



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: April 1, 2011
Contact: Kent Munro
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RTS No.: 09141
VanRIMS No.: 08-2000-20
Meeting Date: April 19, 2011

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Rezoning: 104-150 East 1st Avenue

RECOMMENDATION

- A. THAT the application by Cressey Quebec Street Holdings Ltd. to rezone 104-150 East 1st Avenue Lots 1,2,3, all of Block 7, DL 200A, Plan 197(PID: 015-531-597, 015-531-619, 015-531-635) and Lots 4,5,6, all of Block 7 DL 200A Plan 17529 (PID: 007-273-002, 007-273-011, 007-273-029) from M-2 Industrial to CD-1 (Comprehensive Development District) to permit a 12-storey residential building and a 6-storey residential building with a total floor area of 11,792 m² (126,928 sq. ft.), be referred to a public hearing, together with:
- (i) plans prepared by Rafii Architects Inc. received July 30, 2010, presented in Appendix F;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the Director 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, subject to approval of the rezoning, the Noise Control By-law be amended to include this CD-1 in Schedule B as set out in Appendix C;

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

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

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

Relevant Council policies for this site include:

- Southeast False Creek Policy Statement (adopted October 5, 1999 and amended July 8, 2004)
- Southeast False Creek Official Development Plan By-law (enacted July 19, 2005 and last amended July 20, 2010)
- Southeast False Creek Financial Plan and Strategy (March 1, 2005)
- Southeast False Creek Public Benefits Strategy and Compatible Housing Strategy (June 15, 2006)
- Southeast False Creek Green Building Strategy (adopted July 8, 2004 and amended July 22, 2008)
- Southeast False Creek Public Realm Plan (July 20, 2006)
- Energy Utility System By-law (November 15, 2007)
- Live-work Use Guidelines (March 21, 2006)
- High-Density Housing for Families with Children Guidelines (March 24, 1992)
- Community Amenity Contributions Through Rezoning (June 15, 2006).

PURPOSE AND SUMMARY

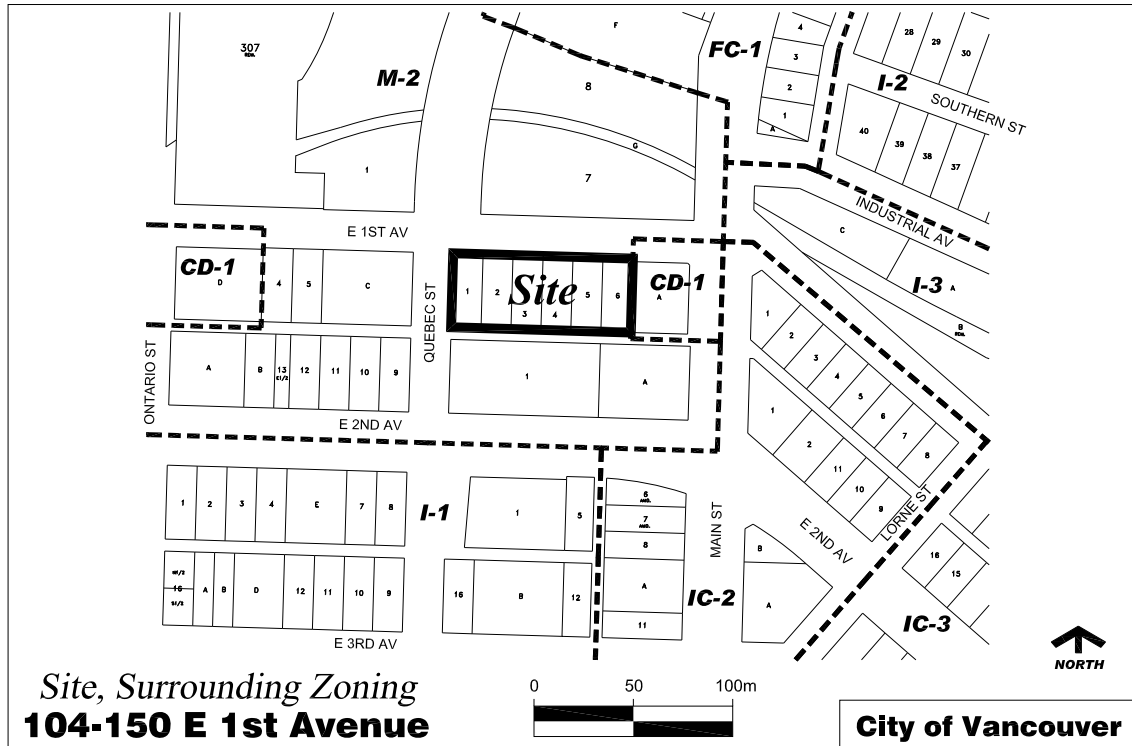
This report presents the staff assessment of an application by Cressey Quebec Street Holdings Ltd. to rezone 104-150 East 1st Avenue from M-2 Industrial to CD-1 (Comprehensive Development District). The proposed development includes 170 market residential units in a 12-storey tower and a 6-storey mid-block building on East 1st Avenue. The tower and the mid-block building are linked by an enclosed walkway on levels 2 through 5. The proposed maximum building height is 125 ft. (38.1 m) and proposed density is 3.5 floor space ratio (FSR) measured on the gross site area before dedications for roads. The total floor space proposed is 11,792 m² (126,928 sq. ft.). Parking for both buildings is through a shared underground parking area containing 218 spaces accessed by a ramp from the lane.

Staff have assessed the application and find that it generally meets the intent of the Southeast False Creek Official Development Plan (SEFC ODP). The application is supported by staff, subject to meeting the design development conditions and the rezoning enactment conditions outlined in Appendix B.

DISCUSSION

1. Site and Context

Figure 1 - Site and Surrounding Zoning (including sites for which CD-1 zoning has been approved at public hearing and enactment pending)



The rezoning site is located between Quebec Street and Main Street with frontage along East 1st Avenue. The site consists of six lots which require consolidation to pursue the rezoning. The site is presently occupied by a combination of surface parking lots and one-storey commercial buildings.

The site to the east has been rezoned CD-1 for a 12-storey tower containing 129 units of supportive non market housing with grade level commercial uses. The site to the north (1695 Main Street) will be rezoned to CD-1, pending compliance with rezoning enactment conditions and proposes a 13-storey mixed-use development on Quebec Street, an 8-storey residential building on Main Street and a 6-storey residential building along East 1st Avenue. The site at 97 East 2nd Avenue will be rezoned to CD-1 subject to the conditions of enactment being fulfilled. If enacted, that site will accommodate the historic Opsal Steel barns, which will be retained for commercial use along with the construction of a 24-storey market residential tower. Farther to the south is the I-1 Mount Pleasant Industrial Area, which is to be retained for industrial uses. To the northwest are more M-2 lands owned by TransLink (Area 3B in Figure 2, below) which are expected to be subject to future development as anticipated by the SEFC ODP.

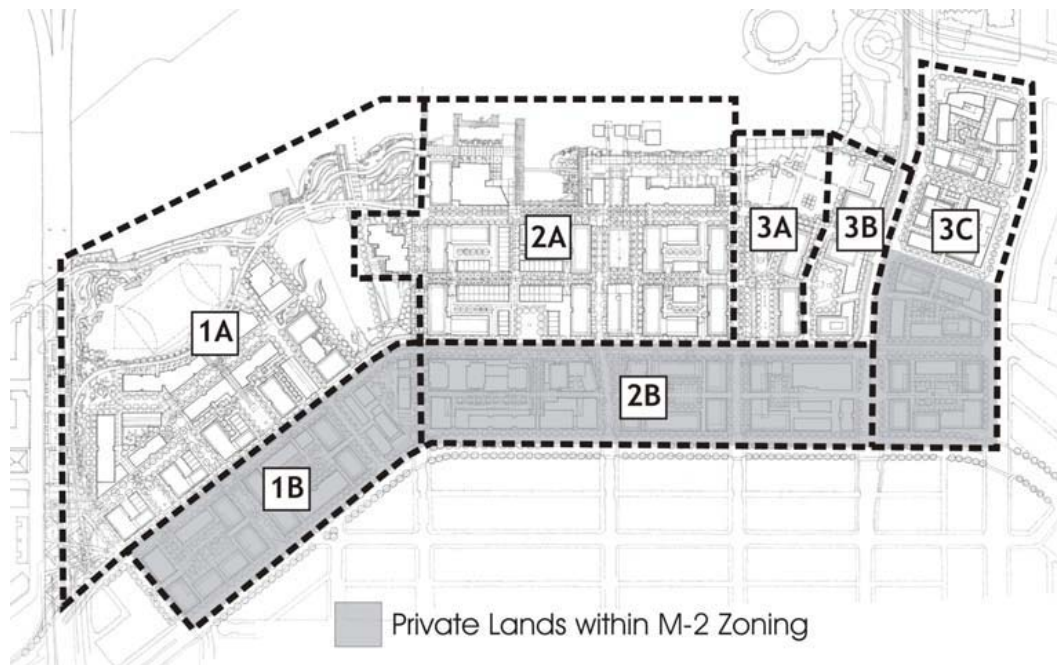
This application triggers road dedication requirements along Quebec Street and East 1st Avenue, which are conditions of the proposed rezoning (see Engineering conditions within Appendix B). The applicant has requested that an existing building within the road dedication area be retained as a presentation centre, until the City can commence the road construction. Staff are supportive of this approach and are prepared to enter into an agreement with the applicant allowing the existing structure to remain in the short term.

2. Land Use and Density

The application proposes 170 residential units. The project consists of a 12-storey tower on the western edge of the site and a 6-storey mid-block building. The buildings are connected through a 4-storey enclosed walkway on floors 2 through 5. The break in the buildings on the ground plane provides mid-block access through this site to parcels to the north and south. The project's amenities include a lounge and gymnasium on the ground level of the tower and a children's play space, composting and urban agriculture on the 6th level of the mid-block building.

The total net floor area proposed is 11 792 m² (126,928 sq. ft.), which is 3.5 FSR as calculated on the gross site area (prior to road dedications). The draft By-law provisions include the City's standard floor space exclusions for underground parking, residential storage, enclosed balconies and common amenity areas. To facilitate urban agriculture or other sustainability measures on the rooftop of the tower, floor space in tool sheds, and in elevator and stair enclosures located at the roof level of the tower, may also be excluded.

Figure 2 – Southeast False Creek ODP Areas (rezoning site is in Area 3C)



3. Building Height and Form of Development (Note plans in Appendix F)

Form of Development

The subject site is located in the rail lands, Sub Area 3C of South East False Creek, bounded by 1st Avenue, Quebec Street and a lane to the south (see Figure 2). This former industrial area, is rapidly transforming into a high density residential and mixed use neighbourhood. The key urban design objectives for this area as outlined in the SEFC ODP and Public Realm Plan are as follows:

- transitioning buildings heights from City Gate (Terminal Avenue and Main Street), southward, down to 2nd Avenue, with a maximum height for this site of 38 m (125 ft.); base densities of 3.5 FSR, maximum 10-storeys for the corner of Quebec and East 1st Avenue and 6-storeys for the mid-block building;
- conditional 2 additional storeys for partial penthouse floors, provided the additional density is earned through an increase in the amenity package proposed for the site and the additional storeys comply with the objectives of the "Southeast False Creek Design Guidelines for Additional Penthouse Storeys";
- end of creek views from points west, looking east;
- townhouses at grade along Quebec Street within a landscaped setback; and
- pedestrian oriented public areas.

While the ODP indicates a maximum of 10 storeys for the corner of Quebec Street and East 1st Avenue, it does permit the variation to 12-storeys, provided the maximum height of 38 m (125 ft.) and density of 3.5 FSR is not exceeded. The proposal is not seeking additional floor area and storeys permitted under the "Southeast False Creek Design Guidelines for Additional Penthouse Storeys." With respect to height, building elements (such as elevator and stair enclosures, indoor amenity spaces, and tool closets), which facilitate common access and use of the tower rooftop for urban agriculture and other sustainability measures, are permitted to extend above the 38 m height limit. Design development conditions have been recommended to clarify and confirm the use of the tower roof meets the objectives of the SEFC ODP (see rezoning conditions under Appendix B).

Staff's evaluation of the tower and mid-block building, concludes that they generally meet the criteria set out in the SEFC Design Guidelines and Public Realm Plan and are supportable. Design development conditions have been provided to improve the presence of the lobby and pedestrian scale at the base of the tower, otherwise there are no further substantial design conditions (see rezoning conditions under Appendix B).

The Urban Design Panel unanimously supported the application at its meeting of December 1, 2010 (see the Panel's comments in Appendix D). Staff conclude that the building height and form of development are supportable and recommend the design development conditions contained in Appendix B.

4. Family Housing

Consistent with the SEFC ODP, the proposed By-law provisions in Appendix A include a requirement that 25% of the dwelling units be suitable for families (i.e., units having two or more bedrooms). The interior layout of the units was not shown in the rezoning drawings, however about 40% of the all the units proposed in the development are large enough to be suitable for families.

5. Parking, Loading and Circulation

The applicant proposes a combined 218 vehicle parking spaces and 218 bicycle storage spaces for both buildings in an underground garage. Access would be from an entrance off the lane to the south. In accordance with SEFC Green Building Strategy, shared vehicles complete with stalls are included in the total number of parking spaces. Staff support the parking and loading provisions which are consistent with standards for Southeast False Creek.

Design development conditions have been included in Appendix B to ensure compliance with the SEFC Public Realm Plan.

6. Environmental Sustainability

The rezoning application is subject to the SEFC Green Building Strategy and the Green Building Rezoning Policy. As part of the strategy, and based on the July 30, 2010 date of the rezoning submission; the development is required to meet LEED® Silver equivalency (with a target of 36 points) and to comply with mandatory requirements for Energy Performance, Water Conservation, Parking and Loading, and Stormwater Management. In addition, the Strategy identifies benchmarks for achieving LEED® Silver equivalency. The applicant will be required to submit a written description of the sustainability approach and a LEED® scorecard indicating that they intend on achieving 36 points which meets LEED® Silver equivalency along three energy optimization LEED® credits (see rezoning conditions in Appendix B).

7. Public Input

A rezoning information sign was installed at the site on September 5, 2010 and a notification letter dated March 9, 2011 was mailed to 462 surrounding addresses within the notification area. Based on the application meeting the intent of the SEFC ODP, staff determined that an open house would not be required, and that public consultation could be adequately handled through the notification process. During the staff review of the application, no comments were received from the public.

FINANCIAL IMPLICATIONS

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

PUBLIC BENEFITS

The Southeast False Creek ODP includes a comprehensive public infrastructure and amenity strategy to serve the Southeast 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 delivery strategies through sharing of costs between the City's Property Endowment Fund (PEF) and Southeast False Creek Private Lands. In June 2006, Council adopted the Southeast False Creek Public Benefits and Compatible Housing Strategy which included:

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

1. **Community Amenity Contribution (CAC)** – Council’s SEFC Public Benefits Strategy has an objective for privately-owned M-2 lands, to achieve a CAC in the amount of \$11.50 per buildable square foot when rezoning from M-2 to CD-1. Under the Strategy, these CAC funds are directed toward affordable housing in SEFC. The applicant has agreed to contribute a cash payment of \$1,459,672 based on development rights arising from the rezoning of the site currently zoned M-2 (i.e., 36,264 sq. ft. of site area, yielding 126,928 sq. ft. of floor area at 3.5 FSR).

Payment of the CAC will be a condition of rezoning enactment.

2. **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. In SEFC the Vancouver (City-wide) DCL rate of \$10.42 per sq. ft. and the layered SEFC DCL rate of \$15.68 per sq. ft. (\$26.10 per sq. ft. in total) are payable on the residential floor space proposed in the development (i.e., 126,928 sq. ft.) for a total DCL of \$3,312,821.

DCL’s are payable at building permit issuance and are subject to periodic adjustments.

3. **Public Art Program** – The Public Art Program requires all new developments seeking a rezoning, where the increase in FSR is 100,000 sq. ft. (9 290 m²) or greater, to commission public art or provide cash in lieu. Public art budgets are based on a formula of \$1.81 per square foot of area (indexed upwards in accordance with Public Art Polices) contributing to the total FSR calculation. With 126,928 sq. ft. proposed in this rezoning, a public art budget of approximately \$229,740 is anticipated. The Public Art Program applies to all floor area.

A legal agreement to secure the approach to the required public art contribution will be a condition of zoning enactment (see Appendix B). Public art contributions based on the legal agreement are required to be secured prior to development permit issuance.

See Appendix E for a summary of the public benefits.

CONCLUSION

Planning staff conclude that the application is consistent with the SEFC ODP with regard to land use, density, height and form. The Director of Planning recommends that it be referred to a public hearing, together with a draft CD-1 By-law generally as shown in Appendix A and with a recommendation from the Director of Planning that, subject to the public hearing, it be approved along with conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans attached as Appendix F.

* * * * *

104-150 East 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 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) Multiple Dwelling, Seniors Supportive or Assisted Housing, and Dwelling Units in conjunction with any use listed in this section 1.1;
- (b) Institutional Uses, limited to Child Day Care Facility, Social Service Centre, and Special Needs Residential Facility;
- (c) Parking Uses;
- (d) Accessory Uses customarily ancillary to the above uses; and
- (e) Interim Uses not listed in this section 1, 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 rezoning 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% 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 All uses except dwelling uses must have direct access to grade.

3. Floor Area

3.1 The floor area for all permitted uses must not exceed 11 792 m² [126,928 sq. ft.]

3.2 Computation of floor area must include:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
- (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 measurements for each floor at which they are located; and
- (c) in the case of dwelling uses and live-work use, if the distance from a floor to the floor above or, in the absence of a floor above, to the top of the roof rafters or deck exceeds 4.3 m, an additional amount equal to the area of the floor area below the excess height except for additional amounts that represent undeveloped floor areas beneath roof elements which the Director of Planning considers to be for decorative purposes and to which there is no means of access other than a hatch, residential lobbies, and mechanical penthouses.

3.3 Computation of floor area must exclude:

- (a) open residential balconies, sundecks, entry alcoves (defined here as covered, exterior space that is enclosed by vertical walls on three sides and is adjacent an entryway), and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed 8% 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 per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- (f) amenity areas, including day care facilities, recreation facilities, and meeting rooms, provided that the total area excluded does not exceed 1 000 m²; and

- (g) computation of floor space ratio or floor area is to exclude, with respect to exterior:
 - (i) wood-frame construction walls greater than 152 mm thick that meet the standard RSI 3.85 (R-22), or
 - (ii) 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 50 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 March 14, 2000. A registered professional must verify that any wall referred to in this section meets the standards set out therein except that this requirement does not apply to a one-family dwelling, a two-family dwelling, or any building that contains only residential uses and is subject to Part 9 of Division B of the Building By-law.

- 3.4 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, as the case may be:
 - (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed 8% of the residential floor area being provided, and
 - (ii) no more than 50% of the excluded balcony floor area may be enclosed;
 - (b) windows recessed into the building face to a maximum depth of 160 mm, except that the Director of Planning may allow a greater depth in cases where it improves building character;
 - (c) unenclosed outdoor areas at grade level underneath building overhangs, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any overhangs, and provided that the total area of all overhang exclusions does not exceed 1% of the residential floor area being provided;
 - (d) features generally on the westerly facades of buildings, to reduce solar gain which may be in the form of French balconies and horizontal extensions; and
 - (e) tool sheds, trellises and other garden structures which support the use of intensive green roofs and/or urban agriculture and, despite subsection 3.2(b), those portions of stairways and elevator enclosures which are at the roof level providing access to the garden areas.
- 3.5 The use of floor space excluded under section 3.3 or 3.4 must not include any purpose other than that which justified the exclusion.

4. Height

- 4.1 The maximum building height, measured above base surface and to the top of the roof slab of the uppermost habitable floor excluding parapet wall, and guardrail, must not exceed 38.1 m.
- 4.2 Section 10.11 of the Zoning and Development By-law will apply except that the Director of Planning or the Development Permit Board, as the case may be, may permit a greater height than otherwise permitted for structures which support the use of intensive green roofs and/or urban agriculture, such as elevator and stair enclosures, amenity areas, tool sheds, trellises and other garden structures.

5. Horizontal Angle of Daylight

- 5.1 All habitable rooms should have at least one window on an exterior wall which complies with the following:
- (a) the window shall be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, shall be unobstructed over a distance of 24.4 m; and
 - (b) the plane or planes shall be measured horizontally from the centre of the bottom of the window.
- 5.2 The Development Permit Board or the Director of Planning, as the case may be, may relax the horizontal angle of daylight requirement of section 5.1 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.
- 5.3 For the purpose of calculation of the horizontal angle of daylight, the following are considered as obstructions:
- (a) the largest building permitted under the zoning on any adjoining sites; and
 - (b) part of the same building including permitted projections.
- 5.4 For the purpose of Section 5.1, the following should not be considered as habitable rooms:
- (a) bathrooms; and
 - (b) kitchens, whose floor area is the lesser of:
 - (i) 10% of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

6. Parking, Loading and Bicycle Parking

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

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

* * * * *

104-150 East 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.

CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) THAT the proposed form of development be approved by Council in principle, generally as prepared by Rafii Architects Inc. and stamped "Received Planning Department, July 30, 2010", provided that the Director of Planning or the Development Permit Board, as the case may be, may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) THAT, prior to 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

- 1. Clarification on the drawings of the following information:
 - (i) a detailed context plan and reflected elevations of adjacent development;

Note to Applicant: Provide a detailed analysis of the shared side-yard and floor plan configuration of the lower levels of the adjacent building to the east, currently under construction.
 - (ii) all building elevations; and

Note to Applicant: A complete unobstructed east elevation of the tower and west elevation of the mid rise is required.
 - (iii) dwelling unit layouts:

Note to Applicant: Provide floor layouts with particular regard to the liveability of the south facing units of the tower and mid rise. Confirm on the drawings that the ground access units noted as "city homes" are two storey units and that a minimum of 25 percent of the dwelling units are two bedrooms or larger, suitable for families, in conformance with the SEFC Official Development Plan. (See also Housing condition)
- 2. Design development to relieve the blankness and enhance the pedestrian scale of the tower base, south elevation and mid-rise, east elevation;

Note to Applicant: Add windows on the 1st and 2nd level of the corner townhouse, tower base and further integrate material expression to both elevations to provide scale and texture. Consider a green wall treatment.

3. Design development to address neighbourliness and overlook of the parking ramp from both the mid-rise building and the adjacent site, providing a trellis screen and vine treatment;
4. Design Development to locate the 2 required shared vehicles and associated parking stalls within a publically accessible location that can be accessed by the general public on a 24 hr basis, 7 days a week.

Note to Applicant: This can be achieved within the "Visitor Parking" area shown on level P1 of the parking plans. Staff suggestion is to locate these stalls at the bottom of the ramp to level P1, in case future owners in the building propose to change the location of the security gate in order to limit vandalism or loitering in this area.

5. Design development to improve the prominence of the main entry;

Note to Applicant: Enhance the clarity of the entry without distracting from the overall expression of the building.

6. Design development to the use and access of the tower roof, providing either an intensive green roof, urban agriculture or roof-mounted energy technologies and means of common access;

Note to Applicant: The penthouse structure exceeds the maximum size excludable from height. In accordance with Section 10.11.1, the Zoning and Development By-Law permits height exclusions for intensive green roofs, roof top urban agriculture, or roof mounted solar technologies. Common roof area should be equal approximately to the length of the penthouse structure, east side of the roof. Alternatively reduce the size of penthouse structure to comply with Section 10.11.1 of the Zoning and Development By-Law.

7. Design development to day-light east end of internal corridor, mid-rise and consideration to provide a 2nd entry, east end of the mid-rise;

Note to Applicant: As per comments by the Urban Design Panel to improve day-lighting and to shorten the circulation path.

Crime Prevention through Environmental Design (CPTED)

8. Design development to take into consideration the principles of CPTED, having particular regard for reducing opportunities for:
 - (i) theft in the underground parking;
 - (ii) residential break and enter;
 - (iii) mail theft;
 - (iv) mischief in alcoves and vandalism, such as graffiti;

Landscape Design

9. A full Landscape Plan to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, fences, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale and the Landscape Plan should comply with the SEFC Public Realm Plan objectives for this area;
10. Section details at a minimum scale of 1/4"=1'-0" scale to illustrate proposed landscape elements including planters on building structures, benches, fences, gates, arbors and trellises, posts and walls and water features. Planter section details must confirm depth of proposed planting on structures;
11. A high-efficiency irrigation system to be provided on all planted rooftops, in all landscape common areas on structure and hose bibs in patio areas as needed (illustrated on the Landscape Plan);
12. New street trees should be noted "Final species, quantity and spacing to the approval of City Engineer and Park Board". Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Amit Gandha (604-257-8587) of Park Board regarding tree species;
13. A Landscape Lighting Plan to be provided for security purposes;

Note to applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown).
14. Trellis and vines to be provided over the underground garage access ramp;
15. Large scale sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the street;

Note to applicant: The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.
16. Any emergency generators, transformers, and gas meters to be located, integrated, and fully screened in a manner which minimizes their impact on the architectural expression and the building's open space and public realm;
17. Design development to include relationship of semi-public and semi-private open spaces and comply with the SEFC Public Realm;

Note to Applicant: Aspects to consider include paving, lighting, planting, pedestrian entrances, seating and other elements to complement and enhance public realm.)

18. Design development to provide clear resident wayfinding and access through the entire open space system;
19. Design development to provide clear resident bicycle access through the development site and connection to 1st Avenue Greenway.

Engineering

The following is to be addressed at the development permit stage:

20. Provision of the following details for the ETS room. The ETS room shall be located at the basement or ground level, preferably at or adjacent to an outside wall with suitable space for the installation of the NEU system ETS equipment, and with adequate provision for connection to outside NEU distribution piping and communications conduit all to the satisfaction of the General Manager of Engineering Services. The developer shall make available use of sewer and potable water piping in each ETS room. The ETS room shall be ventilated as required by the Vancouver Building By-law and heated during the winter to minimum 15° C. The developer must provide a dedicated 15 amp 120V, 60 Hz single-phase electrical service for operation of the ETS, all to the satisfaction of the General Manager of Engineering Services. Please contact Kieran McConnell of the NEU office at 604-871-6981;
21. Column setback is to comply with the requirements of the Engineering Parking and Loading Design Supplement;
22. Parking spaces 49 & 51 on parking level P3, 64 on P2, have structural columns within the parking space;
23. Provision of correctly dimensioned disability parking spaces;

Note to Applicant: disability spaces must be a minimum of 18' in length.
24. Clarify if there is a wall between parking spaces 34-50 and 49-64, and if not provide wheel stops for all spaces in this area;
25. Provision of an unobstructed vertical clearance of a minimum 3.5 m (11.5 ft.) in the Class B loading space is required;
26. Provision of detailed lane lighting design is required;
27. Provision of details of the extent of overhead electrical infrastructure that can be removed or under grounded in the lane is required;
28. Provision of three streams of waste collection for the site, regular garbage, recycling and future organics collection including outfitting of the spaces for future use.
29. Provision of a minimum 20% of residential parking stalls with 120 V AC single phase outlets (per section 86 of the Canadian Electrical Code);

Housing

30. Ensure that a minimum of 25 percent of the dwelling units contain two bedrooms;
31. Design development to ensure that all indoor amenity rooms comply with the High Density Housing for Families with Children Guidelines;

Note to Applicant: Each of the indoor amenity rooms should have an accessible washroom, a kitchenette and adequate storage area.

Universal Design

32. Applicant to work with a Universal Design consultant to achieve the objectives for Universal Design in reference to "The Safer Home Certification Criteria" and submit a "The Safer Home Certification Check-list";

Environmental Sustainability

33. Applicant to meet the SEFC Green Building Strategy and the EcoDensity Rezoning Policy for Greener Buildings (Action A-1), through identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Silver equivalency, with a minimum of 36 points and including at least 3 optimize energy performance points, one water efficiency point, and one storm water point;

Note to Applicant: Provide a LEED® checklist confirming LEED® Silver equivalency and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development. Both the checklist and description should be incorporated into the drawing set. A letter from the Mechanical consultant shall be submitted outlining how the minimum of three [3] energy points will be achieved.

Urban Agriculture

34. Design development to confirm the viability of the proposed gardening plots, such as providing an area for composting, non-potable water/irrigation systems, and suitable soil volumes.

CONDITIONS OF BY-LAW ENACTMENT

- (c) THAT, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services, and to the Director of Planning, the General Manager of Engineering Services and the Approving Officer as necessary, make arrangements for the following:

Rezoning Fee

1. As permitted under the Zoning and Development By-Law Appendix E Zoning and Development Fee By-Law No.5585, section 4, half of the required rezoning fee was

submitted at the time of application. In accordance with this provision, the applicant is directed to pay the City the remainder of the fee (\$65,400) within 30 days of Council's approval in principle of the CD-1 by-law.

Engineering

2. Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:
 - (i) Dedication of the west 11.6 m of the site for road purposes,
 - (ii) Dedication of the north 1.5 m of the site for road purposes,
 - (iii) Dedication of a 1.5 m by 1.5 m truncation of the ultimate northwest corner of the site for road purposes,
 - (iv) Provision of a statutory right of way over a 0.5 m wide portion of the site along 1st Avenue measured from the ultimate 1st Avenue property line to accommodate the future 1st Avenue road design. No building permitted within the SRW area. See Figures 1 and 2 in Appendix H,
 - (v) Consolidation of the six lots into a single parcel,

Note to Applicant: To allow the existing building to remain on the westerly portion of the site and be used as a sales and marketing centre for the project until issuance of the first occupancy permit for the project, an Option to Purchase and Statutory Right of Way Agreement, prepared to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, may be registered over the west 11.6 m and corner cut that are to be dedicated for road purposes pursuant to conditions 2(i), 2(ii), and 2(iii) above. The Option to Purchase Agreement must contain provisions to ensure that soil remediation and road construction are completed prior to issuance of the first occupancy permit for the project. The subdivision of the site would need to occur in two steps as shown on Figures 1 and 2 of Appendix H,
 - (vi) Provision of a surface statutory right of way over the south 1.5 m of the site for landscaping and lighting purposes. Note to Applicant: Delete portions of building and structure proposed at and above grade and within the proposed 1.5 m right of way,
 - (vii) Release of Easement & Indemnity Agreements 170428M (utility purposes), F5216 (commercial crossing), and Covenants F89517 and G98873 (off-site parking), all prior to issuance of the first occupancy permit for the project,
 - (viii) Upgraded storm and sanitary mains are required to serve the site. Upgrading of the sewer and sanitary mains from the south/eastern portion of SEFC to the Terminal pump station is required; this development is to pay their share of the upgrading of the sewer mains which is estimated at \$100,000.00,

- (ix) The applicant is to supply the fire flow rate for this development (maximum GPM to meet fire protection needs as supplied by their mechanical consultants),
- (x) Once a review of this information is completed Engineering will determine if water system upgrading is necessary for this project if so, an appropriate servicing agreement will be necessary. If the applicant does not or cannot supply this information prior to by-law enactment then a servicing agreement will be necessary that allows for upgrading as determined by the City Engineer as being necessary to be fully funded by the developer with appropriate security being supplied prior to the start of any work by the City,
- (xi) Provision of a servicing agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the installation of public realm treatments adjacent to the site (along 1st. Ave, Quebec St. and the lane south of 1st Ave.) between the curb and property lines and within the laneway including curb relocations where necessary, all in keeping with the SEFC Public Realm Plan and SEFC Public Realm Enhancement Guidelines (PREG). Work to include design and installation of SEFC street and lane lighting, street trees, structural soils, landscaping, specialty paving, concrete lane crossings, granite sets and pavers and treatments identified in the SEFC public realm plan and PREG. All existing utilities, electrical, street lighting, traffic signals and related infrastructure are to be relocated where curb adjustments are necessary,
- (xii) Undergrounding of all new and existing utility services from the closest existing suitable service point will be required. All electrical services to the site must be primary with all electrical plant which includes but is not limited to junction boxes, switchgear (vista switches) and pad mounted transformers to be located on private property. In addition, any above ground kiosks required to service the area must be located on private property. The development is not to rely on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged,

Note: Preliminary plans show the requirement for a Low Profile Transformer (LPT) on this site.

- (xiii) Provision of car-share vehicles and car-share parking spaces as set out in the parking standards for this rezoning. Calculation is based on both buildings combined. Provision of shared vehicles and shared vehicle parking spaces as outlined below:

<i>Dwelling Units</i>	<i>Shared Vehicle</i>	<i>Shared Vehicle Parking Space</i>	<i>Future Converted Shared Parking Space</i>
<i>1 - 49</i>	<i>None</i>	<i>None</i>	<i>1</i>
<i>50 - 149</i>	<i>1</i>	<i>1</i>	<i>1</i>
<i>150 - 249</i>	<i>2</i>	<i>2</i>	<i>2</i>
<i>250 - 349</i>	<i>2</i>	<i>2</i>	<i>3</i>
<i>Each additional 100 units or portion thereof</i>	<i>+0</i>	<i>+0</i>	<i>+1</i>

Note: car-share vehicles must be operated by a professional car share company and are to be fully accessible to car share members 24/7.

Flood Plan Covenant

3. Execute a Flood Plain Covenant to the satisfaction of the Director of Legal Services and the Chief Building Official;

Cultural Services: (Public Art Program)

4. Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City’s Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide a preliminary public art plan to the satisfaction of the Public Art Program Manager;

(Note to Applicant: To discuss your application please call Bryan Newson, Program Manager, 604.871.6002.)

Community Amenity Contribution

5. Pay to the City, prior to the enactment of the rezoning by-law, the Community Amenity Contribution of \$1,459,672 which is to be allocated towards affordable housing in SEFC;

Soils

6. Submit a site profile to the Environmental Protection Branch (EPB);
7. As required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter;
8. 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 satisfactory to the City, for the

on-site and off-site contamination, has been provided to the City by the Ministry of Environment;

9. In respect to the road dedications and the existing roads, as applicable, the applicant is to provide confirmation that all road dedications and existing roads are covered by numerical based Certificates of Compliance or other instruments for contamination attributable to past uses of the site, acceptable to the City in its sole discretion. The Certificates of Compliance or other instruments, if applicable, shall be issued by the Ministry of Environment and must confirm that the soils in the roads meet residential land use numerical standards for the top 3 m and commercial land use numerical standards below 3 m and that the groundwater meet drinking water criteria or if proven the groundwater does not support the drinking water criteria, then the aquatic life standards will apply, all as prescribed by the Environmental Management Act and to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services; and if the applicant is not able to provide Certificates of Compliance or other instruments, as described above, to the City prior to enactment, then the applicant will enter into such agreements on terms and conditions that the General Manager of Engineering Services and the Director of Legal Services deem necessary, in their sole discretion, which may include Section 219 Covenants which provide that there will be no occupancy of any buildings or other improvements until the City has received the confirmation that the road dedications and existing roads, have been remediated to the standards described above;

Note to applicant: If any road dedications have contamination attributable to historical filling of the area, and is supported by the Ministry of Environment, the Applicant is to provide confirmation that these contaminants are covered by Certificates of Compliance acceptable to the City in its sole discretion. The Certificates of Compliance shall be issued by the Ministry of Environment and must confirm, at a minimum, that the contamination meets risk-based standards, all as prescribed by the *Environmental Management Act* and to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services. If the Applicant is not able to provide Certificates of Compliance, as previously described, to the City prior to enactment, then the Applicant will enter into such agreements on terms and conditions that the General Manager of Engineering Services and the Director of Legal Services deem necessary, in their sole discretion, which may include Section 219 Covenants which provide that there will be no occupancy of any buildings or other improvements until the City has received the confirmation that the road dedications have been remediated to the standards previously described.

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 rezoning site as is considered advisable by the Director of Legal Services, and

otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law.

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

* * * * *

104-150 East 1st Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

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

"[CD-1 #] [By-law #] 104-150 East 1st Avenue".

* * * * *

104-150 East 1st Avenue
ADDITIONAL INFORMATION

1. Comments - General Manager of Engineering Services

Engineering Services reviewed the application and, in a memo dated March 8, 2011, the Projects Engineer stated that Engineering Services has no objection to the proposed rezoning provided that specific conditions are met. In the memo, a number of rezoning conditions were listed for inclusion in the staff report. These have been inserted in Appendix B as Form of Development conditions and conditions to be met prior to by-law enactment.

2. Building Code

The following comments are based on the preliminary drawings prepared by Rafii Architects Inc. dated May 6, 2010 for the proposed Rezoning. This is a preliminary review in order to identify issues which do not comply with the Vancouver Building By-law #9419 as amended (VBBL), and includes a review of Subsection 3.2.5. "Provisions for Fire Fighting".

- a) Building safety facilities such as central alarm and control facility, fire fighter's elevator, and stairwells equipped with standpipe connections shall be coordinated with the location of the firefighter's entrance.
- b) * The building is required to provide access to persons with disabilities to all public areas, common areas, storage, amenity, meeting rooms, and to areas where work functions could reasonably be expected to be performed by persons with disabilities.
- c) Building construction is required to be noncombustible.
- d) High-rise building and VBBL 3.2.6. requirements for high buildings apply to the entire building.
- e) * All entrances, exits, drive aisles and other access to off street disability parking spaces, and egress there from must have a minimum vertical clearance of 2.3 m, as required by the Parking By-law.
- f) * The building is required to meet Enhanced Accessibility provisions [3.8.2.27.].
- g) * Additional exit may be required from storage garage where security gate is provided.
- h) * Egress doors into public means of egress are required from the uppermost and lowermost storeys of the dwelling units that contain more than one storey.
- i) Storage garage security shall conform to 3.3.6.7.
- j) This site is located in a designated flood plain. The design of the buildings must conform to Sentences 2.2.8.1.(1) and 1A.6.1.9.(1) of Division C of the Vancouver Building By-law (VBBL), and Appendix Clause A-1.4.1.2.(1) of Division A for "designated flood plain" of the VBBL.
- k) Flood-plain restrictive covenant required.

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

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

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

3. Development Services Review

Comments were not obtained prior to completion of the Council report. A thorough technical analysis of the proposal will occur at the Development Permit stage. Please see Appendix G for Property Information and preliminary technical review.

4. Comments - Addressing

No addressing issues foreseen for the proposed project. Addressing of buildings is to be assigned off east 1st Avenue and Quebec Street at the Building Permit stage.

5. Comments - Planning

The SEFC ODP seeks pedestrian walkways through sites (see Figure 12 in ODP), however, the City will not seek a Statutory Right of Way for public access through the site, provided the design provides visual permeability through the site, and will provide pedestrian access for residents and their guests through the mid-section of the site.

The height measurement to top of slab will be used to consider compliance with the SEFC ODP, as this approach has been taken with several other projects in SEFC to date. In addition, section 10.11 (Height Increases - General Regulations) may be applied to the Mechanical Appurtenances for the tower component, provided compliance with the sustainability objectives for roofs, as outlined within the SEFC ODP.

6. Environmental Health

Although rezoning applications no longer obtain review from the Environmental Health Division with respect to acoustical criteria, staff have nonetheless included standard noise mitigation measures as follows:

- a) The City's acoustical criteria form part of the Zoning By-Law, and an Acoustical Consultant's report is required to assess noise impacts on the site and recommend noise mitigating measures; and

- b) The Noise Control By-Law will be amended at time of enactment of Zoning By-Law to include this CD-1 or new zoning district in Schedule B.

7. Urban Design Panel

The Urban Design Panel reviewed this proposal on December 1, 2011 and supported (8-0) the use, density and form of development and offered the following comments:

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to the south tower base to the lane;
- Design development to the lane unit approach and entry condition;
- Ensure the clarity of entry without diminishing the overall building simplicity and integrity;
- Careful attention to the layout of the deep, south facing units to ensure livability;
- Consider some work-use that reflects the historical industrial uses.

Related Commentary: The Panel supported the proposal and thought it would be a nice addition to the neighbourhood although a couple of Panel members lamented the loss of the industrial area.

The Panel thought the proposal handled the FSR nicely and supported the height, massing and density. However most Panel members thought there might be some modules and plans that were a little too deep noting that mid rise building with deep sides create planning problems. There was some concern regarding the livability of those units. The Panel also thought the proposal would fit into the neighbourhood. One Panel member noted that if the building was taller it would be easier to deal with some of the spatial issues and that there should be more variety in the sculpting at the top of the building. Several Panel members were surprised that there was such a large setback on Quebec Street and encouraged the applicant to take particular care in planning the area.

It was noted that the expression and materials would be important but that there was a nice modulation to the design with nice simple facades. The Panel liked the simple approach taken by the applicant.

In terms of shading, a couple of Panel members noted that the applicant had improved the energy use in the building. One Panel member suggested the applicant eliminate the thermal bridging as it wasn't necessary. Another Panel member suggested adding shading devices to the east façade as well as the west.

Most of the Panel supported the location of the corridor and the configuration of the ground oriented units. The Panel liked the notion of the sky bridge over the open space. A couple of Panel members noted that it was a long walk to the units in the far east side of the mid rise and encouraged the applicant to add a secondary entry to assist with the way finding. One Panel member had some concern regarding security with the street level units on the lane. Another Panel member suggested adding a window at the end of the corridor for some natural light.

8. Comments of the Applicant

The applicant was provided with a draft copy of this report on March 31, 2011 and provided no comments.

* * * * *

104-150 East 1st Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

Residential development consisting of a 12-storey and 6-storey strata building on the corner of Quebec Street and along East 1st Avenue.

Public Benefit Summary:

The development would generate DCL payments and public art contributions and a CAC offering directed towards affordable housing.

	Current Zoning	Proposed Zoning
Zoning District	M-2	CD-1
FSR (site area = 3,369 sq. m / 36,264 sq. ft.)	5.0	3.5
Max. Allowable Buildable Floor Space (sq. ft.)	181,320	126,928
Land Use	Industrial	Residential

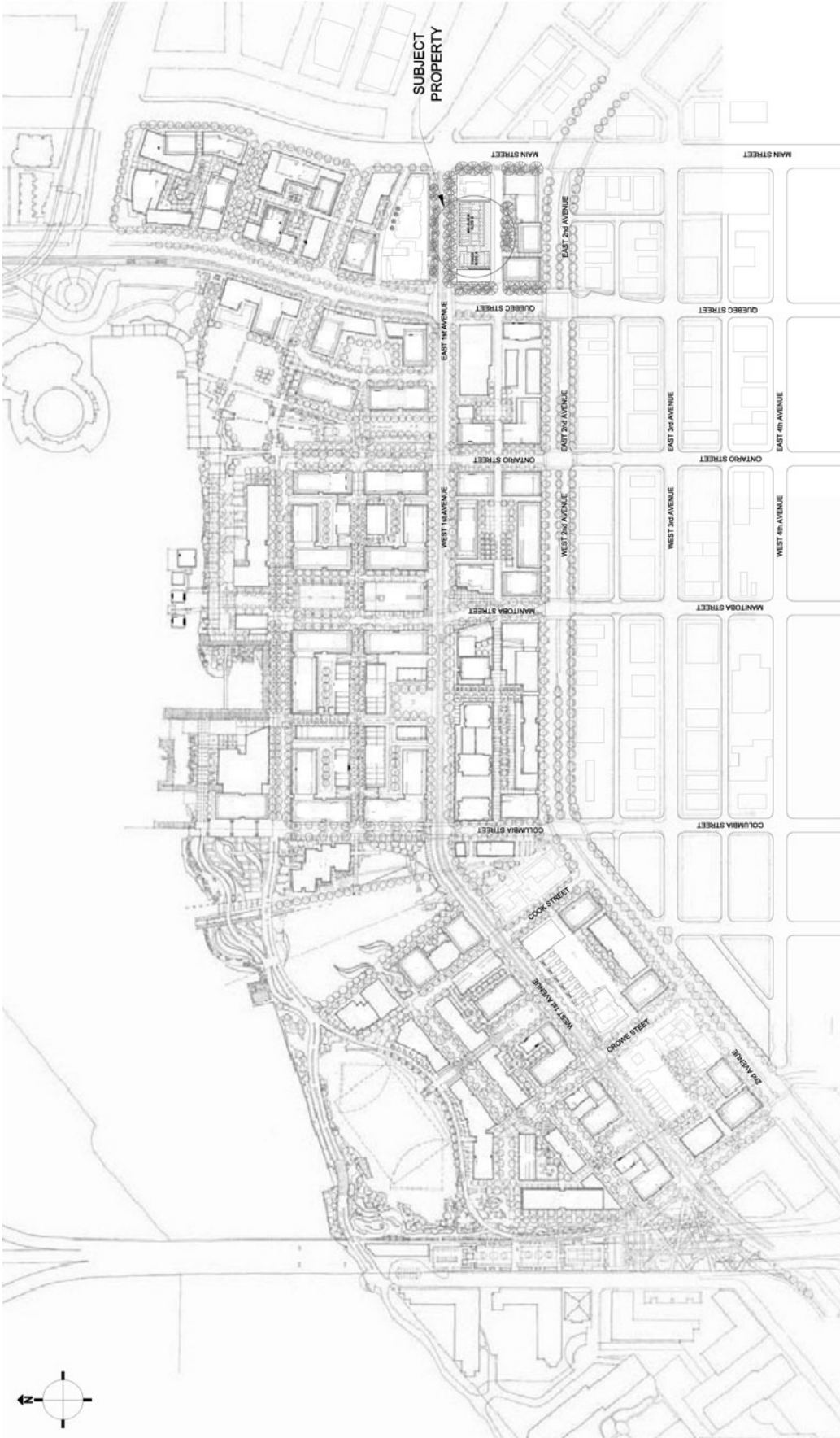
Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide) (see Note 1)	0	1,322,590
	DCL (Area Specific) (see Note 1)	0	1,990,231
	Public Art	0	229,740
	20% Social Housing	0	0
Offered (Community Amenity Contribution)	Childcare Facilities	N/A	
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Housing (e.g. supportive, seniors)		1,459,672
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$0	5,002,233

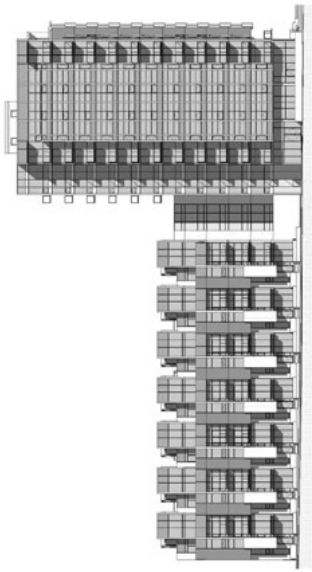
Other Benefits (non-market and/or STIR components):

N/A

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-wide DCL, revenues are allocated into the following public benefit categories: Parks (41%); Replacement Housing (32%); Transportation (22%); and Childcare (5%). Revenue allocations differ among Area Specific DCL Districts. Note 1: Given the SEFC ODP, the site is not likely to redevelop under the current zoning.

104-150 East 1st Avenue







EAST 1st AVE. NORTH ELEVATION

RAFFI ARCHITECTS INC. 104 East 1st Avenue, Suite 200, Vancouver, BC V6A 1A1
 TEL: 604.688.3322 FAX: 604.688.3323
 WWW.RAFFIARCHITECTS.COM
 SUITE 200 104 EAST 1ST AVENUE
 VANCOUVER BC V6A 1A1 CANADA


PROJECT NO. 104 EAST 1ST AVENUE
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 CHECKED BY:




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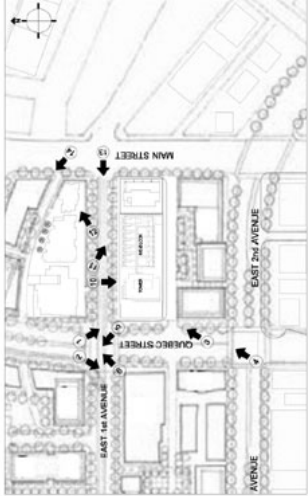
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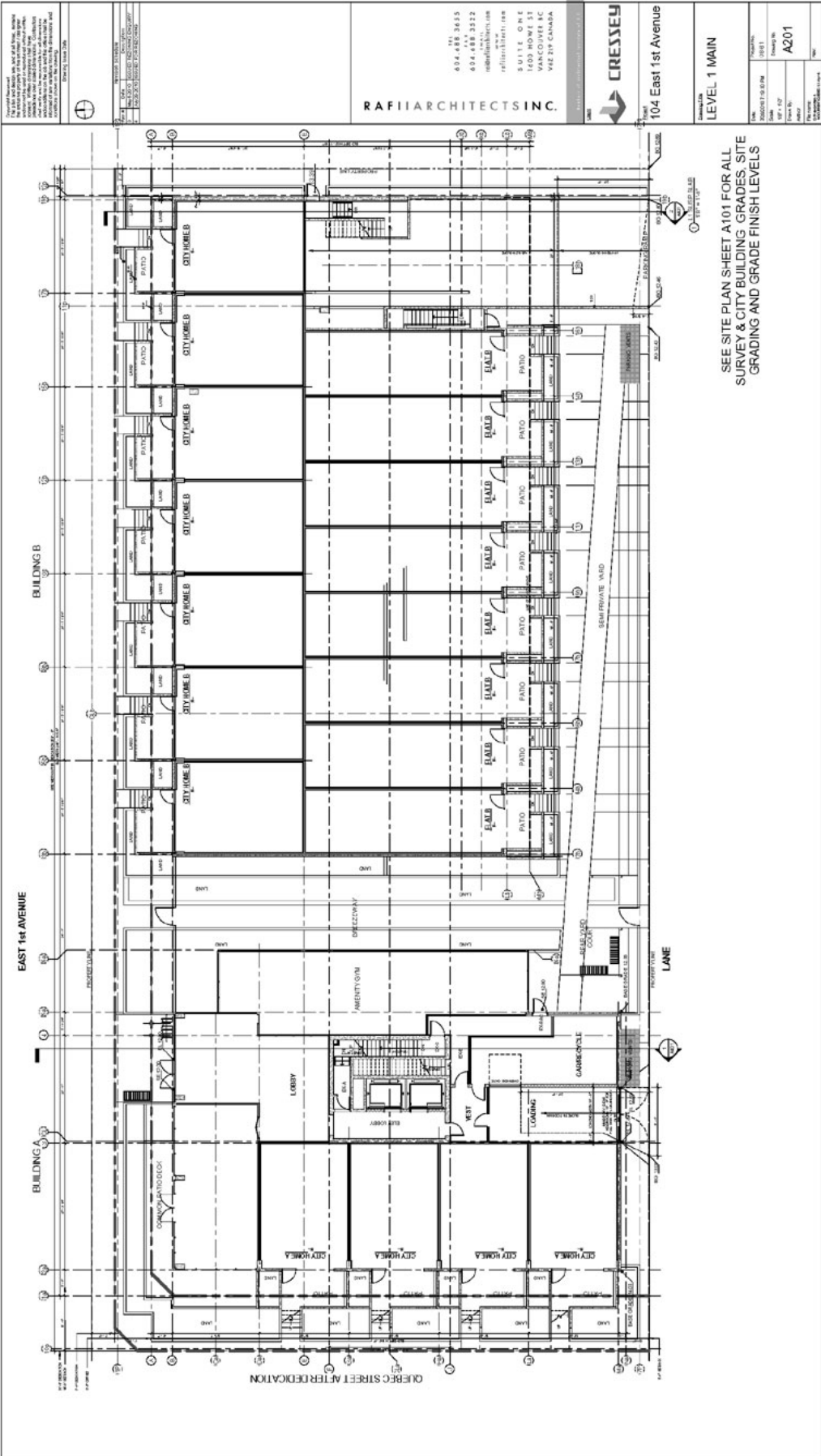


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RAFI ARCHITECTS INC.

TEL 604 488 3645
 604 488 3522
 rafi@rafiarchitects.com
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 SUITE ONE
 1403 HOWE ST
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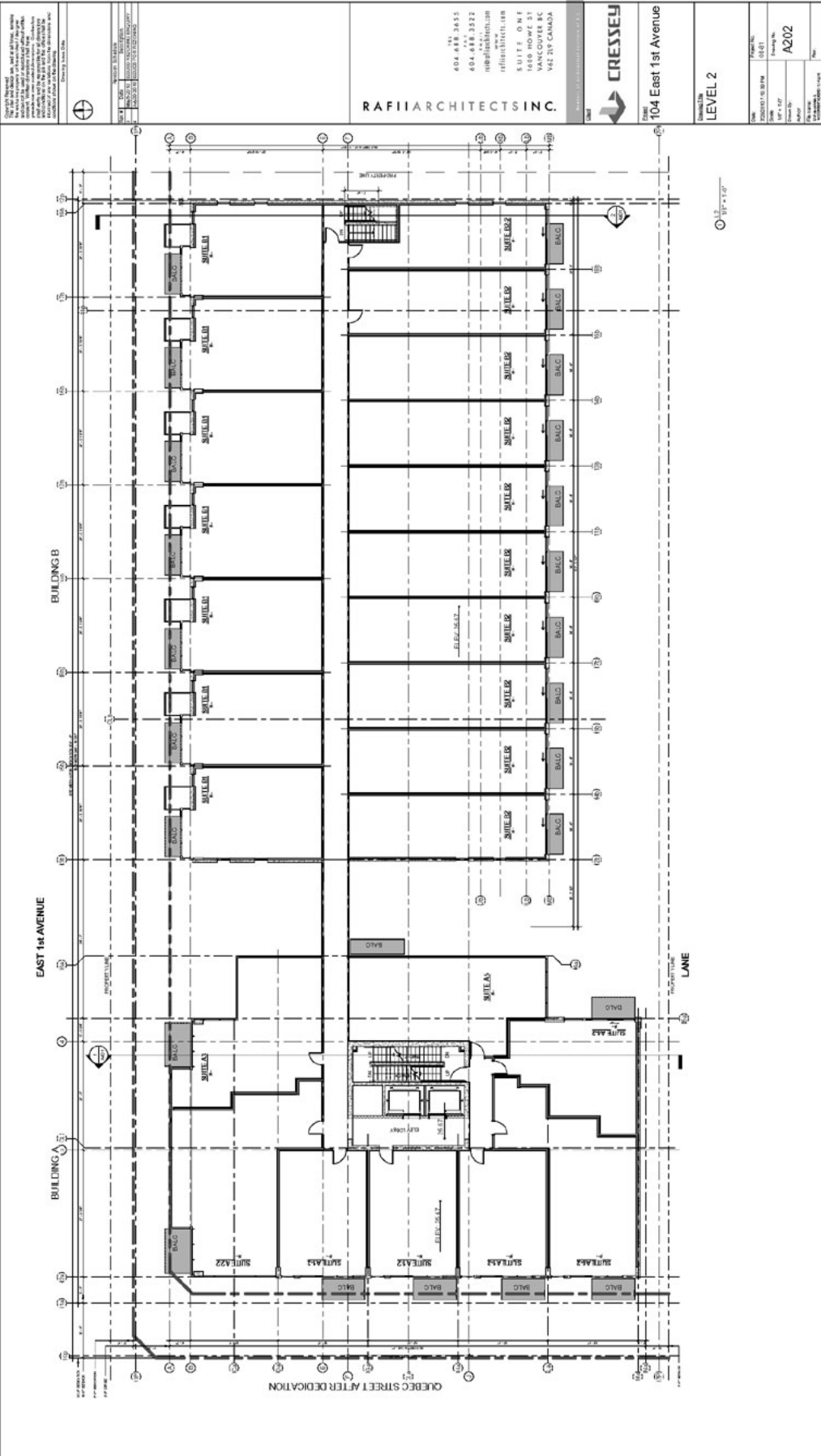


104 East 1st Avenue

SEE SITE PLAN SHEET A101 FOR ALL
 SURVEY & CITY BUILDING GRADES, SITE
 GRADING AND GRADE FINISH LEVELS

LEVEL 1 MAIN

DATE	PROJECT
2020/01/15-01/20/21	104 EAST 1ST AVENUE
DRAWN BY	DESIGNED BY
RAFI	RAFI
CHECKED BY	PROJECT NO.
RAFI	A201
SCALE	DATE PLOTTED
AS SHOWN	2021/01/20



RAFI ARCHITECTS INC.

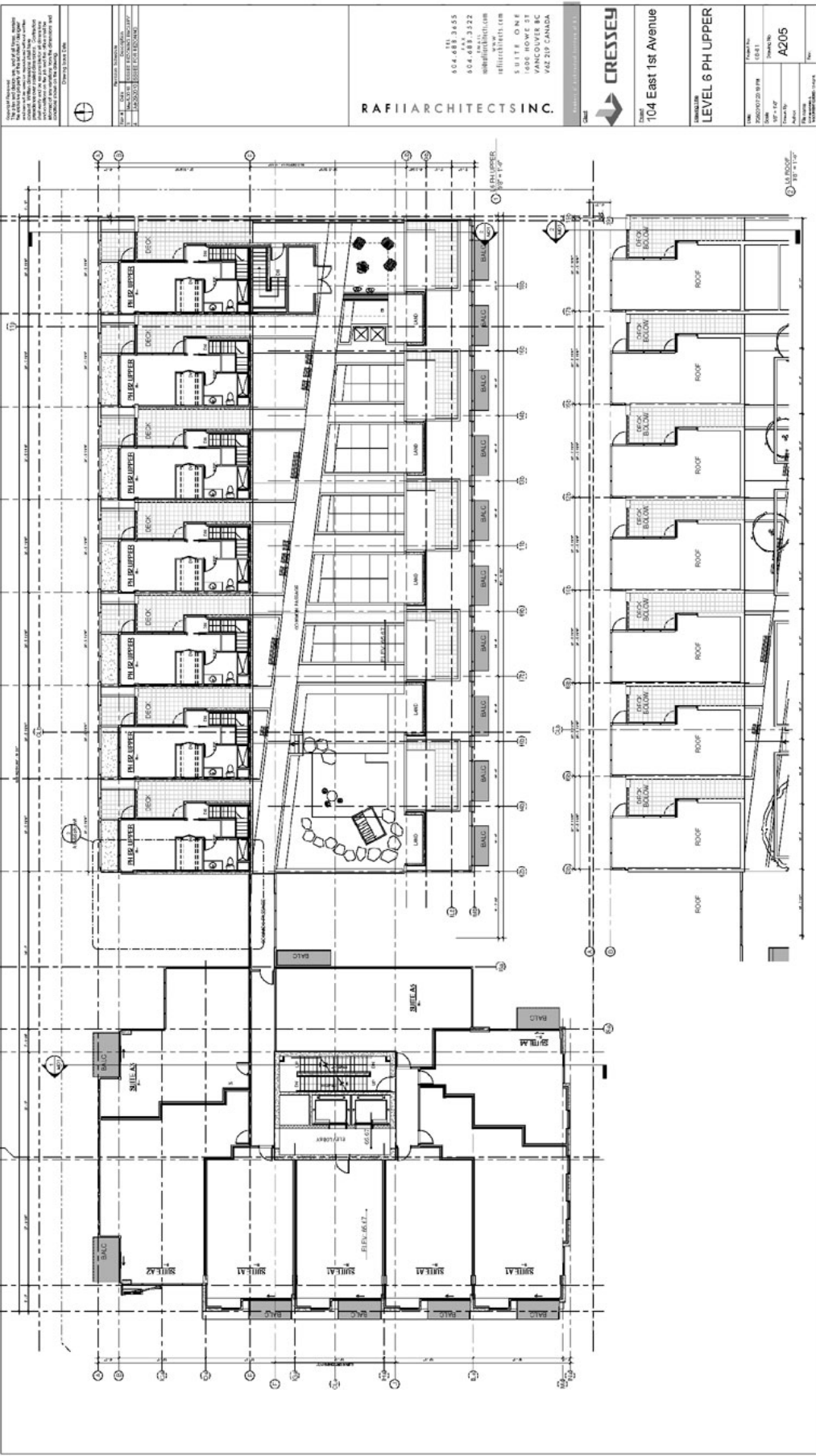
604.688.3625
604.688.3522
info@rafi.ca
SUITE 0-NF
1650 HOWE ST
VANCOUVER BC
V6Z 2Y7 CANADA



104 East 1st Avenue

LEVEL 2

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SCALE	1/8" = 1'-0"
DESIGNER	RAFI ARCHITECTS INC.
CHECKED BY	
DATE	
PROJECT NO.	A202
DATE	
SCALE	
DESIGNER	
CHECKED BY	
DATE	



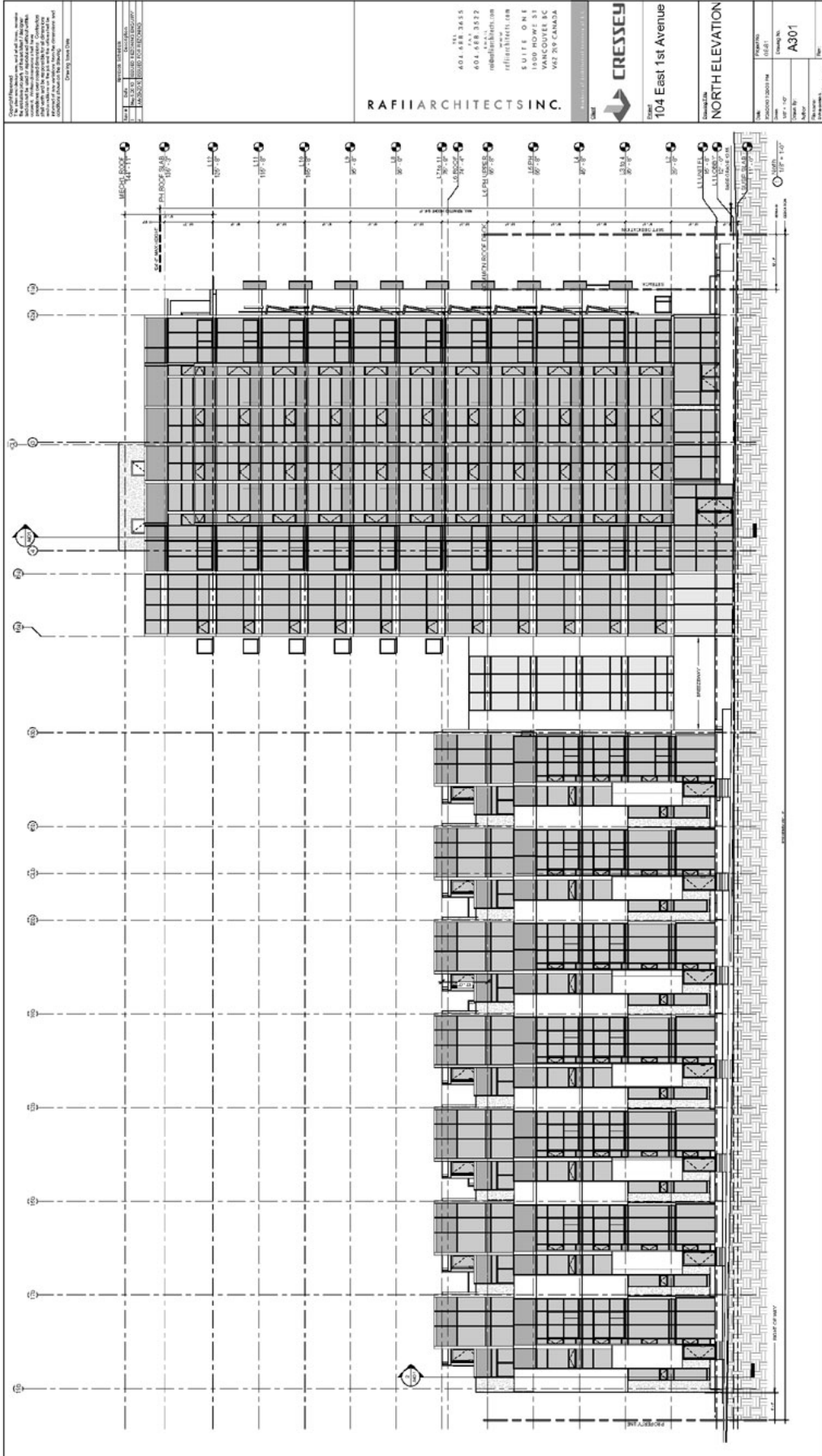
The owner has been advised that this drawing is for informational purposes only and should not be used for construction without the approval of the architect. The architect is not responsible for any errors or omissions in this drawing.

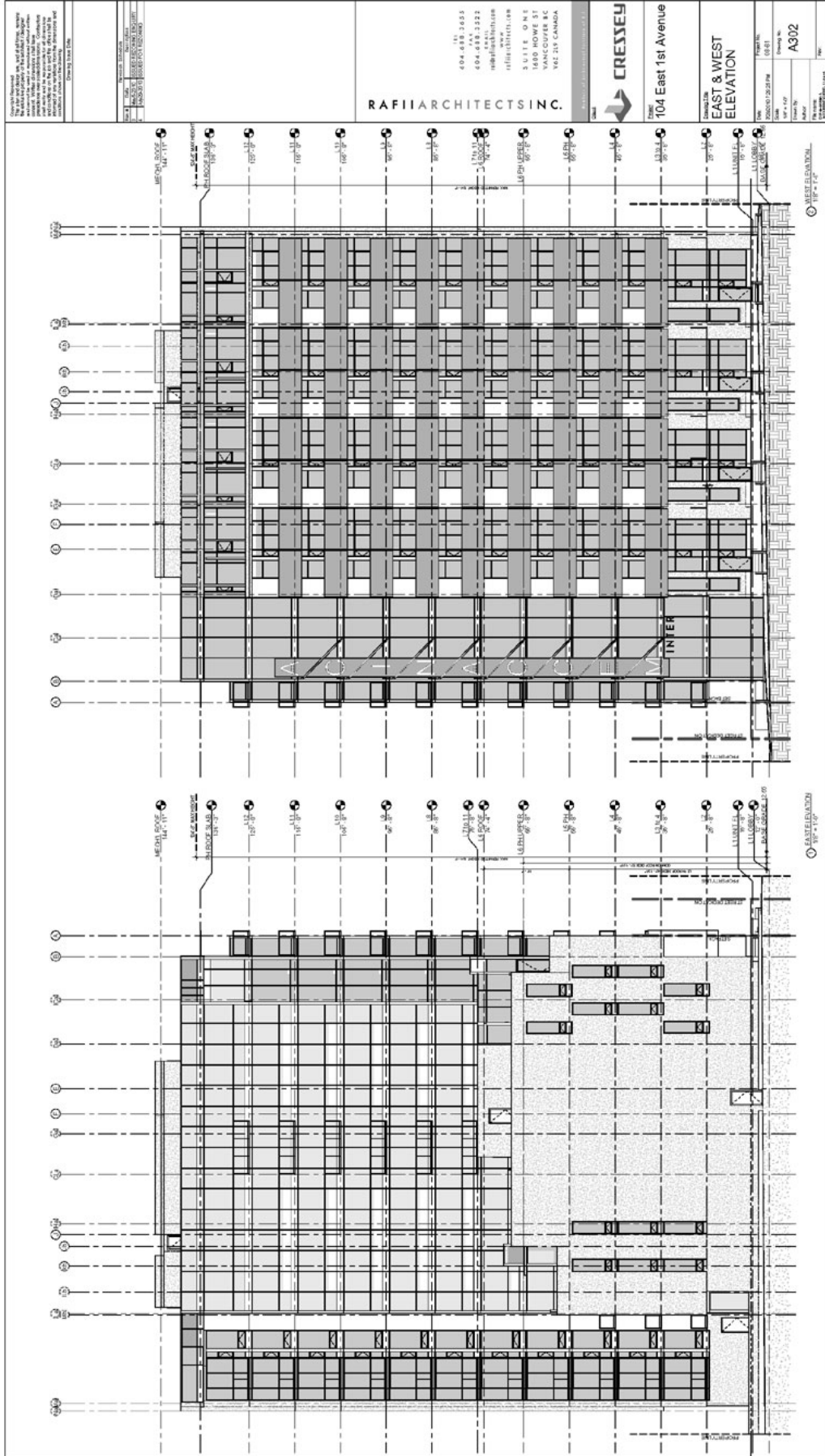
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DATE: 2023-07-10

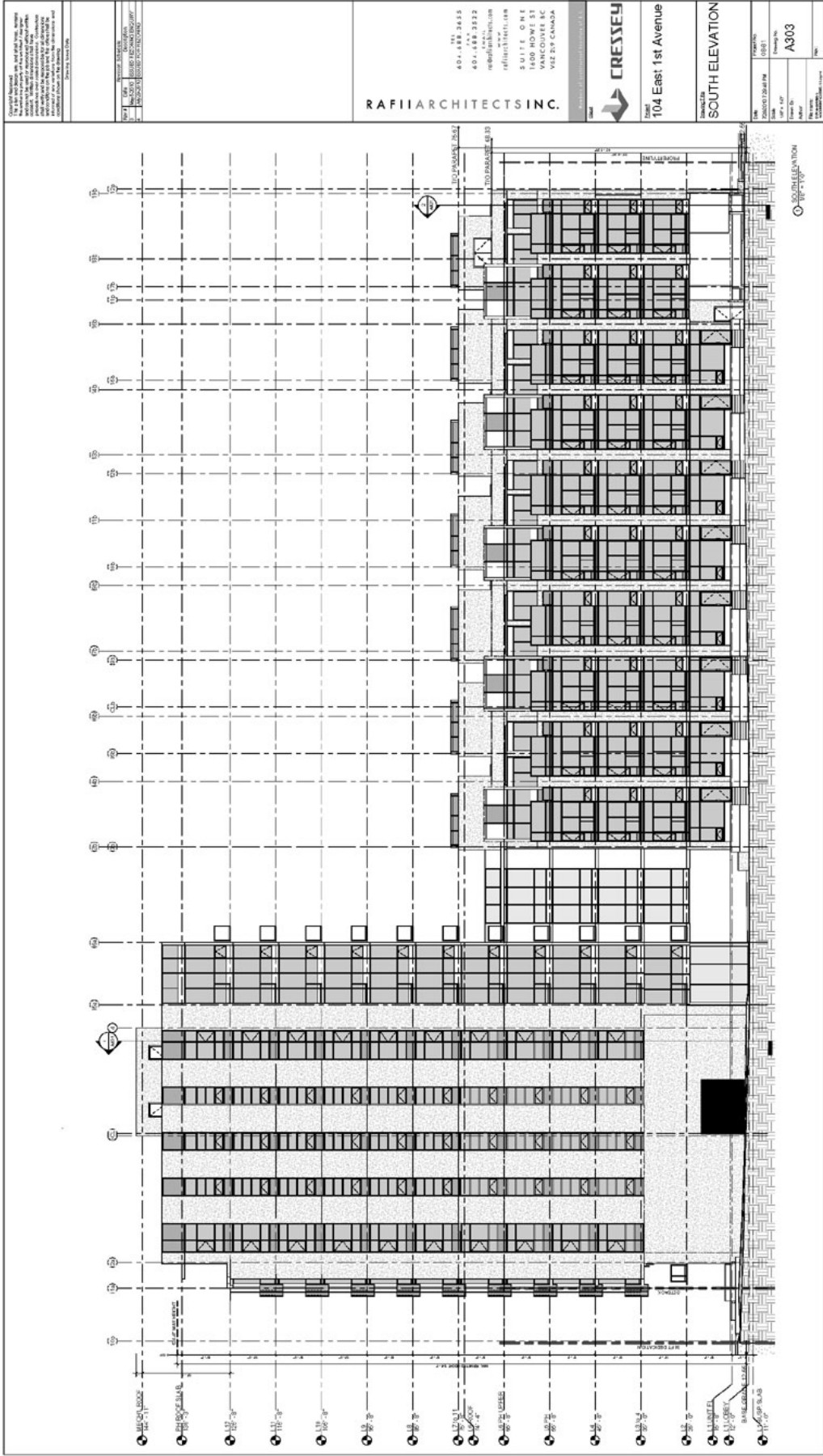
RAFI ARCHITECTS INC.
504.683.1655
504.683.3322
info@rafi.com
SUITE 001
1488 HOWE ST
VANCOUVER BC
V6Z 2T9 CANADA

CRESSEY
104 East 1st Avenue
LEVEL 6 PH UPPER

DATE: 2023-07-10
DRAWN BY: J.P.
CHECKED BY: M.S.
PROJECT NO: A205







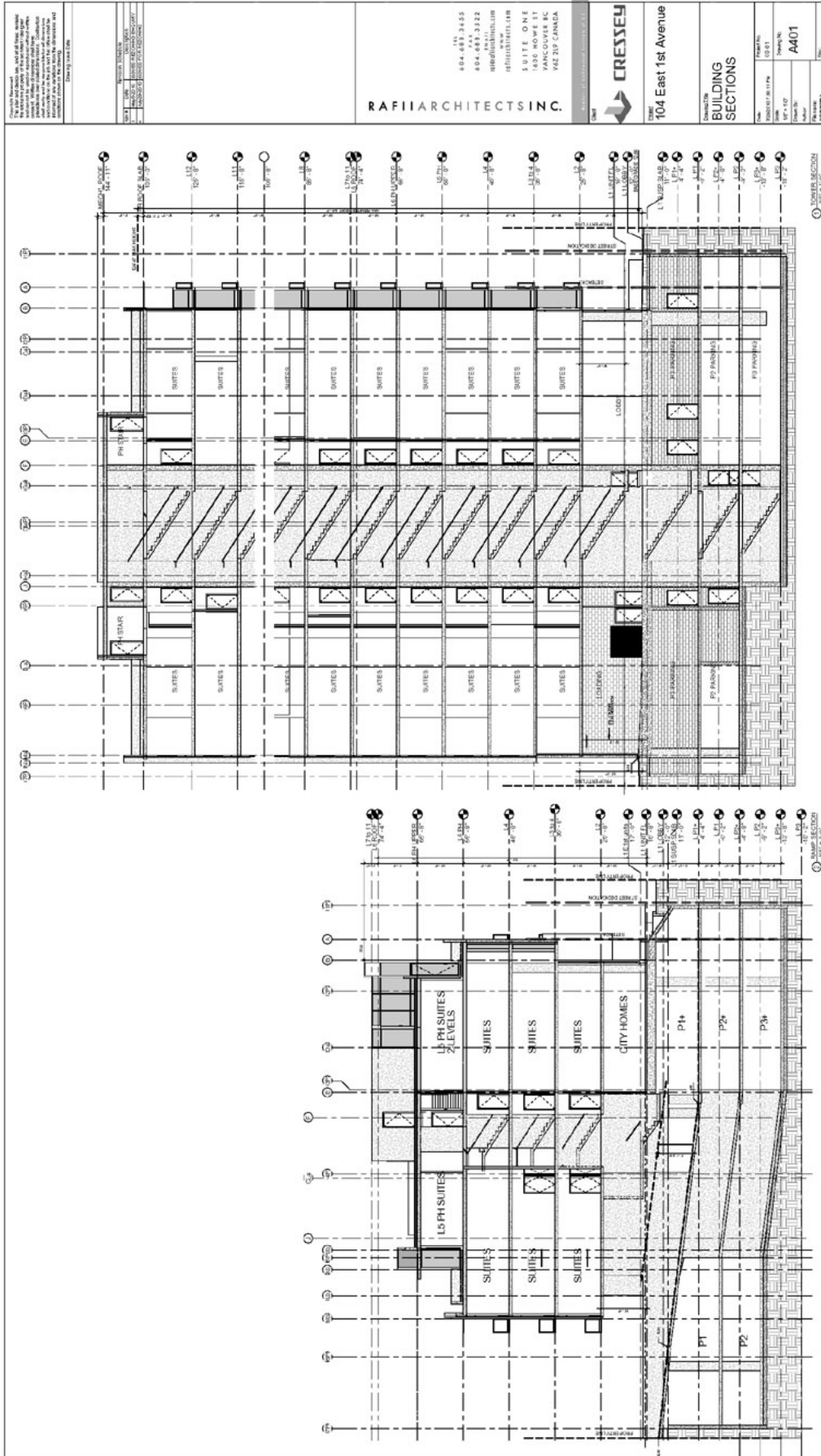
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 V6Z 2Y6 CANADA



104 East 1st Avenue
 SOUTH ELEVATION

DATE	PROJECT NO.	ISSUE NO.
10/20/2010	104 EAST 1ST AVENUE	0001
DESIGNED BY	DRAWN BY	CHECKED BY
RAFI	RAFI	RAFI
PROJECT NO.	ISSUE NO.	DATE
A303		



104-150 East 1st Avenue
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address 104-150 East 1st Avenue

Legal Descriptions (PID :015-531-597 Lot 1, Block 7, DL 200A , Plan 197)
(PID: 015-531-619 Lot 2 Block7 DL200A Plan 197)
(PID: 015-531-635 Lot 3 Block 7 DL 200A Plan 197)
(PID: 007-273-002 Lot 4 Block 7 DL 200A Plan 17529)
(PID: 007-273-011 Lot 5 Block 7 DL 200A Plan 17529)
(PID: 007-273-029 Lot 6 Block 7 DL 200A Plan 17529);

Applicant Cressey Quebec Street Holdings LTD.

Architect Rafii Architects Inc.

Property Owners Quebec Street Holdings LTD.
800-925 Georgia Street Vancouver BC

Technical Analysis:

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size			Irregular
Site Area ¹			36,264 sq. ft.
Floor Area ²	Overall 6,188,041.0 sq ft. Area 3C Residential 1,295,845.0 sq ft. Retail/Service/ Office 126,928.0 sq ft.		Overall 289,941 sq. ft. Area 3C Residential 127,019 sq. ft. Retail/Service/Office <u>0 sq. ft</u> Total 127,019 sq. ft.
FSR ²	Overall Retail/Service/ Office 3.5 FSR		No Retail/Service/Office proposed
Height ³	Overall 125 ft.		Residential Low-Rise Top of Win Cap 64.3 ft Top of Parapet 62.7 ft Residential High-Rise Top of slab 125.0 ft. Top of Roof Deck Guardrail 128.1 ft. Top of Mech'I Roof 131.9 ft. Top of Mech'I Parapet 133.2 ft.
Family Units ⁴	43 Units (25% of 170 units proposed)	25% family suites with 2 bedrooms or more	TBD
Setbacks ⁵			Side Yard (East) 6.0 ft Quebec St (West) 50.0 ft Lane (South) 5.0 ft East 1st Ave (North) 13.0 ft

Parking ⁶	Residential	204 sp	<i>Based on Section 4.5A:</i>			Standard	163 sp
	Visitor	26 sp	Residential	151 sp	Small	54 sp	
	Small Car (25% max)	55 sp	Visitor	13 sp	Total	218 sp	
			Disability Sp	7 sp	Disability spaces	0 sp	
Bicycle Parking ⁷			<u>CI A</u>	<u>CI B</u>	<u>CI A</u>	<u>CI B</u>	
			213 sp	6 sp	212 sp	6 sp	
Loading ⁸			<u>CI A</u>	<u>CI B</u>	<u>CI C</u>		
			0 sp	1 sp	0 sp		
					0 sp	1 sp	
						0 sp	

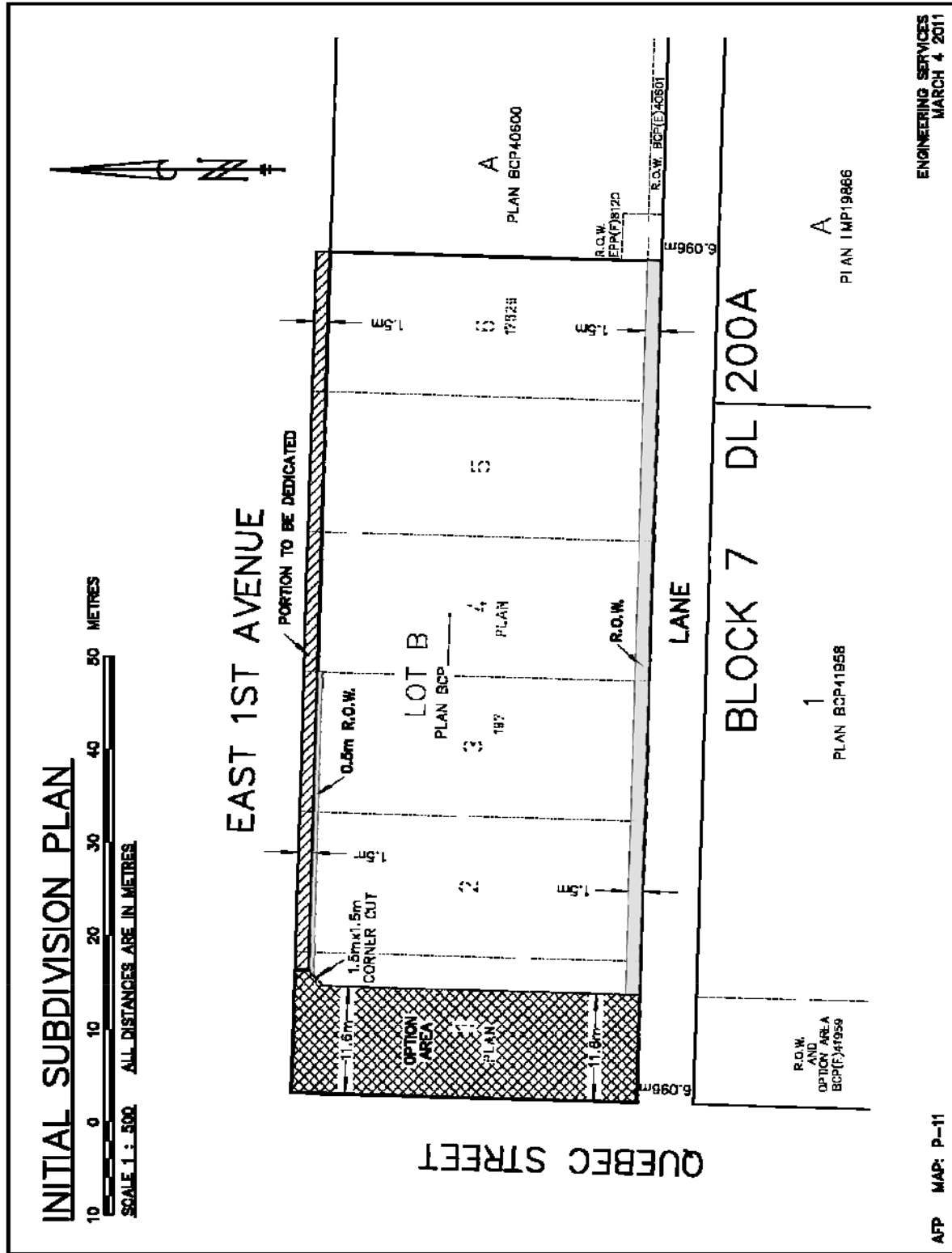
Note: The figures shown have been provided by the applicant. Resolution of any discrepancies in these figures will be required once a detailed review is undertaken during the Development Permit application stage. The applicant is responsible for complying with the provisions set out within the CD-1 By-law, and all conditions contained within Appendix B.

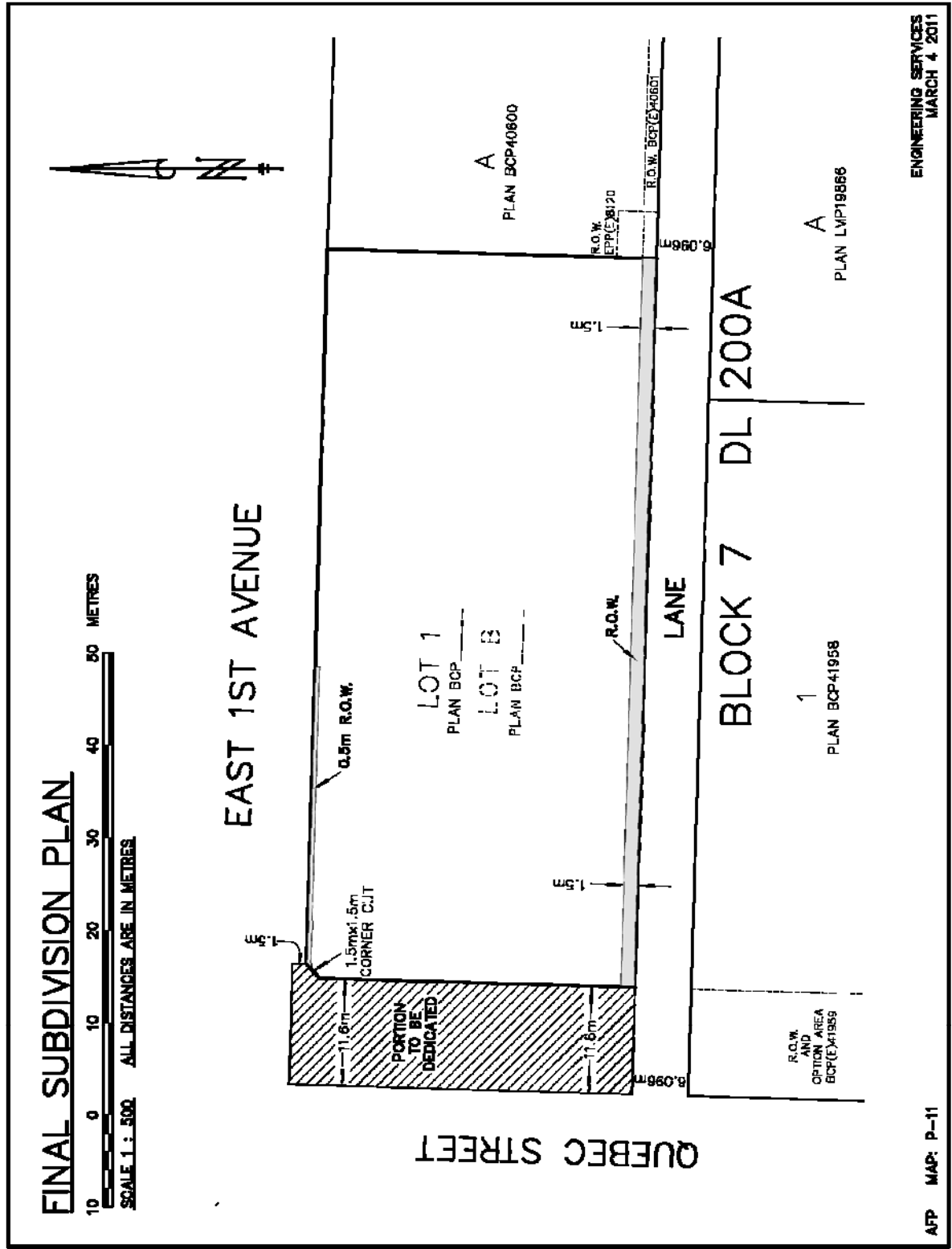
Notes:

- ¹ **Note on Site Area:** The proposed site area is based on the submitted survey.
- ² **Notes on FSR and Floor Area:** The proposed FSR and Floor Area numbers are based on the information provided in the color-coded FSR overlays that were submitted by Rafii Architects Inc. and date stamped by the Community Service Group on October 15, 2010. The maximum FSR requirement as indicated in the Southeast False Creek (SEFC) Official Development Plan only refers to retail / service / office uses in Area 3C; this proposal does not contain any of these uses. The proposed allowable residential floor area for the entire area and for Area 3C are based on the data provided by Doug Robinson via e-mail dated Feb. 8, 2011 and on the numbers provided by Rafii Architects Inc. Submission of fully dimensioned floor plans and FSR overlays will be required at the Complete Development Application stage to verify the actual FSR and floor area numbers. The applicant will be required to confirm the application does not exceed the maximum FSR permitted for the site. Stairs are included in floor area for the floors they serve.
- ³ **Note on Height:** Height calculation has been based on the elevations provided on the submitted Elevation Plans. Top of Guard Rail elevation for the tower portion appears to be over the proposed maximum height.
- ⁴ **Note on Family Units:** Of the 170 residential units, 25% will be required to be family units. Clarification on the types of units proposed should be provided at the Development Application stage.
- ⁵ **Note on Setbacks:** Based on the M-2 District Schedule, there is only a rear yard setback of 10.17 ft measured from the centre line of the rear lane; the proposal complies with this setback. Engineering notes indicated that there are road widening requirements which will also dictate building setback requirements. Coordination with the Engineering Department is required to determine the location and dimension of the road widening requirements.
- ⁶ **Note on Parking:** Required number of parking spaces have been calculated based on Section 4.5A.1 of the Parking By-law. Provision of 7 disability parking spaces are required.

⁷ **Note on Bicycle:** Required and proposed number of Class A & Class B Bicycle spaces are based on the number of units proposed provided on the Data Summary page attached to the drawings that was submitted by Rafii Architects Inc. and date stamped by the Rezoning Department on Oct 15, 2010.

⁸ **Note on Loading:** The proposed number of Class B Loading space is based on the Section 5.2.3 of the Parking By-law.





ENGINEERING SERVICES
MARCH 4 2011

AFP MAP: P-11

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