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POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: November 30, 2010
Contact: Kent Munro
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VanRIMS No.: 08-2000-20
Meeting Date: December 14, 2010

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Rezoning at 3522 Porter Street

RECOMMENDATION

- A. THAT the application by Rositch Hemphill and Associates Architects on behalf of Cressey Development, to rezone 3522 Porter Street, 1896-1898 Victoria Diversion, and 3615 Victoria Drive (Lots 1, 2, 3 and 4, Block A, DL 195, Plan 10286; PID:009-420-207, 009-420-215, 009-420-223, 009-420-231) from MC-1 (Industrial) District to CD-1 (Comprehensive Development) District, to permit the development of two 5-storey market rental residential buildings, including artist live-work studios at grade with a density of 2.5 FSR and a maximum height of 14.85 m (48.70 ft.), be referred to a Public Hearing, together with:
- (i) plans received May 26, 2010;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the Director of Planning to approve the application, subject to conditions contained in Appendix B.

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

- B. THAT, if the application is referred to a Public Hearing, the application to amend Schedule E of the Sign By-law to add the CD-1 and to assign regulations in accordance with Schedule "B" (MC-1), also be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally in accordance with Appendix C, for consideration at the Public Hearing.

- C. THAT, subject to enactment of the rezoning By-law, the Noise Control By-law be amended to include this Comprehensive Development District in Schedule A as set out in Appendix C;

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

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

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services recommends approval of the foregoing.

COUNCIL POLICY

Relevant Council policies for this site include:

- Cedar Cottage MC-1/Welwyn Street Planning Policies (April 25, 1996)
- Kensington-Cedar Cottage Community Vision (July 21, 1998)
- MC-1 and MC-2 Guidelines for Cedar Cottage, Hudson Street, and East Hastings Street (Clark to Semlin) Areas (July 22, 2003)
- Rezoning Policy for Greener Buildings (June 10, 2008)
- Cultural Facilities Priorities Plan (June 26, 2008)
- Short Term Incentives for Rental Housing (STIR) Program (June 18, 2009).

PURPOSE AND SUMMARY

This report assesses an application to rezone this site from MC-1 (Industrial) District to CD-1 (Comprehensive Development) District to permit the development of two 5-storey market rental residential buildings over one continuous level of underground parking including 192 dwelling units and 10 artist live-work studios at grade in Building A (See Figure 1). The application proposes a maximum floor space ratio (FSR) of 2.50 and a maximum building height of 14.85 m (48.7 ft.). In return for residential density, the applicant is offering to secure all of the dwelling units as guaranteed market rental housing for 60 years or the life of

the building, whichever is greater, as a housing benefit under the Short Term Initiatives for Rental (STIR) Program.

Staff have assessed the application and conclude that it is supported by Council policy. Subject to a public hearing, staff recommend that the application be approved with conditions outlined in Appendix B.

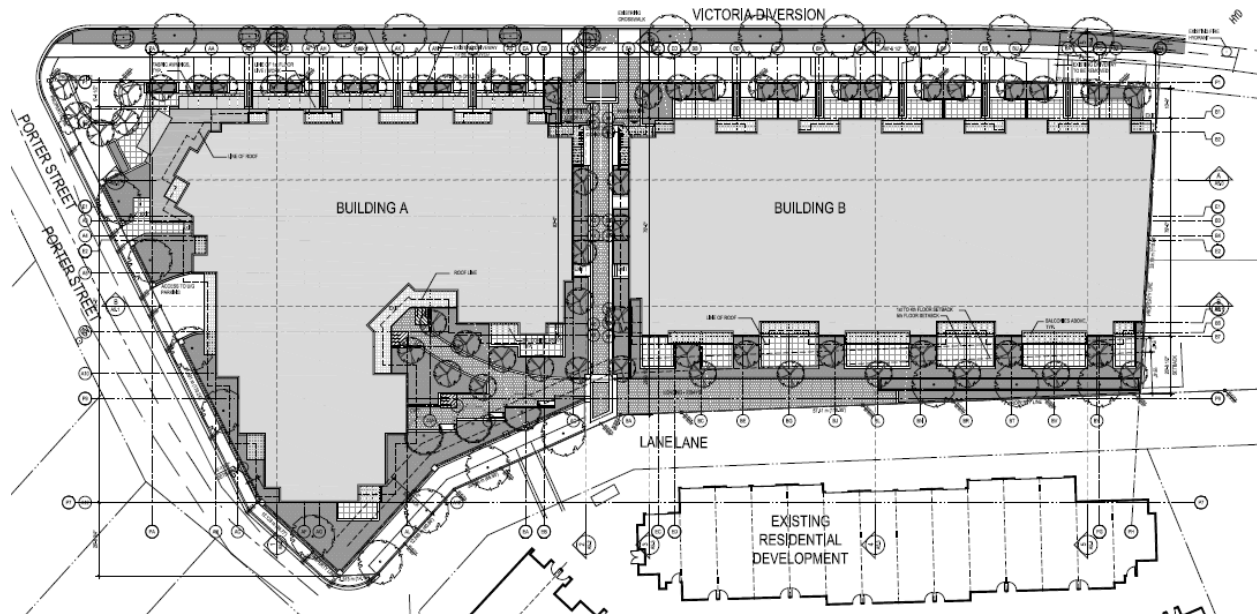


Figure 1 – Site plan identifying Building A and Building B.

DISCUSSION

1. Site and Context

The rezoning site is located at the corner of Porter Street and Victoria Diversion and is comprised of four irregular lots with over 400 ft. of frontage on Victoria Diversion across from the Expo Line Skytrain guideway. The site is currently developed with 2-storey industrial buildings used for auto repair and food manufacturing. The adjacent sites are zoned MC-1 and include a furniture factory to the east, a 4-storey residential building across the lane to the south; and varied commercial and light industrial uses across Porter Street to the west. Across Victoria Diversion to the north are a 3-storey multiple dwelling and 6-storey seniors long-term care facility (See Figure 2).

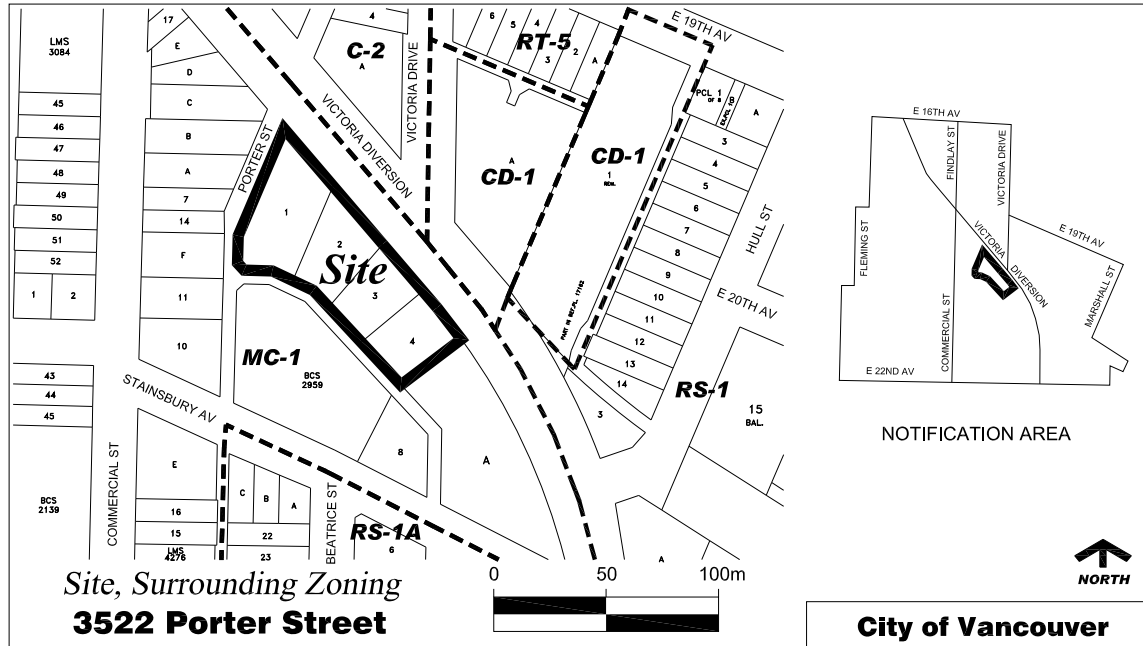


Figure 2 – Site and Surrounding Zoning

3. STIR Application Processing

This application is undergoing concurrent processing of the rezoning and development permit applications to provide an expedited process, as is permitted under the STIR Program.

4. Cedar Cottage MC-1 Planning Policies and Guidelines

The site falls within the Cedar Cottage MC-1 Area. The Cedar Cottage MC-1 Policies adopted in 1996 recognize the long history of mixed residential, commercial and industrial uses which contribute to the area’s unique flavour. New non-industrial development is meant to respect existing industrial uses. The local artist population is recognized and to be supported through provision of live-work space.

To support the vibrant mixed-use character of the area, the policy recommends residential use be limited to 1.5 FSR within the MC-1 maximum of 2.5 FSR, and non-residential uses are required at grade in most locations. Acknowledging the limited demand for commercial space, amendments to the area guidelines were made in 2003, to allow all-residential buildings on Commercial Street. While this policy does permits all-residential development on Commercial Street, it limits residential density to 1.5 FSR to encourage mixed-use development.

5. Land Use, Density and Height

The current MC-1 zoning limits residential use to 1.5 FSR within a maximum 2.5 FSR for mixed use buildings. Artist live-work studios are encouraged in the Cedar Cottage MC-1 Policies, however, they are considered a residential use in regards to location and density limits. Rezoning is required to allow all-residential development to the density limit for mixed-use buildings. Further, as the maximum height permitted under MC-1 is 13.80 m (45.3 ft.), a 1.05 m (3.4 ft.) increase to 14.85 m (48.7 ft.) is proposed.

Council policies recommend non-residential uses at grade along Victoria Diversion. In considering the context, staff found Victoria Diversion, with existing residential and institutional buildings on the north side under the Skytrain guideway, a poor location for local serving commercial uses. Adherence to the policy requiring non-residential uses at grade may not be successful in this location. However, the proposal to include artist live-work studios at grade in Building A is seen as an opportunity to provide pedestrian interest and flexible spaces with the capacity to support small scale commercial activity in future if demand increases.

Staff recognize this is a great location for artist live-work studios which fulfil Council's objectives of addressing key gaps in cultural infrastructure identified in the Cultural Facilities Priorities Plan, 2008 - 2023. Balancing the objectives of providing the flexibility for future commercial uses and securing some market rental artist live-work studios in this location for the long term, staff recommend that 2 of the 10 proposed artist live-work studios be included with the 192 units of rental housing, and be secured for the same period of time and be provided the same incentives as the residential units under the STIR program and that they be Class B to provide for the greatest diversity of production. The other 8 artist live-work studios would not be secured, allowing for their potential conversion in response to future demand for commercial uses.

The increase in residential density is appropriate in this location, with ready access to transit, services and amenities. As this site is at the periphery of the Cedar Cottage MC-1 area, the loss of industrial/commercial capacity is not expected to adversely impact the area's unique character which is more successfully focused on Commercial Street.

The modest 1.05 m (3.4 ft.) increase in height will intrude into some private northward views from the residential building immediately to the south. Due to slope of the site, the impact is associated with Building A which also accommodates a 3.7 m (12 ft.) floor-to-floor height on the ground floor, for the better function of the artist live-work studios. Measured at the lane, the buildings are just less than the 13.8 m (45.3 ft.) MC-1 maximum height.

Staff support the proposed use, density and height subject to design development conditions noted in Appendix B and described below.

6. Form of Development (Appendix E)

The site is over 400 ft. wide along Victoria Diversion and the area guidelines recommend maintaining the traditional rhythm of building scale as on Commercial Street by breaking the building visually into elements of 20 m (66 ft.) in width and further articulation into smaller bays. In response, the proposal divides the project into two buildings divided by a breezeway. The individual buildings have used projecting bays to suggest a traditional building width. Design development conditions request further articulation at the upper level to mitigate the size and bulk of Building B.

The 20 ft. wide breezeway will provide public access from Victoria Diversion to the lane and through to the Commercial Street neighbourhood to the south. This kind of through-block connectivity is encouraged in the area policies and guidelines to foster a mews-type environment. The lane has been improved with landscaping, including trees. A small courtyard area at the south end of the breezeway provides an opportunity for social interaction. To improve the safety and amenity of the breezeway, upper-level setbacks have been requested. This will further improve overall building mass and articulation.

The MC-1 area guidelines recommend that the upper floor be set back to achieve compatibility with adjacent buildings. A modest setback is proposed at the 5th floor facing Victoria Diversion. A greater setback is requested at the upper level of the lane elevations to better relate to the adjacent 4-storey residential building.

The current zoning requires buildings to be constructed to the property lines at street edges. However, the area policy recognizes that this is less desirable where there are residential units at grade. The varied uses in each building have appropriate setbacks at Victoria Diversion, allowing visibility to the artist live/work studios and privacy to the residential units.

The proposed setbacks at Porter Street vary. In response to Engineering conditions for road widening and to the area policy, design development conditions seek a stronger street edge approach at Porter Street, with a setback similar to that provided at Victoria Diversion.

The Urban Design Panel reviewed the application on August 11, 2010 and supported the proposed form of development. The Panel offered direction on improvements to the connection with the public realm and recommended a material expression compatible with the area.

Staff support the proposed form of development with revision to improve the connection to the public realm, the building form and expression, and the variety and suitability of residential and artist live-work studios, as noted in Appendix B.

7. Parking, Loading and Circulation

The application proposes one level of underground parking accessed from Porter Street providing 115 parking spaces. Two grade level loading spaces accessed off the lane are proposed. Under the STIR Program rental units qualify for a reduction in parking as follows:

- A minimum of 1 space for each 125 m² of gross floor area;
- A minimum, number of visitor parking spaces equal to 7.5% of the total number of dwelling units.

The applicant meets the Parking By-law standards for a STIR project.

8. Environmental Sustainability

At the date this application was made (May 26, 2010), Council's Rezoning Policy for Greener Buildings required that all rezonings meet a minimum equivalent of LEED® Silver, with a minimum of 3 optimize energy performance points, 1 water efficiency point and 1 stormwater point and LEED® registration. Of the 33-38 points required for a LEED® Silver rating, 35 points are proposed. A LEED® Checklist is included in Appendix D.

9. Rental Housing and the STIR Program

Policy: On June 18, 2009, Council adopted the Short-Term Incentives for Rental Housing (STIR) program. STIR is a time-limited program to provide a strategic set of incentives to encourage and facilitate the development of new residential market rental units throughout the City. This proposal has come in under the "negotiated" stream whereby incentives, including increased density, could be tailored for the specific project.

Rental housing currently provides homes for approximately 131,500 Vancouver households (52% of the total). There is strong demand for rental housing. Each year an additional 1,000 to 1,500 new rental units are estimated to be needed. In addition, over the last 15 years, there has been a decrease of new rental units (primarily condominiums available for rental), with no net increase over the last 5 years.

By encouraging the development of rental housing across the city, the STIR program aligns with Council's priorities to encourage the continued building of strong, safe and inclusive communities that are sustainable, affordable, and environmentally sound. Rental housing provides a more affordable housing option for nearly half of Vancouver's population and by stimulating the rental housing market, the STIR program is one of a number of City initiatives to sustain socially, economically and environmentally thriving communities.

Proposal: The applicant has proposed to build 192 units of rental housing (unstratified) under the STIR program. The public benefit accruing from these units is their contribution to the city's rental housing stock for the life of the building or 60 years, whichever is greater. This would be secured through a Housing Agreement with the City, and would be subject to the conditions noted in Appendix B.

STIR Incentives: The negotiated stream in the program makes available various incentives to improve the economic viability of rental housing. Under the STIR Program it was envisaged that various levels of incentives would be necessary to stimulate the development of purpose built rental housing. The incentives represent a mixture of construction cost savings through regulatory relaxations and forgone revenues from DCLs. The applicant is requesting an incentive package consisting of a DCL waiver on the market rental units, reduced parking standards, and concurrent processing of the rezoning and development permit applications. The actual foregone revenues to the City are estimated as follows:

Foregone City Revenues	Estimated Value	Description
DCL Waiver	\$640,000	\$5.49 per sq. ft. (based on the residential component of the building only)

Affordability: Vancouver has for many years faced significant affordability challenges. The STIR program can assist with affordability by increasing the rental stock. Rental housing is generally more affordable than ownership because for a comparable unit, the annual costs of home ownership (e.g., mortgage payments, property taxes and strata fees) are greater than the annual cost of renting. Whilst there are many people who rent by choice, there are also many who are simply unable to afford the necessary down payment or qualify for financing required for home ownership. In a city where housing costs are so high, market rental housing may be the only housing option for some.

The development includes a variety of units from studios to 2-bedrooms ranging in size from 480 to 900 sq. ft. The developer estimates that the units will rent on average for \$2.00 per square foot. Staff have reviewed the finishing, unit size and design features in this location in comparison with industry standards of construction and conclude that the project is basic quality construction. Staff find the rent levels proposed for this project to be consistent with affordable market rents in this location and the STIR program criteria for "for profit affordable rental housing." The City Manager pursuant to the Vancouver Development Cost Levy By-law, has determined this rental housing project to be affordable.

Conclusion: As was noted in the June 2, 2009 Council report that detailed the STIR program, the program is not revenue neutral and it was recognized that the program prioritizes rental housing ahead of other potential City priorities and amenities (i.e., rental housing is provided as a public benefit in the place of a community amenity contribution which is used to help address growth costs, area deficiencies, and/or other community needs and impacts). There is currently no housing on this site and the opportunity to create 192 new rental units for no less than sixty years, in this location, is significant.

10. Public Input

A rezoning information sign was installed on the site on August 9, 2010. A notification letter, dated July 23, 2010, was mailed to 661 surrounding property owners. Initially, two phone calls were received, one supportive, and one concerned that the proposal included too many dwellings. Comments were received by e-mail from a resident of the building immediately to the south (1851-1867 Stainsbury - "The Works") which prompted staff to arrange a meeting where the developer and architect could present the proposal and answer questions.

The meeting with the residents of "The Works" was hosted by City staff on September 27, 2010. Attendance at the meeting is estimated at 30, many of whom lived in other buildings throughout the neighbourhood. A total of 26 comment forms and e-mails were received at the meeting and in the following weeks, 16 of which came from residents of "The Works". While the comments provided could be grouped generally as 6 supportive, 7 neutral and 13 negative, most contained both concerns and supportive comments.

Concerns or criticisms of the project included:

- The building is too boxy and institutional
- Not enough parking spaces will create a shortage of on street parking
- There should have been more opportunity for community input
- STIR programs means there is no community amenity contribution
- Cressey has allowed the property to deteriorate and has been a bad neighbour
- Design quality is not up to the standard of other recent projects in the area
- The breezeway between the buildings is too dark and narrow
- There is not enough green space on site
- More units should be suitable for families
- It will generate too much traffic
- Traffic lights will be needed to facilitate left turns onto Victoria Diversion
- The project is too big and too tall
- Units are too small without enough access to light
- Artist live/work studio are too small.

Supportive comments included:

- Add opportunities for gathering
- I like the Artist live/work studios
- Try to add a few larger suites
- Rental housing is absolutely needed
- Live-work style suites are appropriate for Victoria Diversion
- The development will be a great improvement from the warehouses and industrial
- Trees on the lane provide a buffer, please carry them all the way down the lane

- The landscape plan for the lane is inviting.

The proposed conditions of approval in Appendix B respond to concerns regarding the boxy design, the quality of the green space and the breezeway, the size and variety of the units and their suitability for families. The residential unit sizes range from 44.5 m² (479 sq. ft.) to 82.9 m² (892 sq. ft.), and are mainly studio and one bedroom units. Ground floor units have access to private patios. Above grade units have a balcony and some also have an enclosed balcony. In response to area policy and neighbourhood comments, an increased number of units with two or more bedrooms to house families have been requested. Eight of the artist live-work studios are just over the minimum recommended size of 47 m². Staff have requested that the layout of these smaller units be revised to better allow distinct and functional studio and living spaces.

Staff considered concerns regarding increased traffic, and believe the proposal would generate less impact than a mixed-use building developed under the current zoning. The dedication to widen Porter Street where it meets the lane, will improve the pedestrian environment.

PUBLIC BENEFITS

In response to City policies which address changes in land use and density, this rezoning application offers the following public benefits.

Development Cost Levies (DCLS): DCLs apply to all new construction and help pay for facilities made necessary by growth, including parks, child care facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. This site is located in the Cedar Cottage/ Welwyn Street DCL area where the rate for new residential or commercial floor space \$59.09 per m² (\$5.49 per sq. ft.). It is anticipated that the 8 new artist live-work spaces not eligible for the STIR incentives will generate DCLs of approximately \$22,000 which are to be collected prior to building permit issuance (based on the current DCL rate). Under the provisions of the STIR Program, the applicant has requested that DCLs be waived for the rental housing component of this development. Further, staff recommend that DCLs be waived for two artist live-work studios under the provisions of the STIR Program.

Public Art Program: The Public Art Program requires that rezonings involving a floor area of 9 290 m² (100,000 sq. ft.) or greater allocate a portion of their construction budgets (\$1.81/sq. ft.) to public art as a condition of rezoning. With 11 191.3 m² (120,466 sq. ft.) proposed in this rezoning, a public art budget of approximately \$218,043 would be anticipated.

Short Term Incentives for Rental Program (STIR): The applicant, under the negotiated stream of the STIR program has offered to provide 192 market rental housing units for the life of the building or 60 years, whichever is greater. Staff reviewed the applicant's development proforma to ensure that the STIR program incentives provided no undue profit. While the applicant has offered 192 market rental units, that number could change in response to staff's design development conditions to increase the variety of unit types.

Community Amenity Contribution (CAC): Staff reviewed the applicant's development proforma to identify whether the rezoning generated a sufficient increase in land value or land lift, to warrant a Community Amenity Contribution (CAC) offering. Staff concluded that

after factoring in the costs associated with the development of market rental housing units, there was no land lift and, therefore, no CAC offering applicable.

FINANCIAL IMPLICATIONS

The applicant has applied to have the rental component of the project considered under the Short Term Incentives for Rental Housing (STIR) Program, approved by Council on June 18, 2009, to facilitate the development of new residential market rental housing. Under the STIR Program, the City will waive the DCLs applicable to the rental component of the development estimated at \$640,000.

CONCLUSION

Staff assessment of this rezoning application has concluded that the proposed form of development can be supported at this location. Further, the public benefits of this project will contribute to the City's housing goals in the form of a net increase of 192 long-term rental units and two guaranteed rental artist live-work studios. The Director of Planning recommends that the application be referred to a public hearing, together with a draft by-law generally as shown in Appendix A. The Director of Planning also recommends that, subject to a public hearing, the rezoning be approved, along with conditions listed in Appendix B, including approval in principle of the form of development as shown in plans included here as Appendix E.

* * * * *

3522 Porter Street, 1896-1898 Victoria Diversion, and 3615 Victoria Drive
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.

Uses

- Dwelling units.
- Residential Unit associated with and forming an integral part of an Artist Studio - Class B.
- Retail Store.
- Service Uses, provided that the Director of Planning or Development Permit Board is satisfied that the specific uses and designs are residentially compatible, but not including Animal Clinic, Auction Hall, Body-rub Parlour, Cabaret, Catering Establishment, Drive-through Service, Funeral Home, Hotel, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Neighbourhood Public House, Production or Rehearsal Studio, Repair Shop - Class A, Repair Shop - Class B, Restaurant - Class 2, Restaurant Drive-in, School - Trade or Vocational, Sign Painting Shop.

Conditions of Use

- Dwelling units are in an “activity zone” as defined by the Noise Control By-law and, as a result, are subject to noise from surrounding land uses and street activities at levels permitted in industrial and downtown districts.

Density

- Maximum floor space ratio of 2.50 FSR.
- For the purpose of computing floor space ratio, the site is deemed to be 4 473 m², being the site size at time of application for rezoning, prior to any dedications.
- Computation of floor space ratio must include:
 - all floors, including earthen floors, to be measured to the extreme outer limits of the building;
 - stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.
- Computation of floor space ratio must exclude:
 - open residential balconies, sun decks, porches and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing,

- provided that the total area of all exclusions does not exceed eight percent of the provided residential floor area;
- patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- where floors are 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, those floors or portions thereof so used, which:
 - are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for parking space shall not exceed 7.3 m in length;
- amenity areas, including recreation facilities and meeting rooms provided that:
 - the total area being excluded for amenity areas shall not exceed 10 percent of the permitted floor space;
- areas of undeveloped floors which are located:
 - above the highest storey or half-storey and to which there is no permanent;
 - means of access other than a hatch; or adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- floors located at or below finished grade with a ceiling height of less than 1.2 m;
- all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000; and
- with respect to exterior:
 - wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation; or
 - walls other than wood frame construction greater than 152 mm thick that meet the standard RSI 2.67 (R-15), the area of such walls that exceeds 152 mm to a maximum exclusion of 51 mm of thickness for wood frame construction walls and 127 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009. A registered professional must verify that any exterior wall referred to in subsection (ii) of this section meets the standards set out therein.
- Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board:
 - 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:
 - the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and

- no more than fifty percent of the excluded balcony floor area may be enclosed.

Height

- A maximum of 14.85 m.

Horizontal Angle of Daylight

- All habitable rooms must have at least one window on an exterior wall which complies with the following:
 - the window shall be located so that 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, shall be unobstructed over a distance of 24.4 m; and
 - the plane or planes shall be measured horizontally from the centre of the bottom of the window.
- The Development Permit Board or the Director of Planning, as the case may be, may relax the horizontal angle of daylight requirement of this section provided he first considers all the applicable policies and guidelines adopted by Council and providing that a minimum distance of 3.7 m of unobstructed view is maintained.
- For the purpose of calculation of the horizontal angle of daylight, the following are considered as obstructions:
 - the largest building permitted under the zoning on any adjoining sites; and
 - part of the same building including permitted projections.
- A habitable room referred to in this section does not include:
 - a bathroom; or
 - a kitchen whose floor area is the lesser of:
 - less than 10% of the total floor area of the dwelling unit, or
 - less than 9.3 m².

Parking, Loading and Bicycle Parking

- Parking, loading, and bicycle spaces shall be provided and maintained in accordance with the requirements of the Parking By-law, including those concerning exemption and relaxation.

Acoustics

- 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

* * * * *

PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

PROPOSED CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Rositch Hemphill and Associates Architects and stamped "Received City Planning Department, May 26, 2010", subject to the following conditions, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Design Development

1. design development to strengthen the architectural connection to the public realm;

Note to Applicant: This can be achieved by addressing Porter Street in a manner more similar to the Victoria Diversion approach. The building should form a smooth face against Porter Street with a setback from the property line of approximately 8 ft. Units adjacent to Porter Street must have their primary access from the Street. The building form, on at least the first three floors should be moved closer to the corner of Victoria Diversion and Porter Street. The corner should not be treated as a landmark corner and landscape should be minimized. Access to the artist live-work units should be clear and direct.

2. improvement to the safety and pedestrian amenity in the breezeway;

Note to Applicant: The breezeway between Buildings 1 and 2 should be a clearly public passageway. Building signage must not be located in the middle of the walkway, impeding and discouraging access. Daylight access can be improved by setting back the upper two floor of each building by at least 8 ft. The stair towers can remain, however glazing onto the breezeway from these should be maximized. Glazing from other semi-public spaces such as the lobbies should also be increased. Units adjacent to the breezeway should have their primary access and living spaces adjacent to this public way to increase supervision, and ownership. Discreet lighting must provide adequate lighting levels for walking and surveillance. The widening of the breezeway at the south end adjacent to units is supported and encouraged.

3. design development to reduce building bulk and increase building articulation;

Note to Applicant: This can be achieved, particularly at Building B by further articulating the building mass as two principle forms. This can be accomplished by creating a significant setback, of at least an additional 8 ft. at the upper-floor level at the north side. This form articulation should be legible from both the street and lane sides. A continuous upper level setback must be created at the lane elevation in addition to that required for form articulation. The continuous setback will create an improved relationship to the 4-storey form across the lane. Further, architectural opportunities such as stacked balconies should be better punctuated to mitigate their length. Refer to Design Development Condition below regarding enclosed balconies.

4. design development to improve the identity of the entries;

Note to Applicant: This improvement is tied to the development of the breezeway. Weather protection should have a light nature and ensure a generous height above the entry. Landscape and grading at the entries should be simplified to increase visibility. Refer to Landscape conditions.

5. design development to improve the quality of artist live-work studios;

Note to Applicant: The artist live-work studios must accommodate room to work, preferably adjacent to the street, as well as adequate space for basic dwelling. The current layout does not appear to allow adequate work space. The units close to or below the minimum size of 47 m² must be increased, and the layouts reconfigured to indicate adequate work space. A superior solution would be to create a two storey loft arrangement for these units. The artist live-work studios should wrap the corner of Porter Street.

6. design development to improve expression of enclosed balconies;

Note to Applicant: Enclosed balconies must comply with the Balcony Enclosure Guidelines. The intent of enclosed balconies is to provide light and air for dwelling units, where and when an open balcony is not suitable. Enclosed balconies that do not meet the guidelines will not benefit from FSR exclusions. Enclosed balconies must have a primarily glassy appearance and a maximum amount of operable glazing. Enclosed balconies must assist with building articulation and not add to bulk. Enclosed balconies at the ground floor level and at inset locations cannot be excluded from floor area.

7. improvement to the extent of high-quality materials;

Note to Applicant: The proposed brick veneer, concrete block finish, steel and glass railings are supportable and appropriate in this context. The extent of brick and concrete block should be expanded along all street frontages and in the breezeway, to at least the 2nd floor level, to ensure a durable building. Brick and concrete block should be capped with a brick or concrete material. Use of materials typical of single-family residential applications should be minimized.

8. an increase in the variety of unit types;

Note to Applicant: Approximately 55% of the proposed units are studio units, with an additional 25% of one-bedrooms or one-bedroom and dens. Increase unit variety and the proportion of 2-bedroom units. Strongly consider adding some 3-bedroom units. These units which may accommodate families should be located to take advantage of ground oriented amenities. Refer to Social Planning conditions.

9. provision of elevations and sections illustrating a high quality treatment to the vehicular access to the parking level;

Note to Applicant: Parking access is located from a street and will be highly visible. Wrap high quality materials such as brick or concrete block to the garage access gate. Provide a high quality finish, such as pavers at grade. Outdoor living spaces adjacent to the parking access must be screened. Provide an enlarged scale section of the vehicular entry to illustrate treatment.

10. revision to plans to improve livability of units;

Note to Applicant: Building B has a corridor length of 160 ft. Introduce opportunities for day lighting, and wall articulation to mitigate this extreme length. Bedrooms must be indicated on plans, and internal bedrooms cannot be supported. Bedrooms in general and specifically on the ground floor of Building B should not be accessed from the main lobby.

11. design development to balconies to improve privacy and reduce overlook opportunities;

Note to Applicant: The locations of southeast facing balconies at Building A facilitate an opportunity for overlook. Explore introduction of the enclosed form to increase privacy in this area.

Crime Prevention Through Environmental Design (CPTED)

12. design development to improve defensibility and reduce opportunities for break and enter;

Note to Applicant: The space outside of the residential units on Porter Street should be clearly defined by individual access and low gates and fences. Ground level units are most susceptible to break and enter and consideration should be given to having kitchen sinks face the windows to improve surveillance.

13. design development to reduce opportunities for graffiti;

Note to Applicant: Graffiti is prevalent in the city and its removal is an expense to building owners. Opportunities for graffiti can be mitigated by reducing areas of exposed wall, especially at the breezeway and east firewall by covering these walls with rough finish material, vines or metal mesh, or by using a protective coating material.

14. design development to improve security and visibility in underground in accordance with section 4.13 of the parking by-law and by painting the walls and ceiling of the parking garage white;

Social Development

15. design development to the ground-floor amenity area, to optimize its functionality as a multi-purpose space with kitchen area, accessible washroom and storage closet with visual connections and barrier-free physical access to an adjacent outdoor amenity/children's play area;

Note to Applicant: Consideration should be given to expanding the amenity space into the area labelled "Bulk Storage" (or internalizing the bulk storage space) to allow the amenity room to have access to daylight and pedestrian access to the outdoor amenity area labelled "quiet courtyard with benches".

16. design development to the outdoor amenity area labelled "quiet courtyard" to include an area suitable for children's play;

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

Urban Agriculture

17. design development to include universally accessible edible landscaping and/or garden plots, on-site composting, tool storage, hose bibs and potting benches which support urban agricultural activity, as per the "Urban Agriculture Guidelines for the Private Realm";

Note to Applicant: Consideration should be given to a rainwater collection system to assist with irrigation.

Landscape Design

18. design development to simplify the landscaped area at the corner of Victoria Diversion and Porter Street;

Note to Applicant: Noting that the space will be reduced in area, consider providing tree(s), layered planting, and a bench (where feasible). On private property, high quality paving should be provided such as exposed aggregate concrete or unit pavers.

19. design development to improve the ground-oriented common open space at the rear of the building;

Note to Applicant: The space should be more open rather than transitional and provide opportunities for occupants to use the space. Hard surfacing can be provided in the central space with layered planting and trees at the edges. Provide seating and integrate edible planting throughout the planting scheme. Adjacent semi-private patio sizes may need to be reduced to realise the full potential of the common open space.

20. design development to increase prominence of the front entrance(s) through massing and simplification of the landscape palette;

Note to Applicant: Delete the central planter. Wayfinding should be improved by providing unimpeded access to the doors. Consider consolidating the front entry paths. Retaining walls, grades, benches and bike racks may need to be relocated/redesigned to achieve this. Provide high quality surface treatment on private property in this area.

21. provision of high quality concrete retaining walls for all planters;

Engineering

22. provision of a minimum 22 ft. wide parking ramp entry between the property line and the drain grate due to the proposed car reader and an additional widening or flare of the driveway at Porter Street to improve turning access and conflicts between entering and exiting vehicles;
23. provision of garbage storage space to accommodate a minimum of 4 (5x8 ft.) spaces for garbage bins and multiple totters' for recycling purposes or confirmation of the provision of a low-profile garbage compactor and recycling space designed to meet the site's needs. (Confirmation is required from a waste hauler of the compactor's adequacy and that the hauler can and will pick up from the location shown without reliance on the lane for storage of bins or containers);
24. some of the units appear to propose entries that lead into the back of the existing bus shelter on Victoria Diversion. Please review access points to ensure adequate access is available to affected units;

PROPOSED CONDITIONS OF BY-LAW ENACTMENT

- (c) That prior to enactment of the CD-1 By-law, arrangements on terms and conditions satisfactory to the Director of Planning, General Manager of Engineering Services, the Managing Director of Social Development and the Director of Legal Services be made for the following:

Engineering

1. Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for:
 - a. Dedication of a 13 ft. wide portion of the site and a 5x5 ft. corner cut-off adjacent Porter St and the lane south of Victoria Diversion is required, both as shown in Diagram 1 on page 8 of this appendix. The building should be pulled back such that no portion of the building will encroach over the proposed property line;
 - b. Dedication of a 5x5 ft. corner cut at the north west corner of the site, as shown in Diagram 1 on page 8 of this appendix, to provide adequate pedestrian space and circulation at this corner;
 - c. Consolidation of lots 1 to 4 into a single site;
 - d. Confirmation from BC Hydro and other affected utility companies that all wood poles impacted by the 13 ft. Porter Street widening and poles requiring adjustment or removal to accommodate vehicular access to the site, construction of sidewalks and curbs can be relocated;
 - e. Provision of pavement widening/replacement and improved drainage (catch basins and storm sewers) to accommodate the 13 ft. lane widening;
 - f. Provision of curb and gutter, sidewalk and street trees where space permits on the Porter Street frontage of the site including on the portion to be widened by 13 ft.;
 - g. Provision of street trees adjacent the Victoria Diversion frontage of the site where space permits;
 - h. Undergrounding of all new utility services from the closest existing suitable service point. All services and in particular electrical transformers to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged;
 - i. Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands to determine if water system upgrading is required, should upgrading be necessary then arrangements to the satisfaction of the of the General Manager of Engineering Services and the Director of Legal Services will be required;

- j. Provision of a statutory right of way through the proposed “breezeway” allowing for public pedestrian access;
- k. Release of the following charges prior to issuance of a development permit, following building demolition and prior to building occupancy as noted below:
 - Statutory Right of Way 305157M (public utilities) prior to issuance of a development permit,
 - Easement & Indemnity Agreement GB86012 (building encroachment) following building demolition,
 - Easement & Indemnity Agreements 305158M & 524607M (commercial crossings) prior to issuance of the buildings’ occupancy permit;

Note: a request directly to the City Surveyors office is necessary to initiate each of these releases.

Housing

- 2. make arrangements to the satisfaction of the Managing Director of Social Development and the Director of Legal Services, to secure the designated units as rental for 60 years or life of the building, whichever is greater, subject to a no separate-sales covenant and a non-stratification covenant, and subject to such rentals being made available as rental housing units pursuant to the Short Term Incentives for Rental Housing (STIR) Program;

Sustainability

- 3. Registration for LEED® certification and identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Silver equivalency, including at least 3 optimize energy performance points, 1 water efficiency point and 1 storm water point to the satisfaction of the Director of Planning;

Soils

- 4. 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
- 5. if a Certificate of Compliance is required by the Ministry of Environment as a result of a completed site profile, execute a Section 219 Covenant, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, that there 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.

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 are considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, and letters of credit, and provide for the withholding of permits, as deemed appropriate by, and in the form and content satisfactory to, the Director of Legal Services.

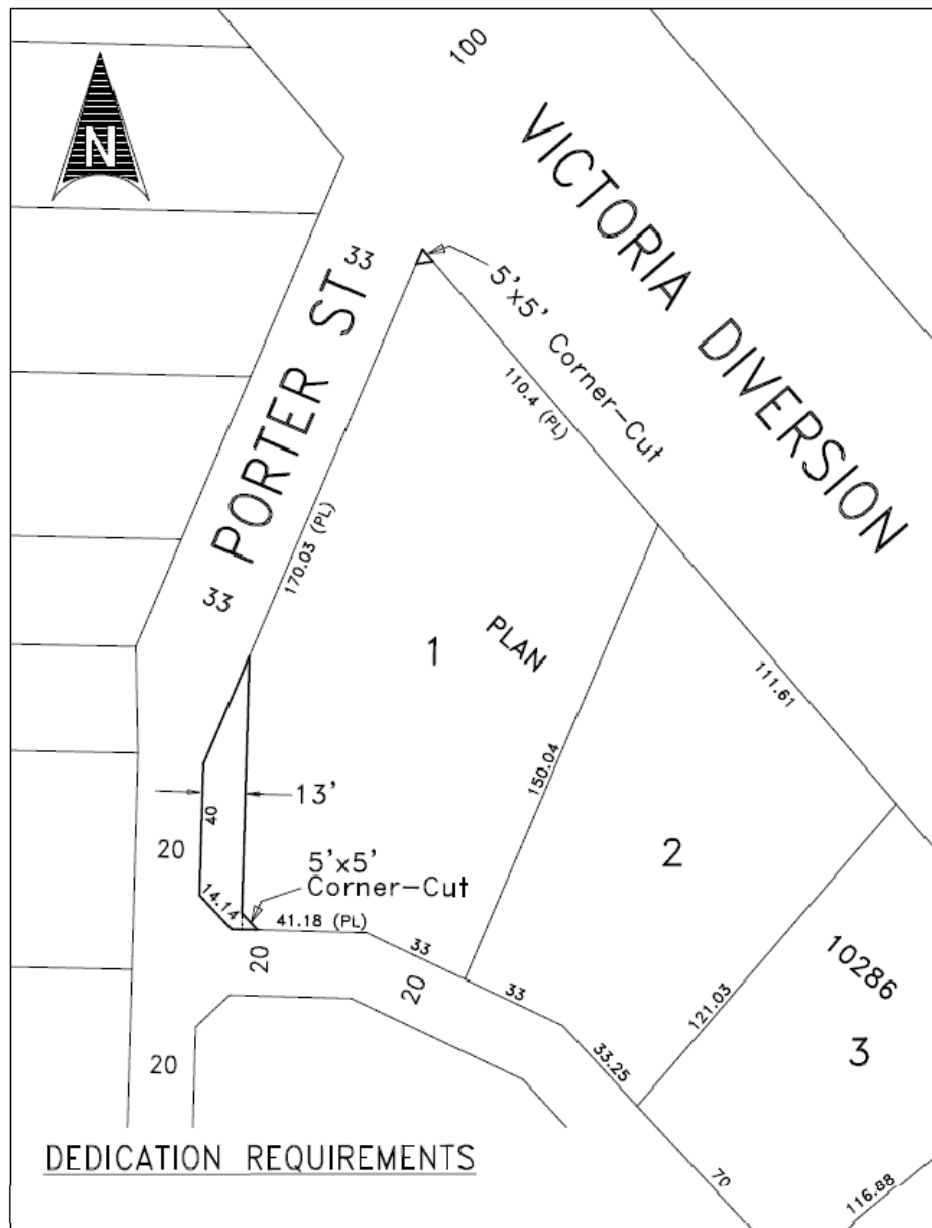


Diagram 1.

DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

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

"1850 Victoria Diversion [CD-1#] [By-law #] B (MC-1)"

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

Amend Schedule A (Activity Zone) by adding the following:

"[CD-1 #] [by-law #] 1850 Victoria Diversion"

* * * * *

ADDITIONAL INFORMATION / COMMENTARY OF REVIEWING BODIES

Comments - General Manager of Engineering Services: The General Manager of Engineering Services has no objection to the proposed rezoning, provided that the arrangements and conditions as shown in Appendix B are satisfactorily concluded.

Urban Design Panel Comments: The Urban Design Panel reviewed this proposal on August 11, 2010 and supported (3-2) the proposed use, density and form of development:

Introduction: Grant Miller, Rezoning Planner, introduced the proposal for a concurrent rezoning and development permit application for a MC-1 site in Cedar Cottage. The rezoning is to allow the development of two 5-storey guaranteed market rental residential buildings over one continuous level of underground parking accessed from Porter Street and consisting of 192 dwelling units and 10 artist live-work units.

The site falls within the Cedar Cottage MC-1 area. Council adopted the policies for the area in 1996 which are meant to support the unique light industrial, commercial, residential mixed use character of this neighbourhood. The application was made under the Short Term Incentives for Rental Program (S.T.I.R.).

The Cedar Cottage MC-1 Policies recognized the long history of mixed residential, commercial and industrial uses which contribute to the area's unique flavour. New non-industrial development is meant to respect existing industrial uses. The local artist population is recognized and to be supported through live/work space. The rezoning is required for a change of use and modest increase in height. The all residential building effectively converts commercial density to residential. The applicant proposes to achieve LEED® Silver equivalency which meets the City's Green Building through Rezoning Policy.

Mr. Miller noted that the local area received notification and staff have heard some concern from residents of the building to the south that the proposal is too tall.

The S.T.I.R. program was adopted in June of 2009 and provides incentives for the private development of guaranteed rental units. These incentives include:

- DCL waiver for rental units
- Parking requirement reduction
- Additional density (in this case change of use) consistent with policy and attention to urban design

Ann Mclean, Development Planner, further described the proposal noting that it is located at the north end of the Cedar Cottage neighbourhood, just south of Trout Lake and adjacent to the Expo Line guideway. She described the context for the surrounding area noting the commercial and industrial uses in the area.

The proposal is comprised of two 5-storey buildings separated by a twenty foot breezeway. The easterly building will be entirely residential uses while the westerly building has ten artist live/work studios at the ground level along Victoria Diversion.

Ms. McLean noted that the Cedar Cottage MC-1 Policy recognizes that the area has a unique character comprised of mixed use and recommends retaining the mix. As well the policy suggests that Porter Street be better developed as a street and recommends pedestrian links through the blocks.

The project proposes achieving LEED® Silver (33-38 points required/35 points proposed).

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

- General commentary on the building form, height and use proposed;
- The location and treatment of the Artist Live Work Studios;
- The way the building addresses Porter Street;
- The design of the breezeway;
- The livability of the units adjacent to the lane, the specific respect to the proximity to the Lane, and their floor level relative to the lane; and
- The Choice of materials.

Mr. Miller and Ms. McLean took questions from the Panel.

Applicant's Introductory Comments: Anka Hurst, Architect, further described the proposal noting that the site is close to transit. She also decided to have the live/work studios on the ground floor which are excluded from the STIR program. They created two buildings separated by a pedestrian pathway. Ms. Hurst described the architecture noting that the buildings have a robust expression as a result of the massing, materials and colour palette. The materials were chosen because they are already on buildings in the area and include brick and siding. The units are very well organized and compact and they all have ensuite storage and laundry.

Dylan Chernoff, Landscape Architects, noted that they have integrated the streetscape with a pedestrian scale the entire way around the site. It is still an area in transition and so it has to be pedestrian friendly. There is a six foot high fence that is transparent at the lane. Along the front there will be trees on each of the patios to allow for some privacy into the units. A little landscape feature is included along with seating at the entrance under the canopy and as well the landscaping has changed the lane from and industrial to a pedestrian friendly environment.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to enhance the connections to the industrial and mixed character of the neighbourhood.
- Design development of the ground plane to acknowledge the mixed use character of the neighbourhood.
- Design development to the breezeway to improve its contribution as an amenity to the project.
- Design development to the Porter Street open space and how that could take on a more urban, less suburban attitude and become an improved amenity.

- Other amenity spaces should be considered including a potential for access to the roof and adding a green roof.
- Improve the liveability of the units on the lane by raising them out of the ground.
- Consider changing the materials to reflect the more industrial heritage of the area.

Related Commentary: The Panel acknowledged the applicant for adding more rental housing.

The Panel supported the use, height, massing and form of development. There were a couple of small items that the Panel thought should be improved. They thought the entry lobbies were not as recognizable as they could be and didn't express very well on the exterior of the building. A couple of Panel member said they were struggling with the colours proposed in connection with the industrial vernacular of the area. Several Panel members suggested using the color to strengthen the industrial building as it gives way to the residential. A couple of Panel members would like to see more distinction in the building on Porter Street while another Panel member thought the buildings looked more suburban than industrial. Several Panel members thought some design development needed to take place on the breezeway as it seemed unexciting.

The Panel supported the location of the artist live/work studios and they appreciated the expression being more industrial on Victoria Diversion. They noted that it reads more private on the street side while being more inviting on the lane. A couple of Panel members thought the courtyard should be an amenity for the residents and should be semi private and a little bit restricted. One Panel member suggested moving the benches so they aren't focusing on the bedrooms.

The Panel felt that the lane units would need careful detailing in order to be liveable. They noted that the back corner units were challenging and suggested eliminating the basement level so that the units are above the lane with large patios.

A couple of Panel members thought the landscape should be transitioned into lane noting that that the corner treatment wasn't reading as a feature. One Panel member suggested turning the corner of Victoria Diversion and Porter Street into a public corner and that the landscape design should reflect that for a great addition to the community. One Panel member suggested making the stone wall a feature as well as adding gates on the patios to make them more private. It was suggested that the public realm should be expressed differently around the live/work units. The Panel liked the street trees with one Panel member suggesting they be extended further on the street for more privacy into the units.

A couple of Panel members suggested using a flat roof for extensive green roofs while several other Panel members thought it could be used as a community amenity space. A couple of Panel members suggested making a more glassy expression on the exit stair to invite more of the residents to use the stairs instead of the elevator.

Applicant's Response: Ms. Hurst said they appreciated the comments and thanked the Panel for their constructive criticism.

Sustainability Strategy: LEED® Checklist:



LEED Canada-NC 1.0 Project Checklist

1850 Victoria Drive - DE413947
Vancouver, BC

Yes ? No					2004(max)
9			3		2
Sustainable Sites					14
Y					Prereq 1 Erosion & Sedimentation Control Required
1					Credit 1 Site Selection 1
1					Credit 2 Development Density 1
1					Credit 3 Redevelopment of Contaminated Site 1
1					Credit 4.1 Alternative Transportation, Public Transportation Access 1
1					Credit 4.2 Alternative Transportation, Bicycle Storage & Changing 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
1					Credit 6.1 Stormwater Management, Rate and Quantity 1
	1				Credit 6.2 Stormwater Management, Treatment 1
1					Credit 7.1 Heat Island Effect, Non-Roof 1
	1				Credit 7.2 Heat Island Effect, Roof 1
1					Credit 8 Light Pollution Reduction 1
Yes ? No					
3			2		5
Water Efficiency					
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			4		5
Energy & Atmosphere					17
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	3				Credit 1 Optimize Energy Performance 10
		1			Credit 2.1 Renewable Energy, 5% 1
		1			Credit 2.2 Renewable Energy, 10% 1
		1			Credit 2.3 Renewable Energy, 20% 1
	1				Credit 3 Best Practice Commissioning 1
1					Credit 4 Ozone Protection 1
		1			Credit 5 Measurement & Verification 1
		1			Credit 6 Green Power 1
Yes ? No					
7			7		14
Materials & Resources					
Y					Prereq 1 Storage & Collection of Recyclables Required
		1			Credit 1.1 Building Reuse: Maintain 75% of Existing Walls, Floors, and Roof 1
		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
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 + 1% post-Industrial)	1
1			Credit 4.2 Recycled Content: 15% (post-consumer + 1% post-Industrial)	1
1			Credit 5.1 Regional Materials: 10% Extracted and Manufactured Regionally	1
		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
1			Credit 8 Durable Building	1

Yes ? No

11	3	1	Indoor Environmental Quality	15
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Y			Prereq 1 Minimum IAQ Performance	Required
Y			Prereq 2 Environmental Tobacco Smoke (ETS) Control	Required
1			Credit 1 Carbon Dioxide (CO ₂) Monitoring	1
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
	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
1			Credit 6.2 Controllability of Systems: Non-Perimeter Spaces	1
1			Credit 7.1 Thermal Comfort: Compliance	1
		1	Credit 7.2 Thermal Comfort: Monitoring	1
1			Credit 8.1 Daylight & Views: Daylight 75% of Spaces	1
	1		Credit 8.2 Daylight & Views: Views 90% of Spaces	1

Yes ? No

3		2	Innovation & Design Process	5
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1			Credit 1.1 Innovation in Design - Low Flush Toilets	1
		1	Credit 1.2 Innovation in Design	1
1			Credit 1.3 Innovation in Design - Underground Parking	1
		1	Credit 1.4 Innovation in Design	1
1			Credit 2 LEED® Accredited Professional	1

Yes ? No

35	10	19	Project Totals (pre-certification estimates)	70
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Certified 26-32 points Silver 33-38 points Gold 39-51 points Platinum 52-70 points

Comments of the Applicant: The applicant has been provided with a copy of this report and has provided the following comments:

“We have reviewed the report and understand the recommendations and conditions.”

* * * * *

3522 Porter Street, 1896-1898 Victoria Diversion, and 3615 Victoria Drive
FORM OF DEVELOPMENT

BUILDING A - NORTH ELEVATION
(VICTORIA DIVERSION)
SCALE: 1/8" = 1'-0"

BUILDING B - NORTH ELEVATION
(VICTORIA DIVERSION)
SCALE: 1/8" = 1'-0"

FINISH SCHEDULE			
NO.	MATERIALS	COLOR	FINISH
1	BRICK (VERT. - ENCL. 200)	BLACK	GLAZED ALUMINUM FINISH
2	BRICK (HORIZ. - ENCL. 200)	BLACK	GLAZED ALUMINUM FINISH
3	BRICK (VERT. - ENCL. 200)	BLACK	GLAZED ALUMINUM FINISH
4	BRICK (HORIZ. - ENCL. 200)	BLACK	GLAZED ALUMINUM FINISH
5	BRICK (VERT. - ENCL. 200)	BLACK	GLAZED ALUMINUM FINISH
6	BRICK (HORIZ. - ENCL. 200)	BLACK	GLAZED ALUMINUM FINISH
7	BRICK (VERT. - ENCL. 200)	BLACK	GLAZED ALUMINUM FINISH
8	BRICK (HORIZ. - ENCL. 200)	BLACK	GLAZED ALUMINUM FINISH
9	BRICK (VERT. - ENCL. 200)	BLACK	GLAZED ALUMINUM FINISH
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49	BRICK (VERT. - ENCL. 200)	BLACK	GLAZED ALUMINUM FINISH
50	BRICK (HORIZ. - ENCL. 200)	BLACK	GLAZED ALUMINUM FINISH

REVISION AND DP APPLICATION

NO. 000001
DATE: 08/07/2018

NO. 000002
DATE: 08/07/2018

NO. 000003
DATE: 08/07/2018

NO. 000004
DATE: 08/07/2018

NO. 000005
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DATE: 08/07/2018

NO. 000008
DATE: 08/07/2018

NO. 000009
DATE: 08/07/2018

NO. 000010
DATE: 08/07/2018

ROSLITCH HEMPHILL ASSOCIATES ARCHITECTS

1800 WESTERN BOULEVARD
VANCOUVER, B.C. V6V 1A6
CANADA
TEL: 604.681.1111
FAX: 604.681.1001

NO. 000001
DATE: 08/07/2018

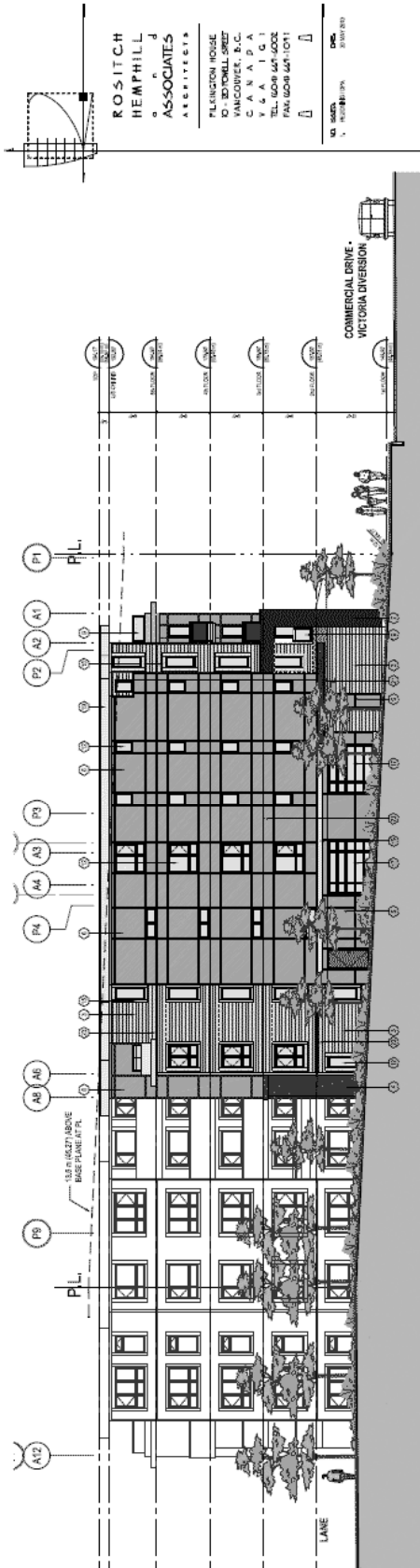
RESIDENTIAL DEVELOPMENT DIVISION - PORTLAND, VICTORIA, B.C.

PROJECT NO. 1896-1898 VICTORIA DIVERSION

DATE: 08/07/2018

SCALE: 1/8" = 1'-0"

NO. 000001
DATE: 08/07/2018



1. BUILDING A - EAST ELEVATION
(BREEZEWAY)
SCALE: 1/8" = 1'-0"

2. BUILDING A - WEST ELEVATION
(PORTER STREET) - OVERALL
SCALE: 1/8" = 1'-0"

NO.	MATERIALS	COLOR
1	PAINTED METAL CHIMNEY	BLACK WHITE TRIP
2	PAINTED METAL CHIMNEY	BLACK WHITE TRIP
3	PAINTED METAL CHIMNEY	BLACK WHITE TRIP
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97	PAINTED METAL CHIMNEY	BLACK WHITE TRIP
98	PAINTED METAL CHIMNEY	BLACK WHITE TRIP
99	PAINTED METAL CHIMNEY	BLACK WHITE TRIP
100	PAINTED METAL CHIMNEY	BLACK WHITE TRIP

REASONING AND OP
APPLICATION
2023.03.21

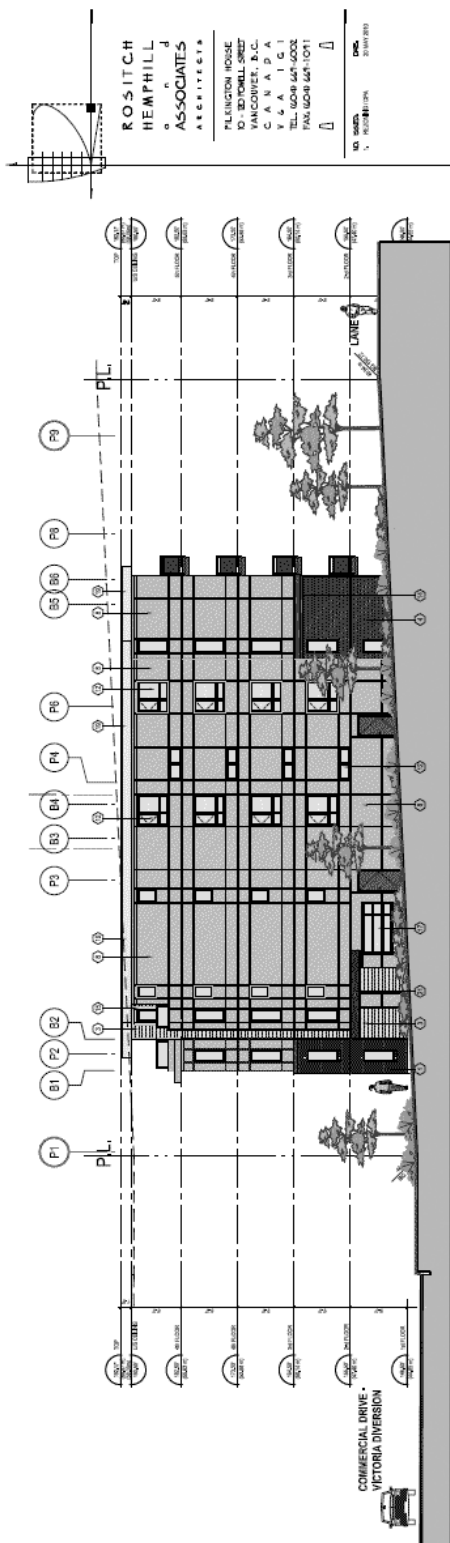
US: 2023.03.21
VICTORIA: 2023.03.21
SCALE: 1/8" = 1'-0"

CLIENT: RESIDENTIAL DEVELOPMENT
VICTORIA DIVERSION & PORTER ST
VICTORIA, BC

DESIGNER: ROSITCH HEMPHILL & ASSOCIATES ARCHITECTS
14 JACKSON HOUSE
101 DOUGLASS STREET
VANCOUVER, B.C.
CANADA
V6A 1G1
TEL: 604-681-4000
WWW.ROSH.AARCHITECTS.COM

DATE: 2023.03.21
SCALE: 1/8" = 1'-0"

PROJECT NO: 0807
SHEET NO: A4.2



1
A4.3
BUILDING B - WEST ELEVATION
(BREEZEWAY)
SCALE: 1/8" = 1'-0"

2
A4.3
BUILDING B - EAST ELEVATION
(FIREWALL)
SCALE: 1/8" = 1'-0"

FINISH SCHEDULE

MATERIALS	COLOR	MATERIALS	COLOR	MATERIALS	COLOR
1. POLYURETHANE FINISH	BLACK	11. POLYURETHANE FINISH	BLACK	21. PAINTED METAL CAMP	BLACK WHITE TRIP
2. POLYURETHANE FINISH	BLACK	12. POLYURETHANE FINISH	BLACK	22. PAINTED METAL CAMP	BLACK WHITE TRIP
3. POLYURETHANE FINISH	BLACK	13. POLYURETHANE FINISH	BLACK	23. PAINTED METAL CAMP	BLACK WHITE TRIP
4. POLYURETHANE FINISH	BLACK	14. POLYURETHANE FINISH	BLACK	24. PAINTED METAL CAMP	BLACK WHITE TRIP
5. POLYURETHANE FINISH	BLACK	15. POLYURETHANE FINISH	BLACK	25. PAINTED METAL CAMP	BLACK WHITE TRIP
6. POLYURETHANE FINISH	BLACK	16. POLYURETHANE FINISH	BLACK	26. PAINTED METAL CAMP	BLACK WHITE TRIP
7. POLYURETHANE FINISH	BLACK	17. POLYURETHANE FINISH	BLACK	27. PAINTED METAL CAMP	BLACK WHITE TRIP
8. POLYURETHANE FINISH	BLACK	18. POLYURETHANE FINISH	BLACK	28. PAINTED METAL CAMP	BLACK WHITE TRIP
9. POLYURETHANE FINISH	BLACK	19. POLYURETHANE FINISH	BLACK	29. PAINTED METAL CAMP	BLACK WHITE TRIP
10. POLYURETHANE FINISH	BLACK	20. POLYURETHANE FINISH	BLACK	30. PAINTED METAL CAMP	BLACK WHITE TRIP

REVISION AND DP APPLICATION

DATE: 2018.04.10
BY: [Signature]
CHECKED: [Signature]

CLIENT
RESIDENTIAL DEVELOPMENT
1234567890 ST.
VANCOUVER, BC

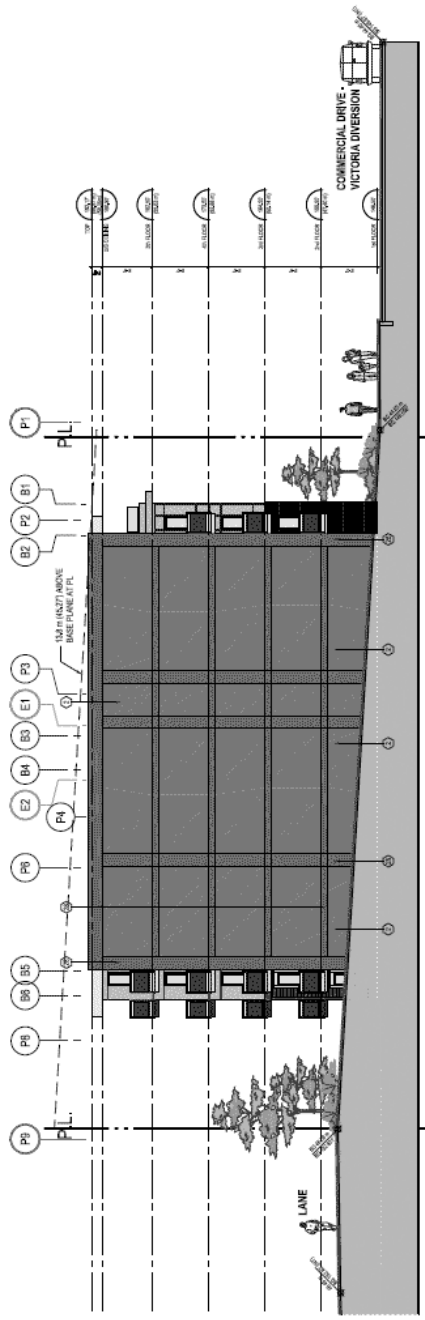
PROJECT
BUILDING B
WEST ELEVATION (BREEZEWAY)
EAST ELEVATION (FIREWALL)

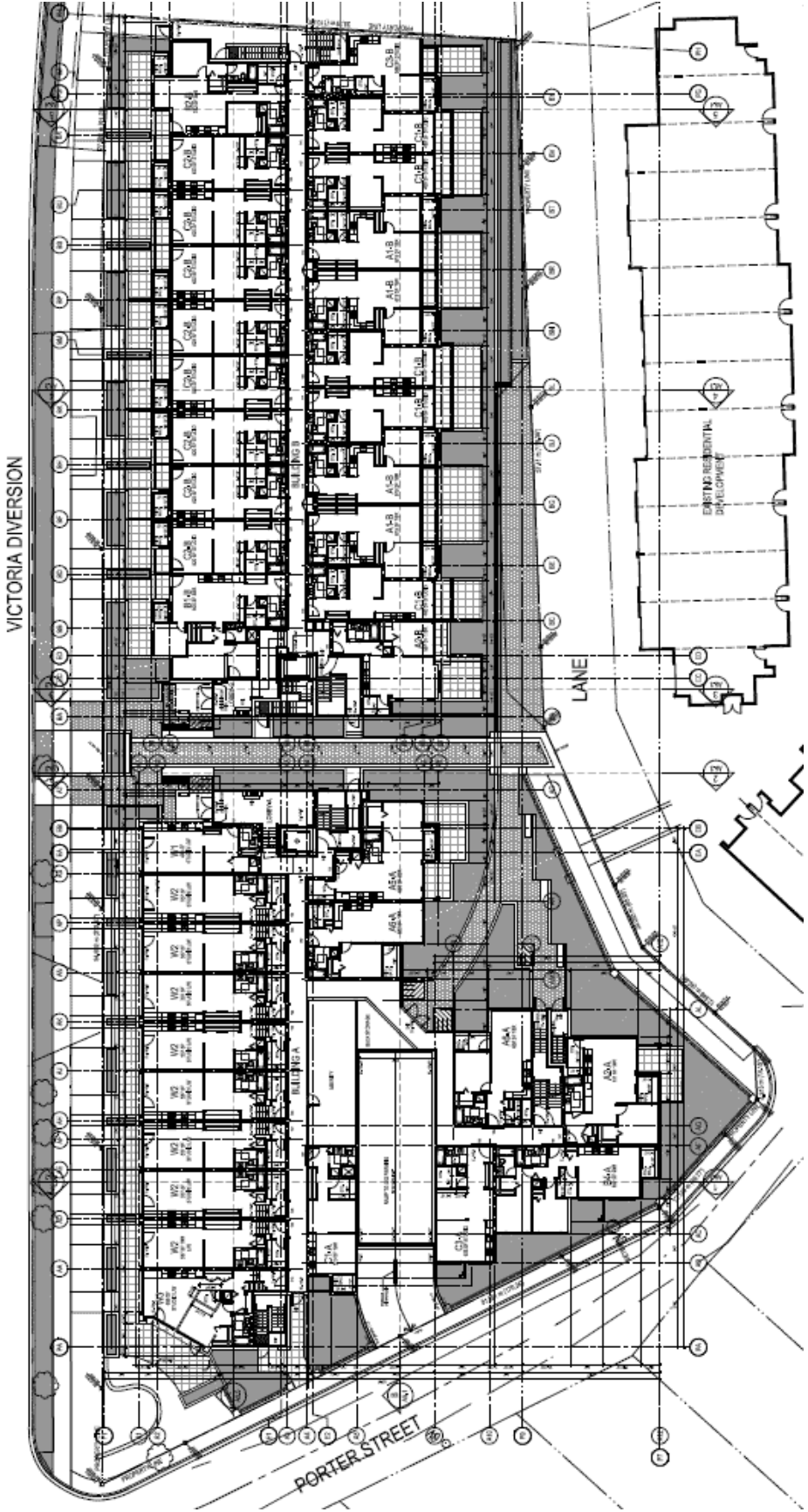
DATE
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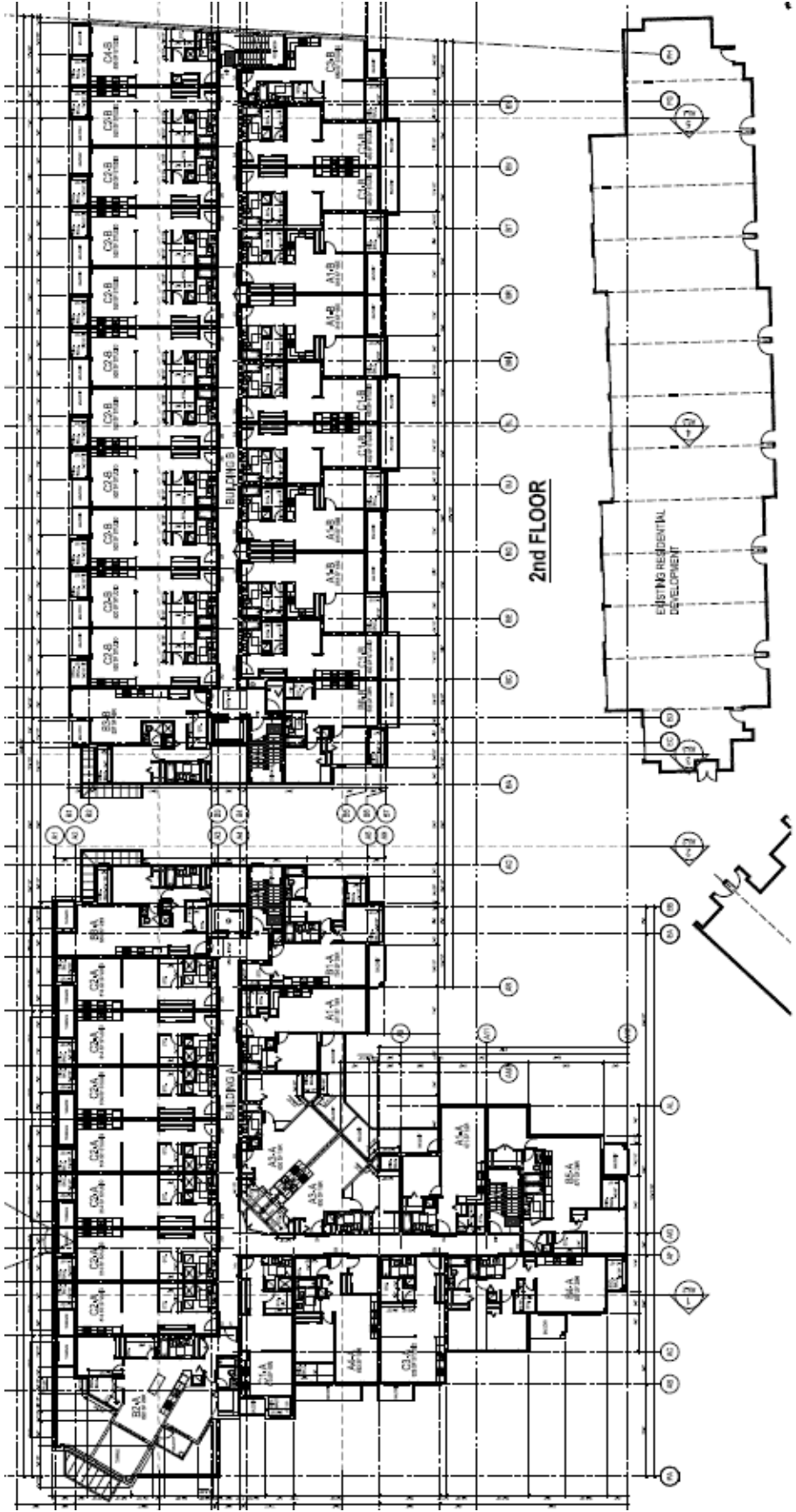
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1/8" = 1'-0"

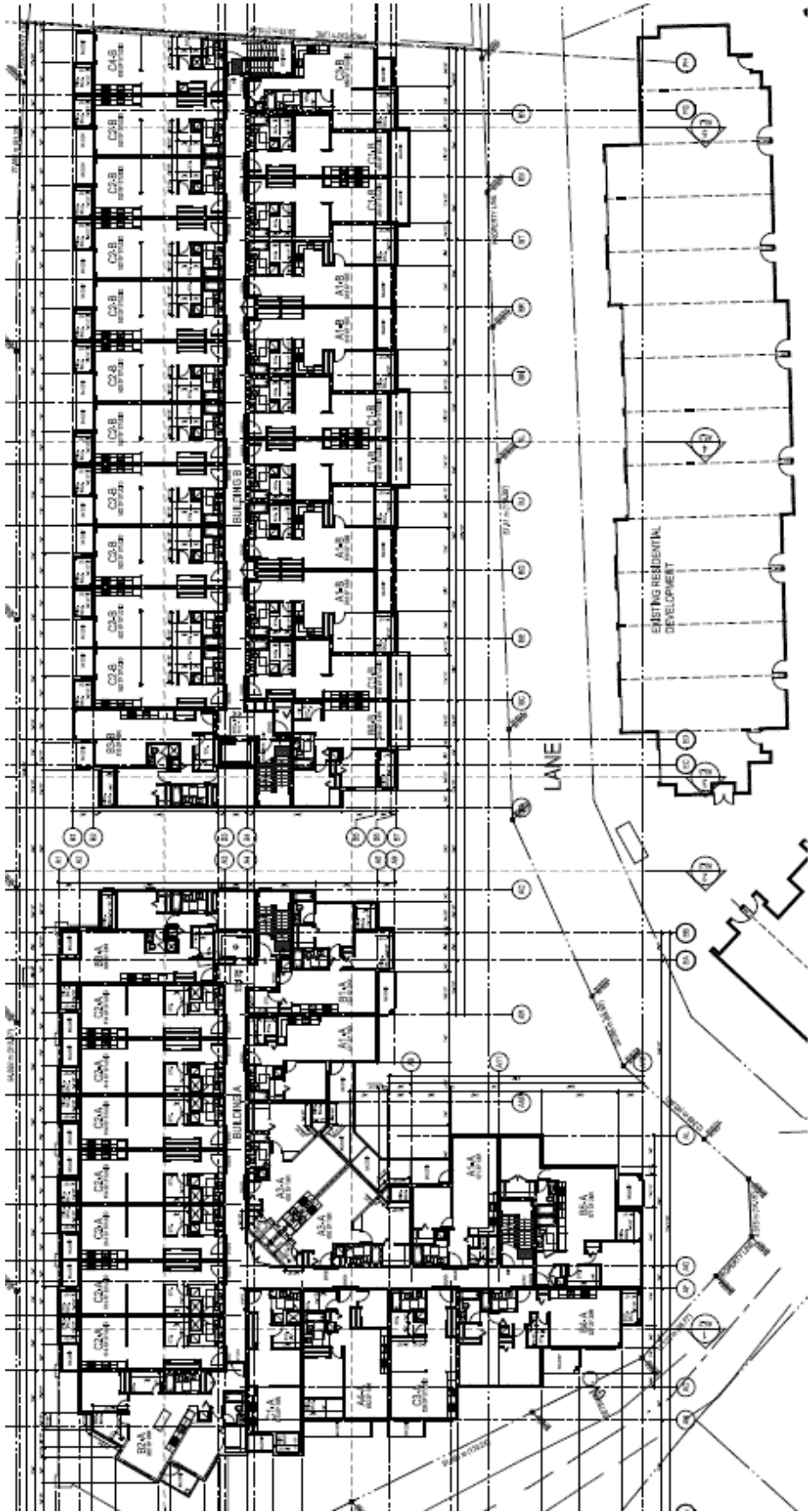
PROJECT NO.
0807

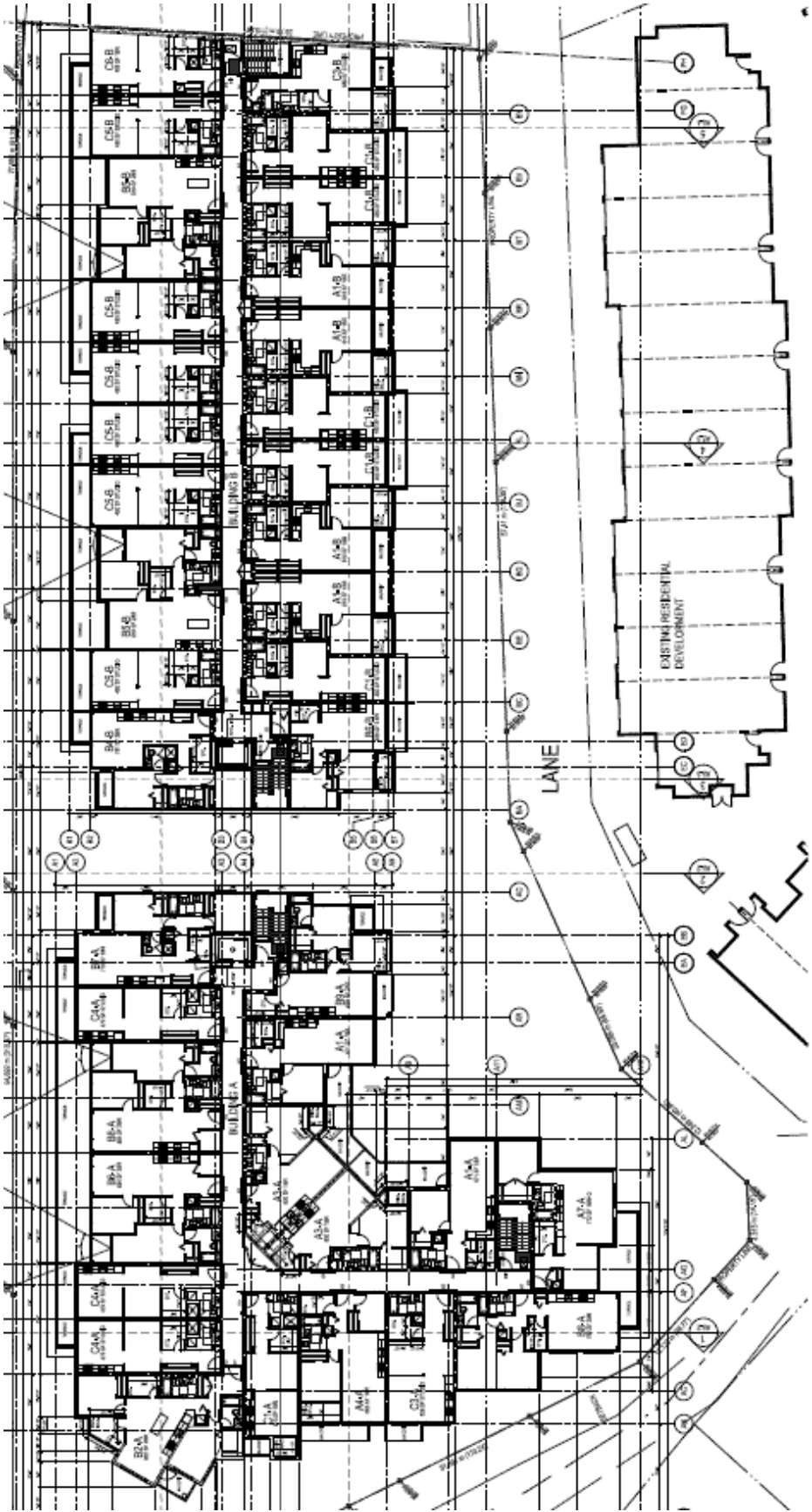
SCALE
A4.3

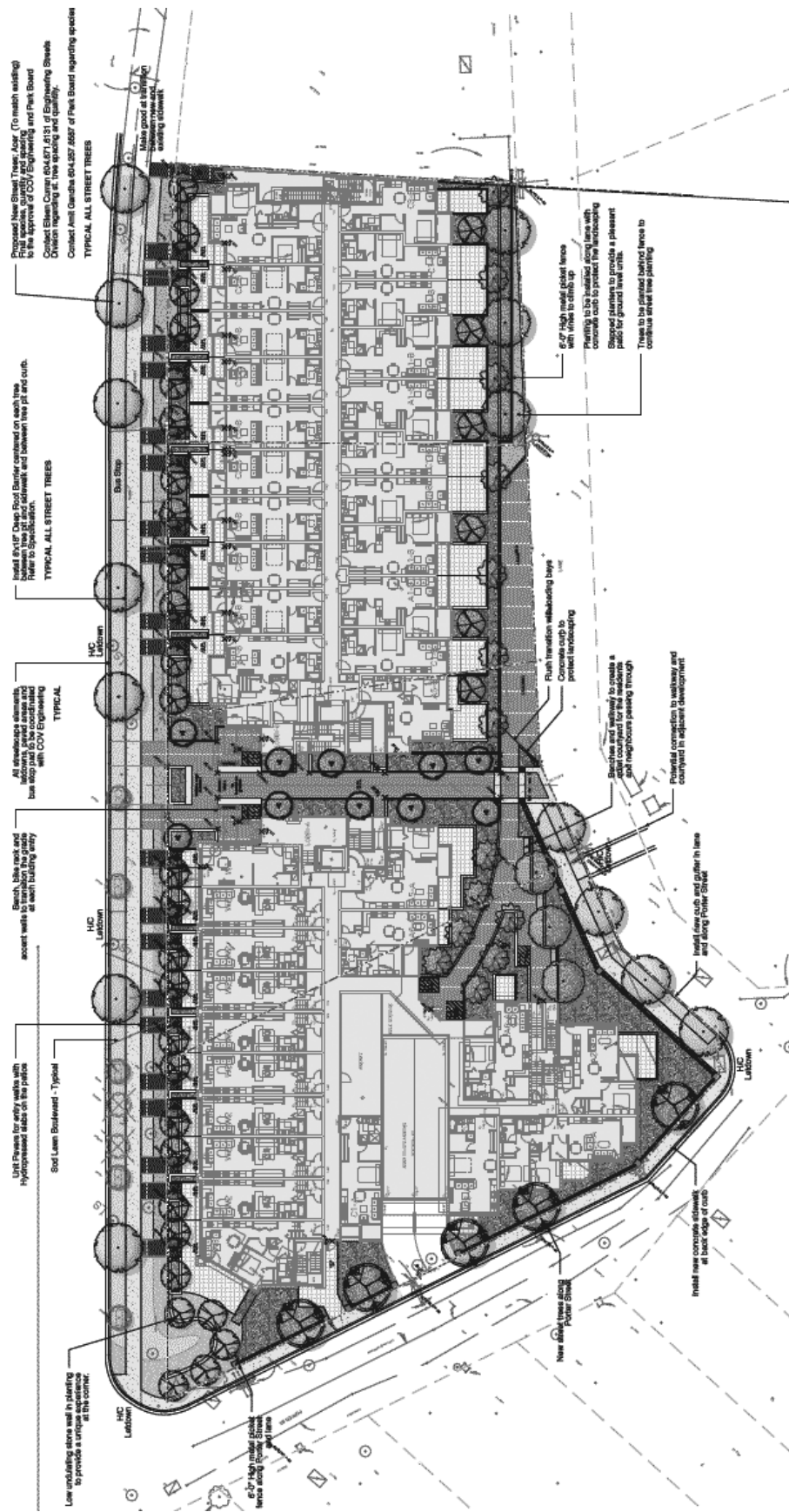












Proposed New Street Trees: Acar (To match existing) to the approval of COV Engineering and Park Board
 Contact Eileen Curran 604.671.6131 of Engineering Streets
 Contact Neil Garcia 604.637.2667 of Park Board regarding species
TYPICAL ALL STREET TREES

Install 6x12" Deep Road Barrier centered on each tree
 Refer to Specification
TYPICAL ALL STREET TREES

All landscaping elements will be coordinated with COV Engineering
TYPICAL

Sketch, take note and accent walls at each building entry
MC Lintown

Unit Pavement for entry walls with hydrospaced slab on the pillow
Sod Lawn Backfilled - Typical

Low radiating stone wall in planting to provide a urinal at the corner
MC Lintown

6-8" High metal post fence with wire to climb up
 Paving to be installed along lane with concrete curb to protect the landscaping
 Sloped planters to provide a pleasant path for ground level entry
 Trees to be planted behind fence to continue street tree planting

Rush transition walkway bays
 Concrete curb to protect landscaping

Sketch and entryway to create a barrier and gateway to create a potential connection to walkway and ramp neighbours passing through
 Potential connection to walkway and ramp neighbours passing through compared in adjacent development

Install low curb and gutter in lane and along Potter Street
MC Lintown

Install low concrete sidewalk at least 400mm curb
MC Lintown

New stone trees along Potter Street

3522 Porter Street, 1896-1898 Victoria Diversion, and 3615 Victoria Drive
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	3522 Porter Street, 1896-1898 Victoria Diversion, and 3615 Victoria Drive
Legal Description	Lots 1, 2, 3 and 4, Block A, DL 195, Plan 10286
Applicant	Rositch Hemphill and Associates Architects
Architect	Rositch Hemphill and Associates Architects
Property Owner	Cressey Development
Developer	Cressey Development

SITE STATISTICS

	GROSS	DEDICATIONS	NET
SITE AREA	4 473 m ²	78 m ²	4 395 m ²

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT
ZONING	MC-1	CD-1	as proposed
USES	Residential, Industrial commercial	Dwelling Units in conjunction with Artist live/work Class B	as proposed
DWELLING UNITS		192	as proposed
MAX. FLOOR SPACE RATIO	2.50	2.50	as proposed
MAXIMUM HEIGHT	13.80 m (45.3 ft.)	14.85 m (48.7 ft.)	as proposed
PARKING SPACES	Parking by-law	115	as proposed
LOADING SPACES	Parking by-law	2	as proposed