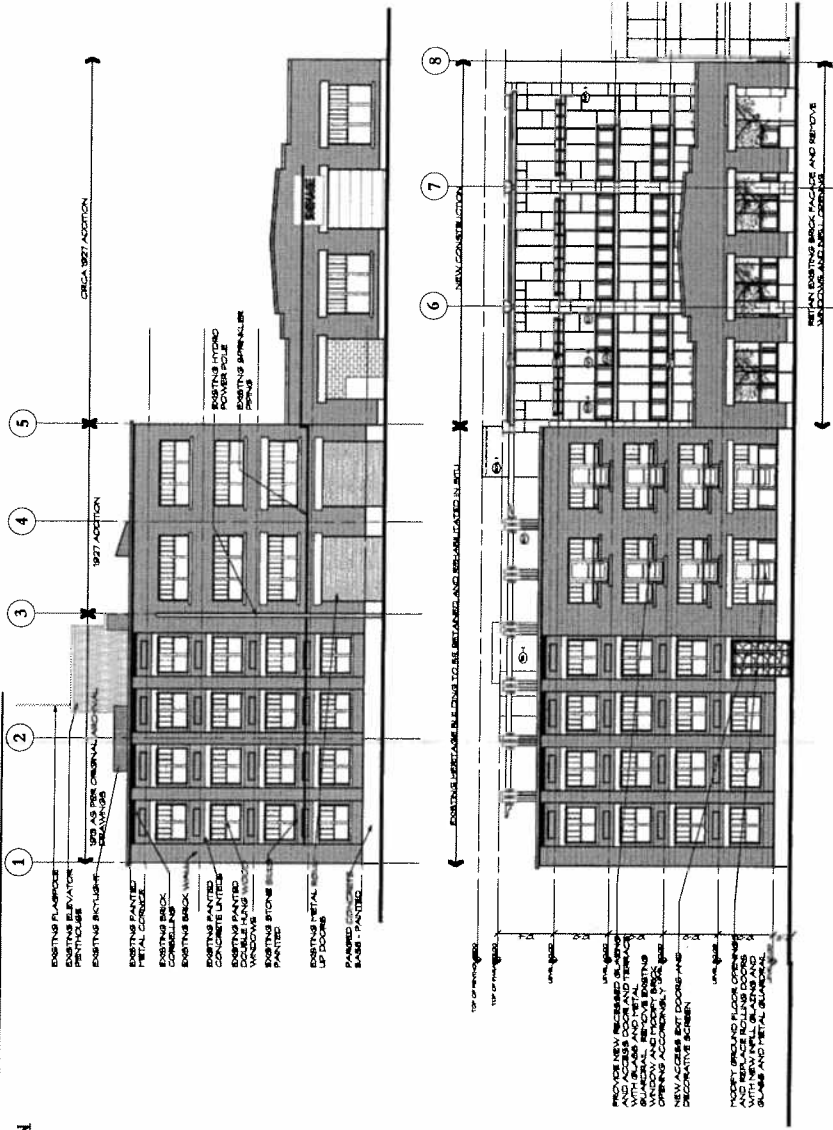
Element	Conservation Work
Roof	replace roof membrane as part of roof terrace/greening
Flashing	to be replaced with painted metal flashings
Brick Masonry	inspect for condition repair and stabilize displaced brickwork in parapet brick tie back for seismic upgrade clean w. low pressure water washing/natural bristle brush repainting with mortar to match existing in composition strength, colour and pointing profile sandblasting and other abrasive measures not permitted coatings subject to review by preservation consultant
Stone Sills	inspect for condition test for removal of paint to original stone surface patch and repair stone where required
Concrete Lintel	inspect for condition, including any evidence of rusting of steel reinforcement test for removal of paint to original concrete surface patch and repair here required
Insulation	retain existing condition with no insulation to help conserve external masonry, subject to approval by HPO and warranty providers
Timber Frame	conservation work subject to structural review retain and seismic upgrade; retain exposed timber column beams and solid planking
Windows	detailed inspections of each window to be done repair existing wood windows or replace with replicas matching profile, type and single glazing, subject to approval by HPO and warranty providers paint in original colour
Entries and Loading	retain industrial character in renewed doorways
Canopies	new entrance canopies to be contemporary industrial character existing (non original) canopy
Lighting	exterior light fixtures and floodlighting

REFERENCES

1. Commonwealth. "The Historic Character of The Private Lands at South East False Creek. Vancouver" report prepared for the City of Vancouver by Commonwealth Historic Resource Management Ltd., February 2006.
2. City of Vancouver heritage planning files.
3. City of Vancouver Archives
Photo VCA 17-19, c.1915
Microfiled drawings file AP-57, drawings dated 1913 and 1915
Information received from Best Coast Real Estate Inc.

Respectfully submitted
ROBERT LEMON ARCHITECT INC.
Robert G. Lemon MAIBC

3.4 HERITAGE CONSERVATION DRAWINGS
A) SOUTH ELEVATION



CONSERVATION DRAWINGS

368 West 1st Avenue
ADDITIONAL INFORMATION

Notification: A rezoning information sign was installed on the site on May 22, 2006 and notification letter dated May 20, 2006 was mailed to the 337 surrounding property owners.

The application has generated very little comment from surrounding property owners and other citizens, and no written communication to City staff.

Comments of the General Manager of Engineering Services: In a memo dated July 14, 2006, the Manager of the Project Branch, Engineering Services, states that Engineering Services has reviewed the application and provides the following for inclusion in the report:

"Engineering Services has no objection to the proposed rezoning provided the following issues can be addressed prior to by-law enactment.

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

- Consolidation of lots 1, 2 and 3.
- Dedication of the north 0.8 metres of the site for road purposes.
- Provision of appropriate access agreements for shared use of the parkade ramp located on the adjacent lot 4 (to the east).
- Clarification of any existing or proposed encroachments, and appropriate arrangements should any exist.
- Appropriate agreements to secure the offsite parking proposed on lot A (west side of Wylie St.).
- Upgrading of existing sanitary mains to serve the site. (The current capacity of the sanitary mains are not known, this development may require upgrading of the sanitary main to serve the site, appropriate arrangements must be made for upgrading should it become necessary.)

Note to applicant: Flow monitoring is being undertaken at this time, please contact Engineering for details.

- Provision of a 1.5 m public right of way along the south property line of the site (the lane) for pedestrian purposes, excluding the heritage structure.
- 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:
 - a) Improvements to the lane south of 1st Ave (between Wylie St. and Crowe St.) in keeping with the final SEFC public realm design requirements.

- b) 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 include fully outfitted areas that can be made active upon implementation of organics collection system.
- c) Undergrounding of all *existing* and *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.
- d) Building design is to include provision for connections to and be compatible with the "district heating system" proposed for the area

The following are to be conditions of enactment:

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

- The maximum permitted parking shall be as follows:

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

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

- 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').
- Provision of a 219 Covenant that details the co-op vehicle and parking space condition.
- 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 Demand Management (TDM) plan that restricts residents' car ownership and supports other means of mobility. 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.

Live-Work

- Required parking shall be as follows:

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

- Maximum permitted parking shall be equal to the minimum required + 10 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."

Vancouver Heritage Commission: The Vancouver Heritage Commission reviewed the proposal on June 26, 2006:

a) **368 West 1st Avenue - Best Building - VHR "B" - Rezoning Application**

Issues:

- i) review of the Statement of Significance;
- ii) alterations to the eastern portion of the building for new balconies, and glazing; and
- iii) design and location of roof canopy.

Applicants: Michael Huggins, Principal, Burrows Huggins Architects
Andy Croft, Senior Management Development, PCI Developments Corp.
Robert Lemon, Robert Lemon Architect

Staff: Yardley McNeill, Heritage Planner

Staff, along with the applicant, reviewed the project, and responded to questions relating to design location relating to roof canopy, cladding, materials, elevators, footprint, loading dock, height, alteration to eastern portion for new balconies and glazing, lintels, windows/light, and bonus density.

RESOLVED

THAT, regarding the project at 368 West 1st Avenue (Best Building), the Vancouver Heritage Commission (VHC) supports the project with the following to be considered:

- A. design and location of the roof canopy with the use of robust wood detailing and acceptance of the Statement of Significance, both as presented at the June 26, 2006 meeting.
- B. support of alterations to the eastern portion of the building for new balconies and glazing, noting liveability versus heritage retention.

CARRIED

(Denise Cook, Karen Jarvis and Kim Maust opposed to B)
(James Burton not present for the vote)

Urban Design Panel: The Urban Design Panel reviewed this proposal on June 21, 2006.

EVALUATION: SUPPORT (9-0)

- **Introduction:** Phil Mondor, Rezoning Planner, presented this application for rezoning in the “private lands” of Southeast False Creek, noting that two other rezoning applications in the vicinity were reviewed recently by the Panel. The Southeast False Creek Official Development Plan was adopted by Council in 2005 and amended earlier this year. The application generally responds quite well to the objectives and principles of the ODP which has a significant emphasis on sustainability. Mr. Mondor briefly described the project which is to rehabilitate and convert a heritage resource and provide new development that responds both to the heritage building and the ODP. The application will be reviewed by the Vancouver Heritage Commission on June 26, 2006. The existing building is four storeys high (47 ft.), the new development is five storeys (61 ft.). Overall density is 3.5 FSR. Details of the bonus for heritage rehabilitation are yet to be determined.

The Development Planner, Mary Beth Rondeau, advised that staff have no issues on this project, except to note that the proposal does not include a pathway connecting 1st and 2nd Avenues between this site and the adjacent property, as shown in the ODP. The Panel’s comments are sought on this slight variation from the ODP.

- **Applicant’s Introductory Comments:** Mike Huggins, Architect, briefly described the general massing arrangement and the design rationale. He noted the original building (B.C. Telephone office and Stores) was constructed in 1915 and added to in the 1920’s. The heritage consultant, Robert Lemon, briefly addressed the heritage aspects of the project and Mychaj Lyszyn reviewed the sustainability contribution. The applicant team responded to questions from the Panel.
- **Summary of Panel’s Consensus:**
 - Unanimous support for the use, density and form, with several Panel members recommending increasing the height of the new structure to six storeys;

- The applicant should seek an architectural vocabulary that is more sympathetic to the rhythms and architectural forms of the heritage building;
 - Design development to strengthen the sense of entry;
 - Improvement to livability of the units.
- **Related Commentary:**

The Panel unanimously supported this rezoning application and appreciated the retention and rehabilitation of the heritage building.

Concerns were expressed about the “keyhole cutouts” on the newer portions of the heritage façade and the compromised livability of the very deep suites behind in terms of light access.

It was noted that the relationship of the old to the new calls for considerable finesse and more than is currently indicated, especially noting the three bays butting up against the old building with the third bay encompassing the entrance. There were suggestions that the entry point should be setback somewhat and made more expressive of the vertical face of the building. It would also allow the old building to be more “stand alone”.

Several Panel members thought the new building should be six storeys, on the basis that five storeys does little in terms of the relationship with the heritage building and results in unnecessary problems in the new building. The suites are extremely deep whereas a little extra height and a trimmer, small building would allow much more livable units. It would also help the legibility of the old and new buildings. There was also a recommendation to recognize the four storey height of the old building in the new structure, possibly with a cornice.

It was strongly recommended that the timber trellis on the roof be reconsidered in favour of something that respects the form of the old building, enhances its sense of cornice, set back appropriately, and which responds to its structural bay.

There was a recommendation to locate the amenity room behind the main entrance to provide the opportunity to see right through the building at ground level.

In response to the adjacent Polygon courtyard the upper levels of the new building should be set back sufficiently and treated appropriately with good glazing.

The sustainability strategy looks encouraging and the Panel looks forward to seeing more details at the development permit stage. One Panel member was concerned about the implementation of a radiant heat system with the existing façade. The inclusion of prominent bicycle parking was strongly supported.

One Panel member commented on the pathway connection and supported its exclusion.

- **Applicant’s Response:** Mr. Huggins thanked the Panel for its input and said he did not disagree with any of the comments.

* * * * *

SEFC Private Lands Green Building Strategy

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

- The maximum permitted parking shall be as follows:

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

- Designated visitor parking shall be separately required at a minimum rate of 0.1 space per dwelling unit and a maximum rate of 0.2 space per dwelling unit.

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

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

- The provision of less than the minimum parking may occur, subject to approval by the General Manager of Engineering Services and Director of Planning of a site-specific Transportation Management Plan 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 m² GFA]*, office, and retail use

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

Note for: The Playhouse (theatre) site:

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

- Maximum permitted parking shall be equal to the minimum required + 10 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 m² GFA

<37 m ²	none required	1/6 units
>=37 m ²	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 >= 250m²

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 m² GFA up to 100 m² GFA, one additional space for each additional 10 m² GFA up to 500 m², and 1 additional space for each 20 m² of gross floor area over 500 m². The maximum allowed = minimum + 10 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 m² GFA up to 300 m² GFA, and one additional space for each additional 50 m² 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 SEFC baseline green building strategy.

* * * * *

368 West 1st Avenue
APPROACH TO SUSTAINABILITY

As part of their rezoning application, the Applicant was required to submit their approach towards meeting the principles of the Green Building Strategy, a LEED™ scorecard to indicate how they intend to achieve 36 points and thus meet LEED™ Silver equivalency. This Appendix includes the LEED™ scorecard submitted by the applicant and it shows they intend to achieve 32 points and are thus not quite able to meet LEED™ Silver. The more detailed sustainability approach submitted with the rezoning application is extensive (on file in the Planning Department).



LEED Canada-NC 1.0 Project Checklist

Best Building Redevelopment
Vancouver, British Columbia

Yes	?	No		
9	2	3	Sustainable Sites	14 Points

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

Yes	?	No		
5			Water Efficiency	5 Points

1			Credit 1.1 Water Efficient Landscaping, Reduce by 50%	1
1			Credit 1.2 Water Efficient Landscaping, No Potable Use or No Irrigation	1
1			Credit 2 Innovative Wastewater Technologies	1

1			Credit 3.1	Water Use Reduction, 20% Reduction	1
1			Credit 3.2	Water Use Reduction, 30% Reduction	1
Yes	?	No			

2	3	11	Energy & Atmosphere	17 Points
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Y			Prereq 1	Fundamental Building Systems Commissioning	Required
Y			Prereq 2	Minimum Energy Performance	Required
Y			Prereq 3	CFC Reduction in HVAC&R Equipment	Required
1	?	7	Credit 1	Optimize Energy Performance	1 to 10
		1	Credit 2.1	Renewable Energy, 5%	1
		1	Credit 2.2	Renewable Energy, 10%	1
		1	Credit 2.3	Renewable Energy, 20%	1
	?		Credit 3	Best Practice Commissioning	1
		1	Credit 4	Ozone Protection	1
1			Credit 5	Measurement & Verification	1
	?		Credit 6	Green Power	1
Yes	?	No			

5	5	4	Materials & Resources	14 Points
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Y			Prereq 1	Storage & Collection of Recyclables	Required
1			Credit 1.1	Building Reuse: Maintain 75% of Existing Walls, Floors, and Roof	1
	?		Credit 1.2	Building Reuse: Maintain 95% of Existing Walls, Floors, and Roof	1
		1	Credit 1.3	Building Reuse: Maintain 50% of Interior Non-Structural Elements	1
1			Credit 2.1	Construction Waste Management: Divert 50% from Landfill	1
1			Credit 2.2	Construction Waste Management: Divert 75% from Landfill	1
	?		Credit 3.1	Resource Reuse: 5%	1
		1	Credit 3.2	Resource Reuse: 10%	1
1			Credit 4.1	Recycled Content: 7.5% (post-consumer + ½ post-industrial)	1
	?		Credit 4.2	Recycled Content: 15% (post-consumer + ½ post-industrial)	1
1			Credit 5.1	Regional Materials: 10% Extracted and Manufactured Regionally	1
	?		Credit 5.2	Regional Materials: 20% Extracted and Manufactured Regionally	1
		1	Credit 6	Rapidly Renewable Materials	1
		1	Credit 7	Certified Wood	1
	?		Credit 8	Durable Building	1
Yes	?	No			

10	5		Indoor Environmental Quality	15 Points
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Y	Y	?	No			
Y				Prereq 1	Minimum IAQ Performance	Required
Y				Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
		?		Credit 1	Carbon Dioxide (CO₂) Monitoring	1
		?		Credit 2	Ventilation Effectiveness	1
1				Credit 3.1	Construction IAQ Management Plan: During Construction	1
1				Credit 3.2	Construction IAQ Management Plan: Testing Before Occupancy	1
1				Credit 4.1	Low-Emitting Materials: Adhesives & Sealants	1
1				Credit 4.2	Low-Emitting Materials: Paints and Coating	1
1				Credit 4.3	Low-Emitting Materials: Carpet	1
		?		Credit 4.4	Low-Emitting Materials: Composite Wood and Laminate Adhesives	1
1				Credit 5	Indoor Chemical & Pollutant Source Control	1
1				Credit 6.1	Controllability of Systems: Perimeter Spaces	1
		?		Credit 6.2	Controllability of Systems: Non-Perimeter Spaces	1
1				Credit 7.1	Thermal Comfort: Compliance	1
		?		Credit 7.2	Thermal Comfort: Monitoring	1
1				Credit 8.1	Daylight & Views: Daylight 75% of Spaces	1
1				Credit 8.2	Daylight & Views: Views 90% of Spaces	1

Yes ? No

1	2	2	Innovation & Design Process	5 Points
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		1		Credit 1.1	Innovation in Design	1
		1		Credit 1.2	Innovation in Design	1
		?		Credit 1.3	Innovation in Design	1
		?		Credit 1.4	Innovation in Design	1
1				Credit 2	LEED® Accredited Professional	1

Yes ? No

32	17	20	Project Totals (pre-certification estimates)	70 Points
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Certified 26-32 points Silver 33-38 points Gold 39-51 points Platinum 52-70 points

368 West 1st Avenue
APPROACH TO UNIVERSAL DESIGN

As part of their rezoning application the Applicant was required to submit the Safer Homes Checklist to indicate their approach to ensuring maximum access is provided for all persons with varying levels of mobility and sensory ability. This Appendix includes the Safer Homes Checklist submitted by the applicant.

Rezoning Application
Best Building
368 West 1st Ave.
Appendix A

Appendices

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

The SAFER Home™ Certification Criteria

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

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

The SAFER Home 121

The SAFER Home™ Certification Check-List



This Certification Check List is an addendum to the existing contract dated n/a
with the builder: to be determined.

and the home owner: PCI Developments

The builder agrees to include this check list of criteria into the project being built at:
Best Building 386 West First Ave.

The builder hereby agrees to prepare this home so that it will meet all the requirements of the SAFER Home Certification Program. The builder further agrees to be solely financially responsible for any renovations needed to the finished home if this check list is not included in full within this project.

Builders Signature: per [Signature] Date: Sept 7 2006

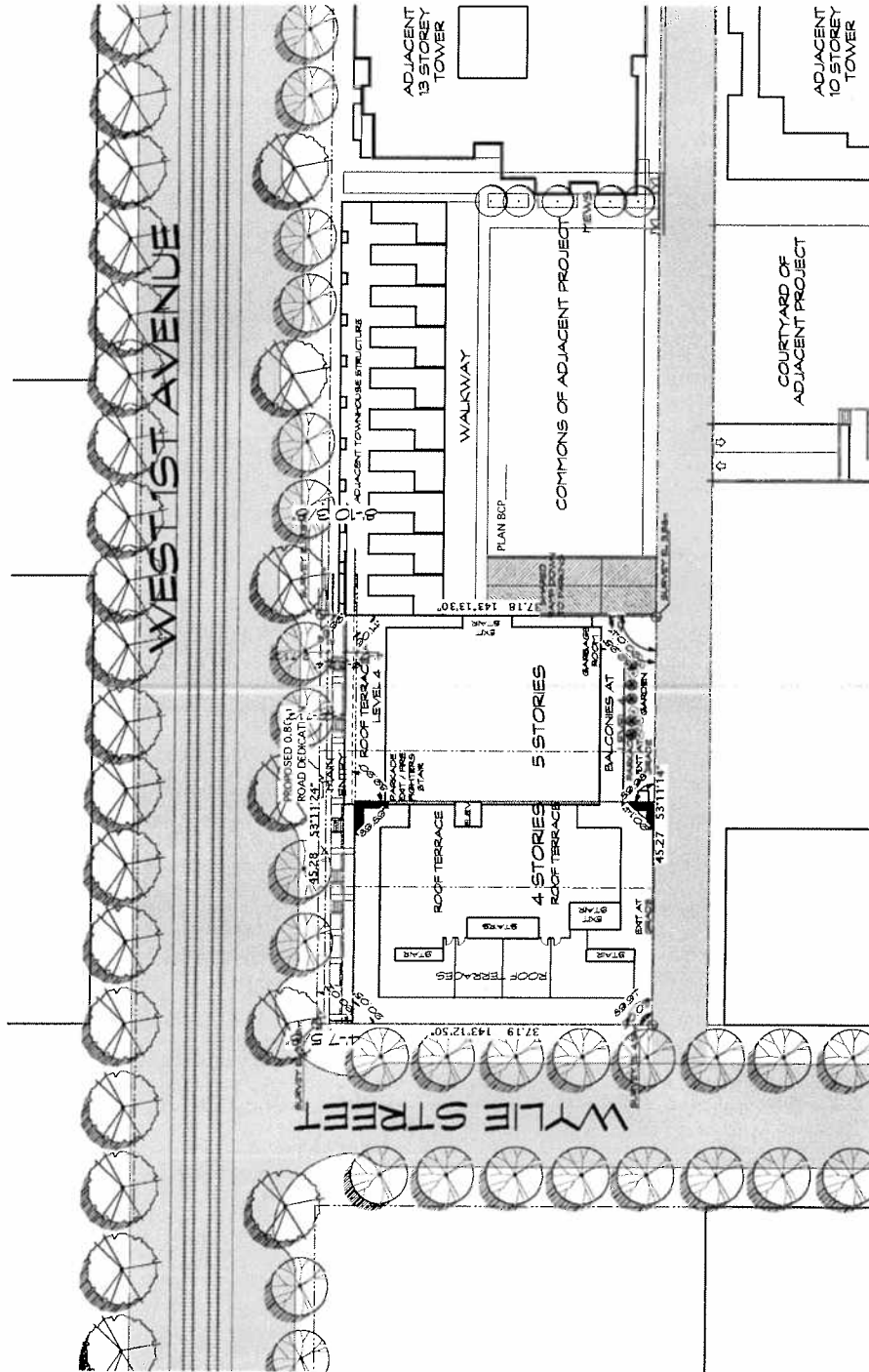
Home Owner Signature: _____ Date: _____

Witness Signature: [Signature] Date: Sept 7, 2006

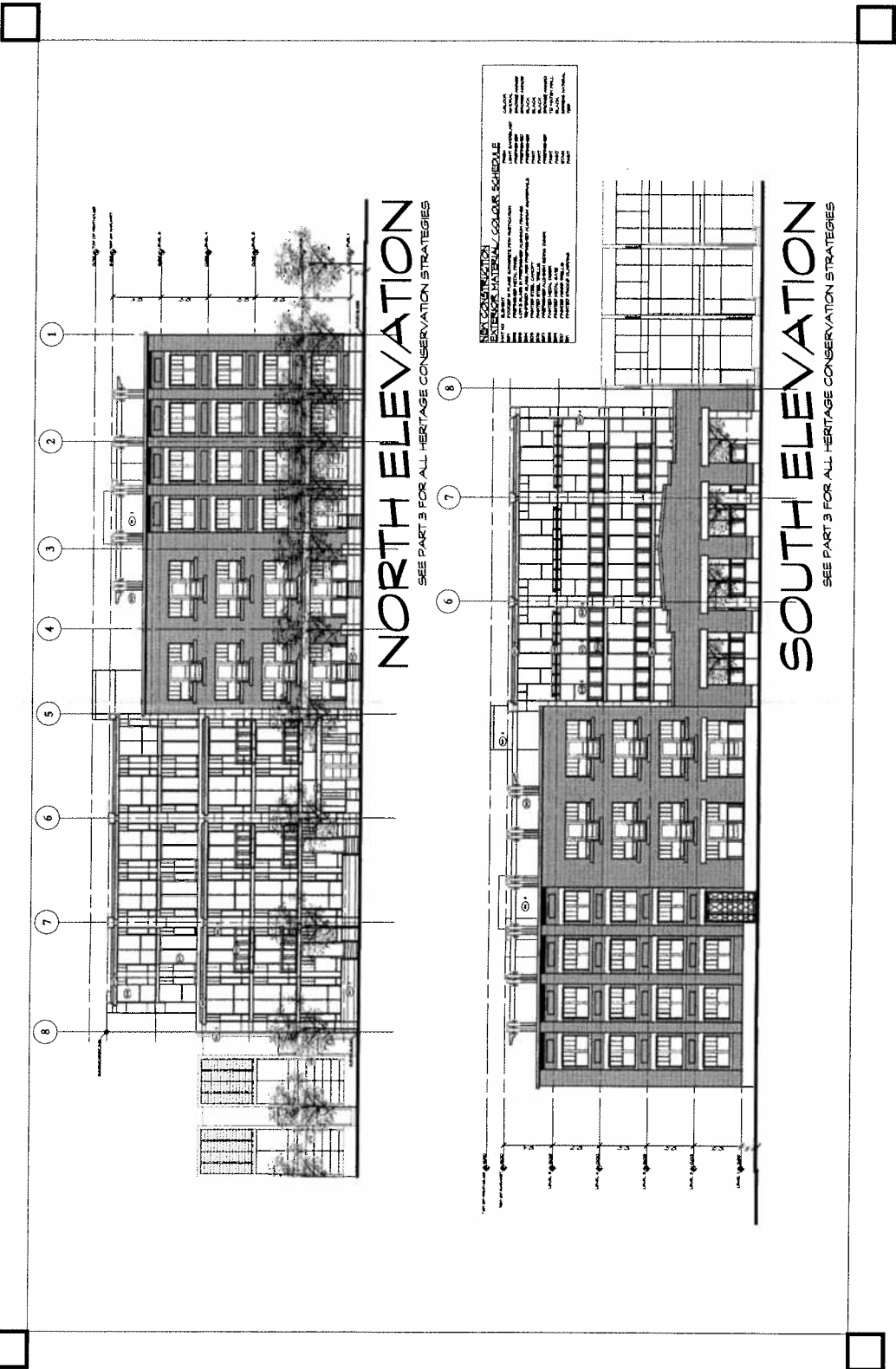


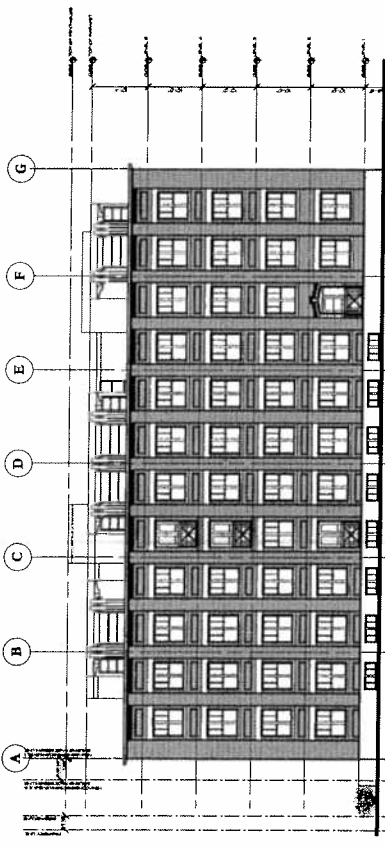
- All exterior thresholds are flush not applicable to concrete
- Interior thresholds meet minimal code constraints
- Bath and shower controls off set from centre
- Pressure/temperature control valves on all shower faucets
- 2"x12" blocking lumber in all washrooms tub, shower, and toilet locations
- Waste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





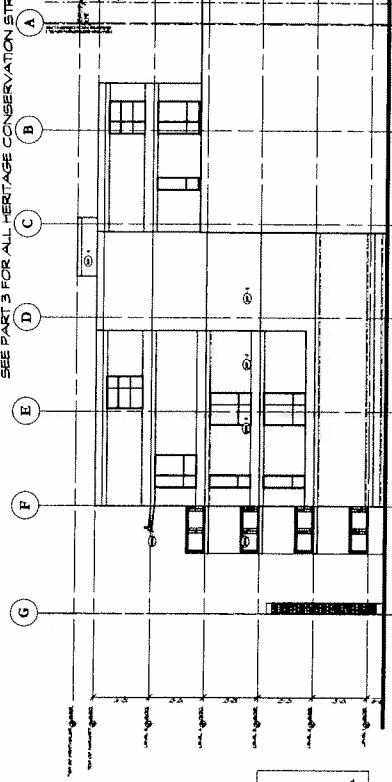
SITE PLAN
1:500 SCALE





WEST ELEVATION

SEE PART 3 FOR ALL HERITAGE CONSERVATION STRATEGIES

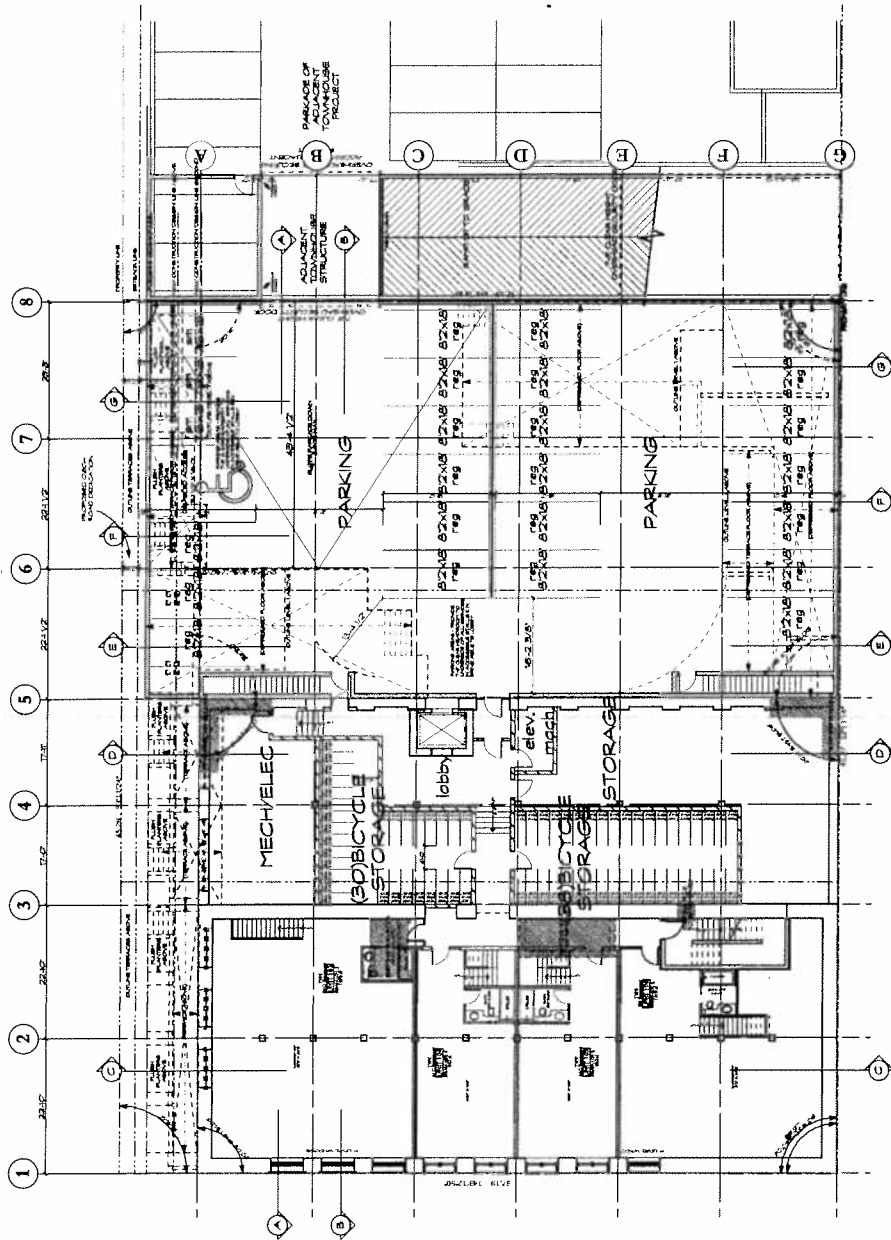
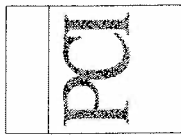


EAST ELEVATION

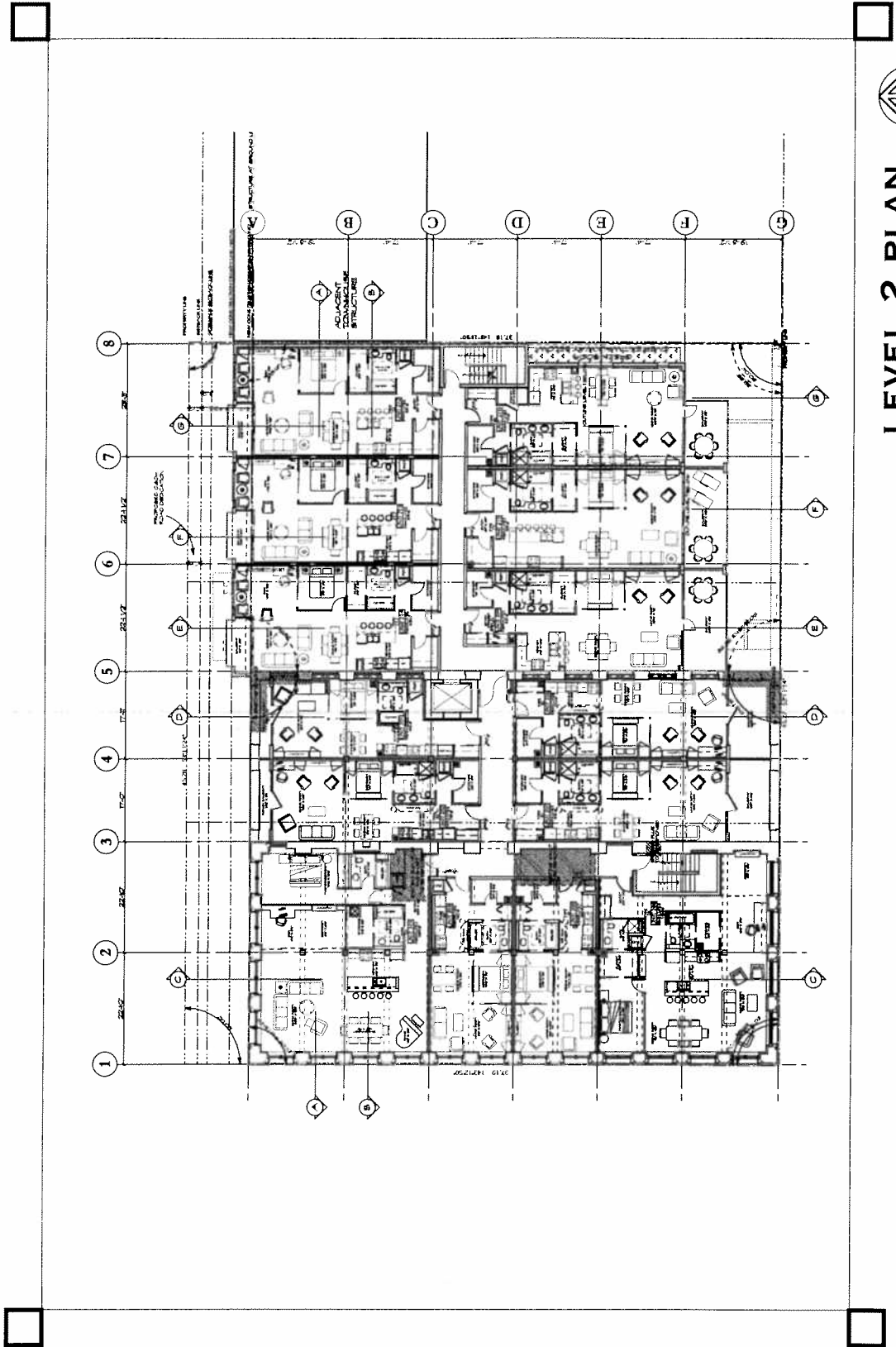
SEE PART 3 FOR ALL HERITAGE CONSERVATION STRATEGIES

NEW CONSTRUCTION
EXTERIOR MATERIAL / COLOUR SCHEDULE

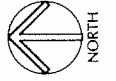
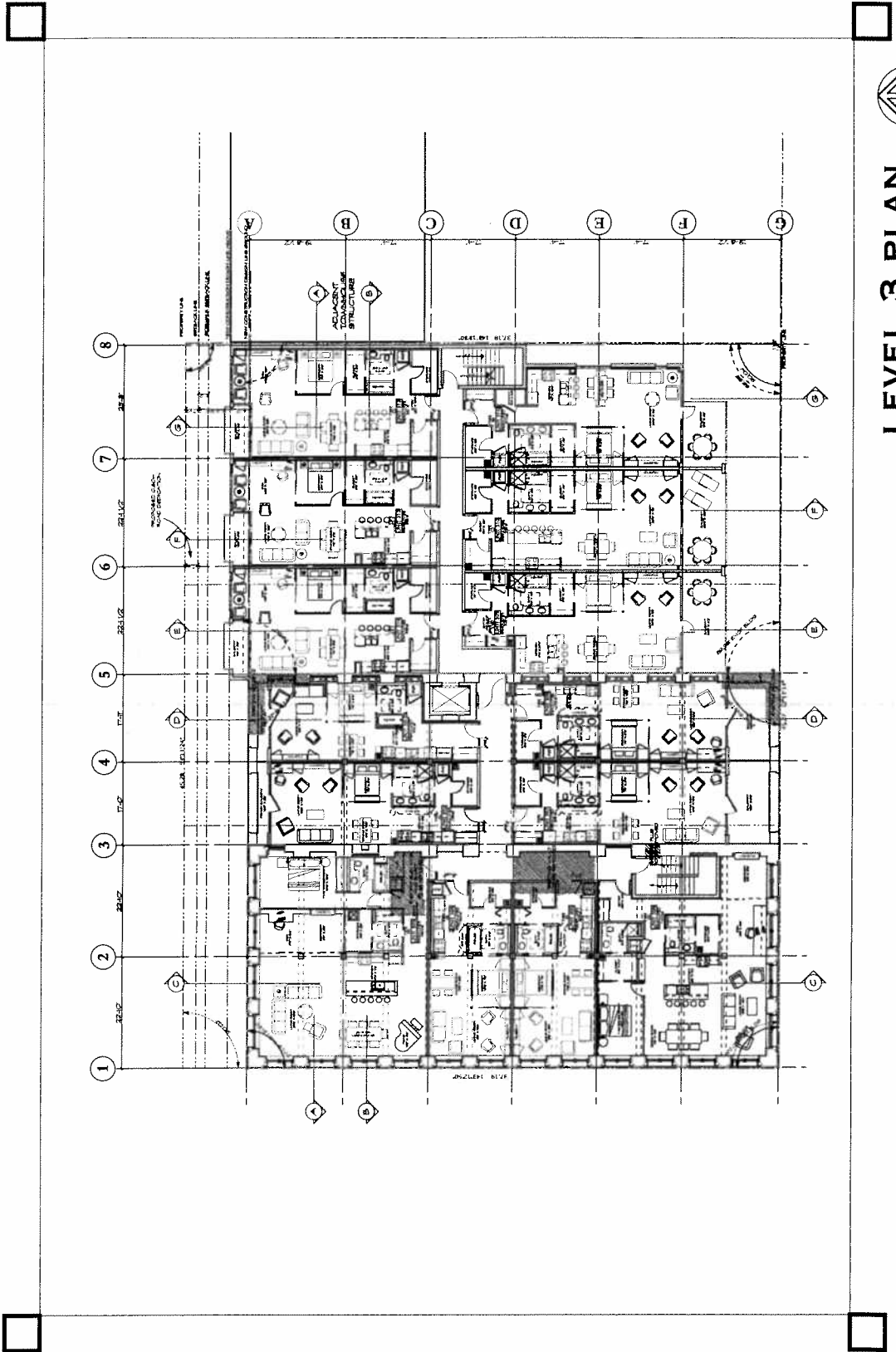
1. Brick	2. Concrete	3. Stone	4. Metal
5. Glass	6. Paint	7. Stucco	8. Slate
9. Terrazzo	10. Marble	11. Granite	12. Limestone
13. Travertine	14. Quartz	15. Slate	16. Slate
17. Slate	18. Slate	19. Slate	20. Slate
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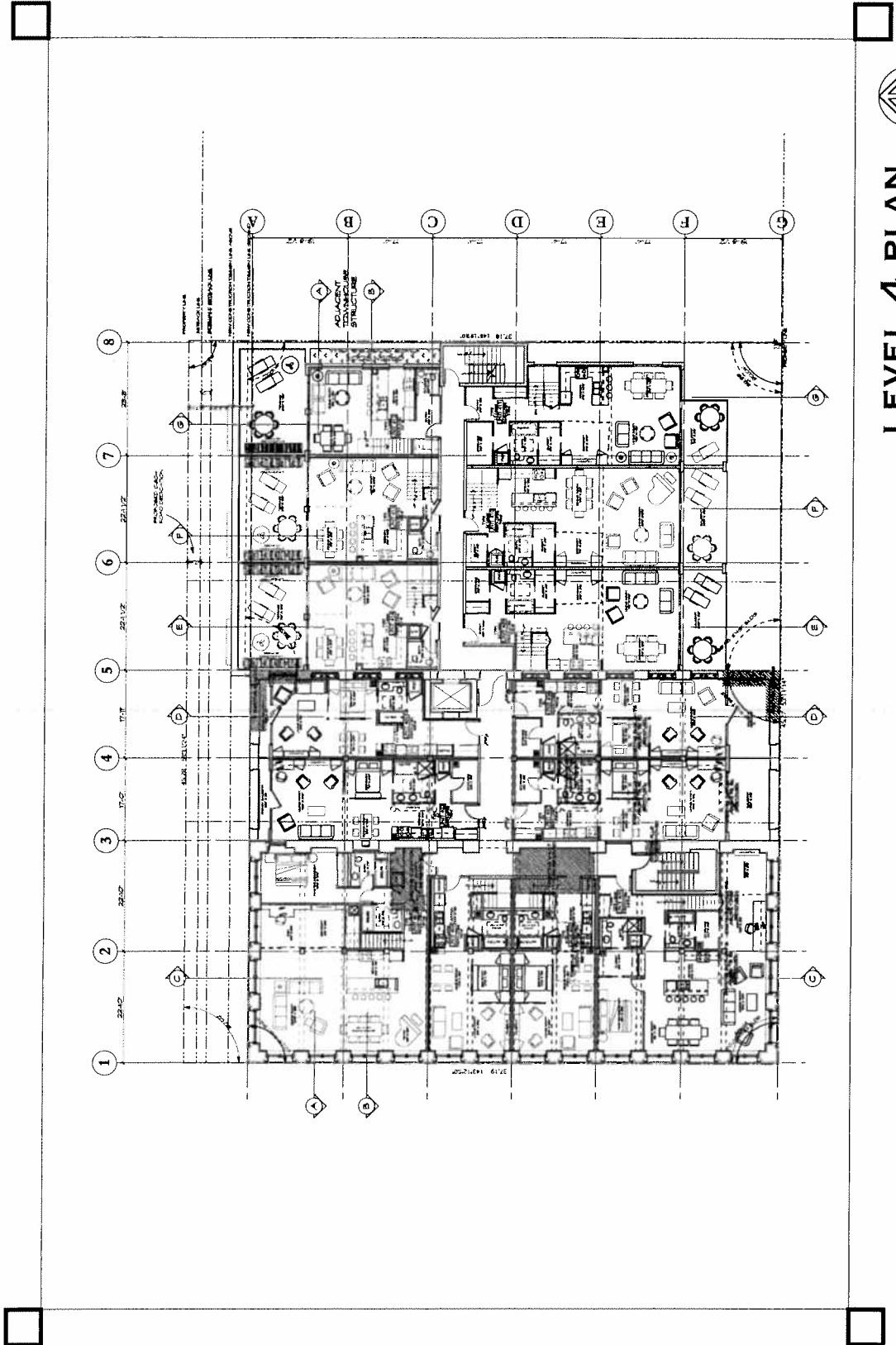
LEVEL P1 PLAN
1" = 20'-0" SCALE



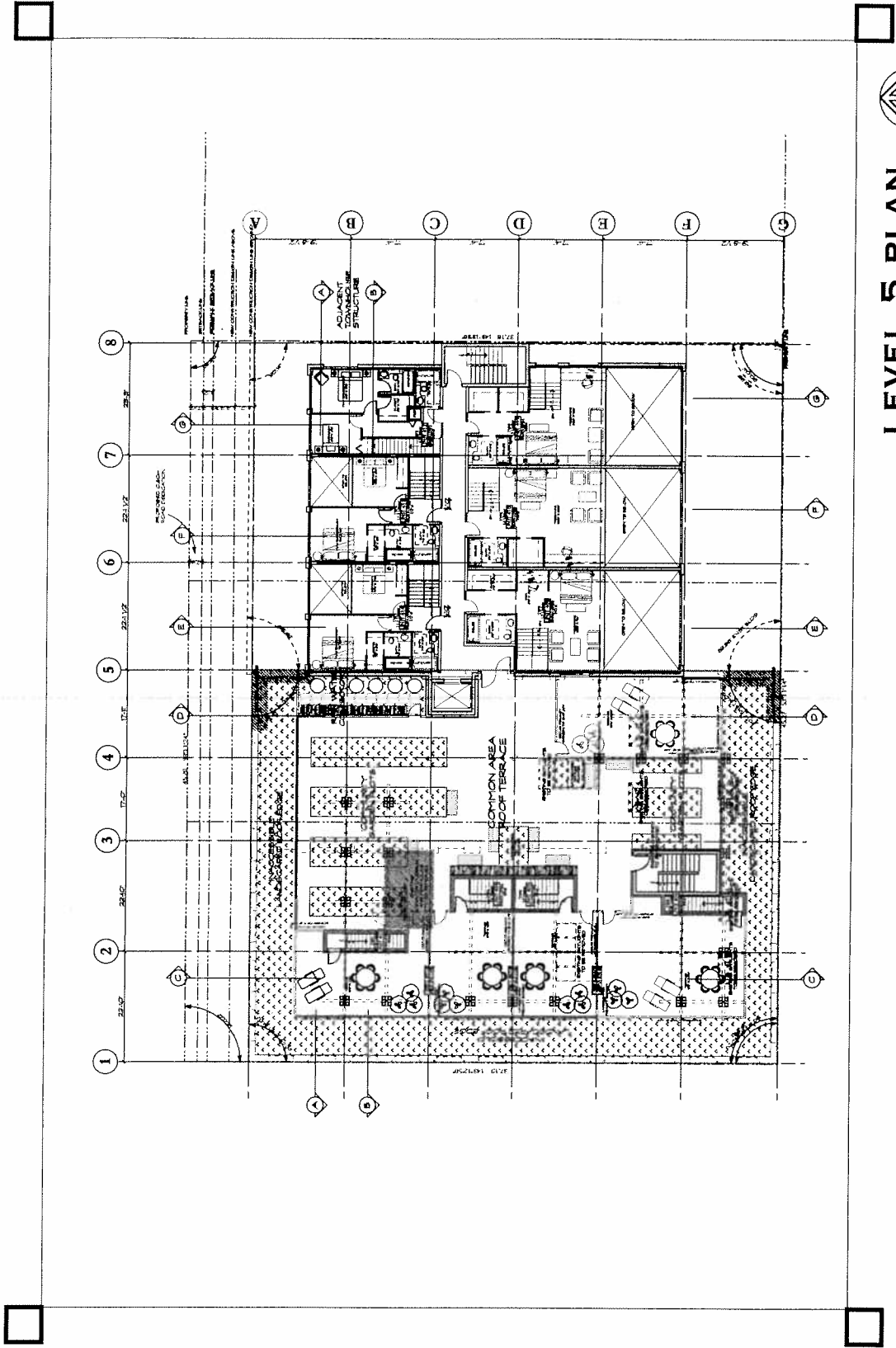
LEVEL 2 PLAN
1" = 20'-0" SCALE



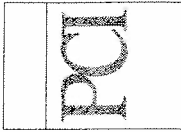
LEVEL 3 PLAN
1" = 20'-0" SCALE



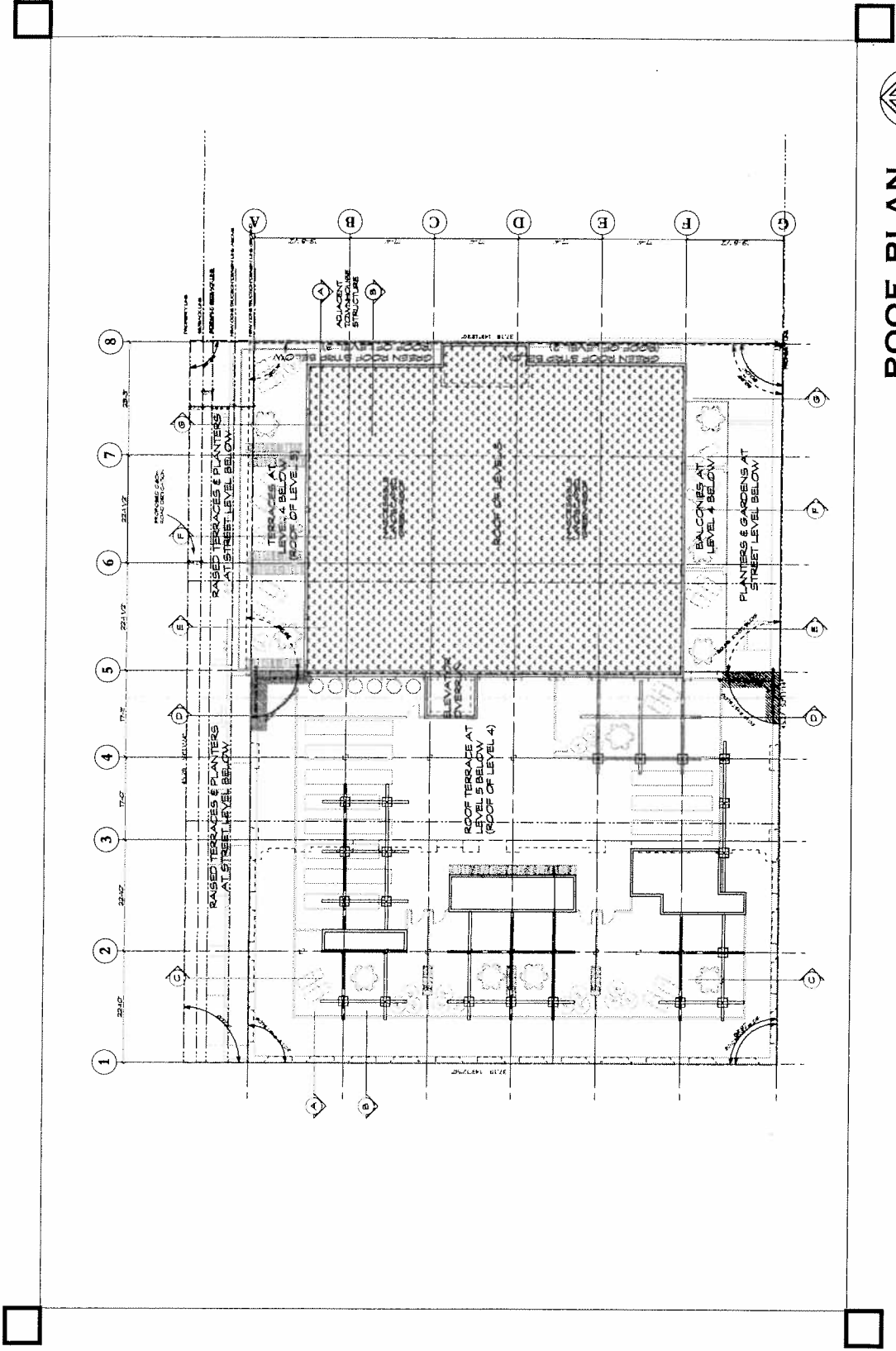
LEVEL 4 PLAN
1" = 20'-0" SCALE



LEVEL 5 PLAN
1" = 20'-0" SCALE



ROOF PLAN
1" = 20'-0" SCALE



368 West 1st Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	368 West 1st Avenue
Legal Description	Lots 1-3, Block 3, DL 302, Plan 5832
Applicant	Burrowes Huggins Architects
Architect	Burrowes Huggins Architects (Michael Huggins)
Property Owner	PCI Best Projects Inc.
Developer	PCI Developments Corp. (Andy Croft)

SITE STATISTICS (prior to any dedications)

	GROSS	DEDICATIONS	NET
Frontage	45.28 m (148.56 ft.)	n/a	n/a
Depth	37.18 m (122 ft.)	n/a	n/a
Site Area	1 683 m ² (18,118 sq. ft.)	36.22 m ² (390 sq. ft.)	1 646.9 m ² (17,728 sq. ft.)

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT
ZONING	M-2	CD-1	As proposed
USES	Manufacturing, Retail, Service, Transportation & Storage, Utility & Communication, Wholesale	Dwelling Uses, Live-Work Use	Dwelling Uses, Live-Work Use Institutional Uses (some)
DWELLING UNITS	Not applicable	54	25% of units are to be suitable for families
MAX. FLOOR SPACE RATIO	5.0	3.5	3.5
MAX. FLOOR AREA (NET)	n/a	5 893 m ² (63,429 sq. ft.)	n/a
MAXIMUM HEIGHT	30.5 m	17.86 m (58.6 ft.)	21.3 m (70 ft.)
MAX. NO. OF STOREYS	n/a	5	n/a
PARKING SPACES	Parking By-law	66	As proposed (per By-law)
BICYCLE PARKING SPACES		74	
1 ST AVENUE SETBACK	0.8 m (2.6 ft.) dedication 2.4 m (8 ft.) setback	0.8 m (2.6 ft.) dedication 2.4 m (8 ft.) setback	As required/proposed
WYLIE STREET SETBACK	n/a	0 m	As required/proposed
LANE STREET SETBACK	1.5 m (5 ft.)	1.5 m (5 ft.) for new building	As required/proposed