CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date:	February 24, 2006
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Meeting Date:	March 9, 2006

TO: Standing Committee on Planning and Environment

FROM: Director of Current Planning in consultation with the Director of Real Estate Services

SUBJECT: Heritage Revitalization Agreement Options for 1285 West Pender Street (Evergreen Building)

RECOMMENDATION

A. THAT Council supports, in principle, sending to Public Hearing, the heritage conservation and designation of the Evergreen Building at 1285 West Pender Street, based on:

(i) Residential use conversion, 5-storey addition to the roof and 129,000 square feet of bonus density for transfer, AND/OR

(ii) Commercial use retention, no additions to roof and 150,000 square feet of bonus density for transfer;

FURTHER THAT If Council chooses Recommendation A, instruct the Director of Legal Services to prepare the requisite Heritage Revitalization Agreement(s) for Public Hearing; and,

FURTHER THAT if Council approves Recommendation A, this decision does not prejudge Council's decision regarding the HRA(s) at a Public Hearing.

CONSIDERATION

B. THAT Council thank the owner, the Vancouver Heritage Commission and staff for their efforts in pursuing heritage conservation and designation of the

Evergreen Building at 1285 West Pender, but conclude that no viable retention options have been identified at this time.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of A. If Council does not support A, CONSIDERATION B is presented.

CITY MANAGER'S COMMENTS

The City Manager notes that the bonus density is a very significant amount for any building. Staff project in the report that available density in the bank will raise to approximately 570,000 square feet in two years. Although staff believe this amount can be managed, caution is prudent especially with development demands and heritage preservation in the Gastown/Chinatown area over the next few years.

The City Manager does not support Recommendation A(ii) because the owner recently applied to convert the building from office to residential and was granted approval by Council. In addition, the owner does not agree with the suggested 150,000 square foot bonus density for transfer.

The City Manager supports Recommendation A(i) being referred to Public Hearing. In addition, the City Manager RECOMMENDS approval of B.

COUNCIL POLICY

Heritage Polices and Guidelines: Council Policy states that "resources identified in the Vancouver Heritage Register have significance and that the City's long-term goal is to protect through voluntary designation, as many resources on the Vancouver Heritage Register as possible" and that legal designation will be a prerequisite to granting certain bonuses and incentives.

Transfer of Density Policy and Procedure: Council Policy provides for the opportunity to transfer density from one site to another provided that such a transfer will assist in one or more Council objectives including heritage preservation.

Downtown District Interim Policies for Residential: On June 24, 2004 the proposed residential conversion of the Evergreen Building was presented to City Council. In support of the proposal, staff noted among other points that the building is located in a 'choice of use' zoning district, that the change of use will encourage the retention of this landmark character building; and, the conversion does not represent a significant loss of office space in the downtown. Council approved a motion advising the Development Permit Board that, "it supports the proposed conversion of the office space in a building located at 1285 West Pender Street to residential use as proposed by the owner of the building, Evergreen Building Ltd., subject to conditions the Board may decide in considering approval."

At the March 31, 2005 meeting of the Standing Committee of Council on Planning and Environment, a resolution was passed concerning 1285 West Pender Street:

THAT in reference to the Evergreen Building at 1285 West Pender Street, staff collaborate with the owner to look at any opportunity to maintain or save the existing structure while not interfering with the applicants proposal for a new building through the development application process.

PURPOSE AND SUMMARY

This report supports the retention of the Evergreen Building at 1285 West Pender Street and requests that Council refer to Public Hearing, a Heritage Revitalization Agreement(s) (HRA), to provide bonus density for transfer in exchange for the designation and long term protection of the building.

The HRA(s) will result in a form of development that is consistent with the intent of the zoning regulations for this area and Council's policies with respect to heritage property.

Key issue: While the Evergreen Building is a relatively new building, constructed in1980, it is a building which is acknowledged to have significant heritage value by staff and the heritage community, including the Vancouver Heritage Commission. It is also a building which is difficult to preserve because it is under built at 4.9 FSR compared to the zoning maximum permitted in this area of 6.0 FSR. As well, the building is not optimally built in terms of meeting current code requirements. For these reasons, Council, in 2005, directed staff to work collaboratively with the owner, to pursue options to maintain or save the building, while not interfering with the owner's proposal for a new building. It is noted that this latter application for a 21 storey market residential tower, was approved by the Development Permit Board (with conditions) on November 7, 2005, and is only awaiting issuance upon satisfying development permit conditions.

All preservation options explored require a significant bonus. A judgement needs to be made regarding whether the bonus is warranted in the context of other applications which are before the City for consideration. Staff conclude that the bonus amounts have been appropriately calculated and that the impact on the density bank in the context of other current applications for density transfers is acceptable. Nonetheless, prior to referring an HRA to public hearing, Council can deal with this matter in principle.

While not recommended, if Council does not support the heritage density bonus amount or does not support referring an HRA to public hearing for other reasons, staff submit CONSIDERATION B. In this case, the building would remain unprotected and could be demolished with redevelopment occurring under the existing zoning, noting the owner has an approved development permit for a new residential tower on the site.

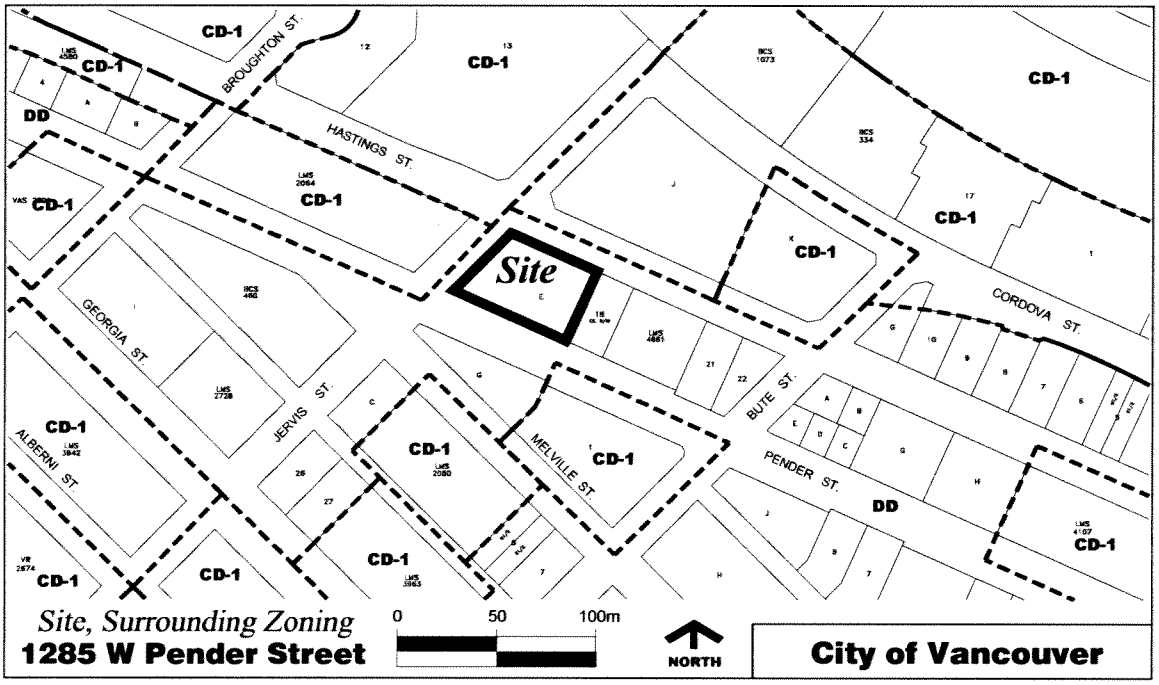
BACKGROUND

The site is located on the 1200 block of West Pender Street, at the intersections of Hastings, Pender and Jervis Street. The zoning is sub-area "G" of the Downtown O.D.P. and permits an FSR of 6.00 with a maximum FSR of 5.0 for Office uses. Residential uses are permitted within this area of the downtown.

The Evergreen Building was designed by Arthur Erickson in 1980, as a 10-storey office building containing a small number of residential units.

In the fall of 2004, the owner submitted a proposal to the Development Permit Board (DPB) to retain the building, convert it to market residential uses and add 4 storeys. The DPB approved the application in principle, provided the addition was reduced to 2 storeys. At that time, the historic value of the site was not addressed and the Vancouver Heritage Commission was not consulted on the compatibility of the scheme. The owner then chose to pursue a subsequent Development Permit (DE# 409493) that would see the demolition of the existing building and the construction of a new 21 storey residential tower. As noted earlier, this permit was approved on November 7, 2005 with conditions by the Development Permit Board. The building's historic value was raised in early 2005 by the Heritage Commission and on March 31 2005, Council directed staff to work with the owner to develop options for retaining the building.

Since the summer of 2005, staff have worked with the owner to develop a scheme that offers the long term preservation of the building and is economically viable. Noting the fluctuating market between residential and office use and to facilitate a viable preservation scheme, the owner has requested that two options be developed and staff support both. In this context, staff recommend Council refer both options within one HRA to a Public Hearing to maximize the viability of a preservation scheme. Both options achieve preservation of the building and a compatible development within the surrounding context.



DISCUSSION

The Proposals:

Nick Milkovich Architects Inc, in conjunction with Arthur Erickson Design Consultants, has submitted two Development Applications that each retain the building.

The first option (DE#409747) is for the adaptive reuse of the building to residential market units (See reduced drawings in Appendix A). The proposal includes a 5-storey addition to the roof of the building along with additions to the ground plane in order to fill out the base of the building and provide a better urban fit with the surrounding context. The proposal would see the building increased in size to 15 storeys with a corresponding increase from 4.9 FSR to 6.39 FSR along with an additional 129,000 sq.ft. of bonus density for transfer off site. The building will contain 71 dwelling units ranging in size from 700 to 3,000 sq.ft. along with a health club as the amenity area for the building. In exchange for the bonus density for transfer, the owner has agreed to enter into a Heritage Revitalization Agreement with the City and apply long term protection to the site in the form of designation.

The second option (DE#410094) is for the retention of the building for office use with potential for a future addition to the ground plane. (See reduced drawings in Appendix B). The proposal would see the floor area increase from 4.9 FSR to 5.14 FSR, in exchange for 150,000 square feet of bonus density for transfer. In this second option the ground plane addition is accommodated in the proposed HRA in terms of floor area but is not a requirement of the HRA. While staff would prefer it be built as part of the preservation work, the owner is not certain on whether he wishes to pursue this change to the building. For this reason, the HRA has been crafted to allow the owner the option of pursuing additional density at grade once the building is designated. Since staff will not limit the use of the additions, the owner is free to consider residential town homes at grade as well as office or retail uses which are all allowable in this zoning. While a grade level addition is desired from an urban design perspective, given that it is not desired by the owner at this time and is not considered a heritage cost it is excluded for the purposes of calculating bonus density.

The owner does not agree with staff's estimation of the value of bonus density generated by Option #2 where the building is retained for office use. In the owner's estimation, the compensation amount should be increased to 170,000 square feet. Furthermore, the owner has indicated that there should be an additional 25,000 sq.ft. of density granted to them, which represents the difference between the square footage of the existing office building as built, and the maximum buildable square footage which the zoning permits. Under the Heritage Policy Guidelines the unencumbered land valuation assumes that the land will be developed to the maximum buildable square footage permitted under the zoning, thereby precluding the scenario envisaged by the owner in which there is a resulting loss of density. The Director of Real Estate Services has evaluated the proforma for the office option and concluded that Council's policies can support a maximum bonus of 150,000 square feet and that this is fair and reasonable compensation for the retention of the building retained for office use. For these reasons, staff can not support the owner's request for added density for transfer, but respectfully put the owner's request forward for discussion. (See comments in Real Estate Services section)

Compatibility with the Downtown O.D.P. and Design Guidelines:
The Downtown Official Development Plan permits a variety of uses totalling 6.0 FSR. Residential uses are permitted to achieve 6.0 FSR and office use is restricted to a maximum of 5.0 FSR. In addition, building heights are permitted to achieve a maximum of 300 feet, subject to a review of the urban design requirements for the area. In the fall of 2004, staff and the Urban Design Panel reviewed a similar proposal to Option #1 which proposed a 4-storey addition to the building and concluded that the proposal was an appropriate response from a design point of view and that the addition was considered to be a neighbourly approach to the surrounding context. The design issues identified for modification at that time are considered "fine-tuning" and do not radically alter the scheme. The change to a 5-storey addition to the building does not significantly alter the proportion or architectural integrity of the building. The existing structure is unique and the proposal is a unique and complementary addition designed by the original architect.

The prior-to conditions presented in the Development Permit Staff Committee Report of September 15 and 29 2004, would stand as conditions to Option #1, the residential Development Permit, along with any additional changes staff would be seeking in order to refine the 5-storey scheme to achieve a compatible fit with the existing building and the surrounding context.

For Option #2, (see reduced drawings, Appendix B) the building would be retained as is for office use with a provision for a small future addition at grade to meet the urban design objectives of Hastings Street. Retaining the building as is, would preserve the building's massing and secure a smaller building on this site, thereby preserving existing views and sun access that the neighbourhood currently enjoys. For these reasons, staff also support Option #2.

Heritage Value:
The building was constructed in 1980 by Arthur Erickson, one of the leading architects of Canada, and represents an iconic example of mid-century modernism in Vancouver. An early example of the 'greening' of buildings, the Evergreen Building is an example of Erickson's collaborative work with pioneering landscape architect Cornelia Hahn Oberlander. Other fine examples of this collaboration are the Law Courts building and accompanying gardens at 800 Hornby Street.

The Evergreen Building was designed to reflect the original escarpment on this site, through its unique trapezoidal plan and terraced balconies, providing views to Coal Harbour, Stanley Park and the North Shore.

At the time of the creation of the Vancouver Heritage Register in 1986, the building was not old enough to be considered a heritage site. 25 years later, the building has reached heritage status and is now recognized as one of Vancouver's "Recent Landmarks", worthy of addition to the Vancouver Heritage Register in the "A" category and designation as a historic resource. (See Statement of Significance in Appendix A)

The building's historic value lies its connection to Arthur Erickson, one of Canada's leading architects of the modern era, and the noteworthy architectural design of the building with its geometric interpretation of the surrounding typography and landscape.

For these reasons, staff recommend that Council add the building to the Vancouver Heritage Register and designate the Evergreen Building as a protected heritage site if the HRA is approved at a Public Hearing.

Vancouver Heritage Commission:
On February 21, 2005, the Commission passed a motion to advise Council of the historic value of the Evergreen Building and requested staff collaborate with the Owner to investigate options to retain the building.

On September 12, 2005, staff presented a proposal to convert the building to residential uses and add a 4-storey addition. During the course of the meeting, the owner sought commentary on a 5-storey addition option, and the Commission passed the following motion:

RESOLVED

THAT the Vancouver Heritage Commission (VHC), recognizes that the Evergreen Building at 1285 West Pender Street, represents an important part of the architectural and cultural heritage of the City of Vancouver, that it is part of the body of work in the distinguished career of renowned Vancouver architect, Arthur Erickson; and as the building is itself iconic and unique, both in its sensitivity to a difficult site, respecting the diagonal with a sawtooth profile, and in its terraced and greenery-planted balconies, a pioneering example of the greening of public buildings, the VHC supports the following:

- designation of the site, with a Heritage Revitalization Agreement;
- a conservation plan, including a Statement of Significance;
- adaptive reuse of the building to residential;
- the four-storey or five-storey "lantern" addition by Erickson/Milkovich in exchange for heritage designation, since the adaptation and addition will be under the direction of the original architect and follow good heritage rehabilitation practice in retention, distinguishability, and compatibility, while also ensuring the highest level of sustainability on the site;
- retention of the unpainted concrete and the use of the same throughout;
- inclusion of greenery to the addition;

FURTHER THAT the VHC supports the requisite bonus density transfer and commends the Heritage Planning Group and Real Estate Services for their efforts in following Council's directive to consider opportunities to save the Evergreen Building in collaboration with the owner; and

FURTHER THAT the VHC appreciates the unique opportunity to save and adapt the building by enlisting the services of the original architect, Arthur Erickson.

CARRIED UNANIMOUSLY

Real Estate Services:
The Director of Real Estate Services reviewed the project and evaluated both options based on Council's policies of looking at encumbered versus unencumbered land values and considering highest and best use. The bonus density differs with each scheme, given the market conditions between residential and office uses. It is the opinion of the Director of Real

Estate Services, that each of the bonus density provisions described within the proposed respective Heritage Revitalization Agreement(s) is justified by Council's policies and is fair compensation for the retention of the building.

With regards to Option #2, where the building is retained for office use, the owner has requested 170,000 square feet of bonus density for transfer. Staff have reviewed this amount using the same criteria as described above. Based on the current value that density trades at, the additional 20,000 square feet of density (beyond the City's maximum of 150,000 square feet for this option) equates to approximately $1,250,000 more in profit than the City's polices can justify. The Director of Real Estate Services has concluded that 170,000 square feet of density for transfer cannot be justified and does not recommend that this amount be supported by Council.

The applicant has recently submitted additional financial information. Staff continue to review all information submitted and will provide Council with an update at the Public Hearing.

Inventory of Unsold Density:
Due to recent and anticipated fluctuations in the balance of unsold density in the 'bank', staff will provide a complete picture, including describing the impact of the current HRA applications scheduled for public hearing: including 1285 West Pender Street, 51 East Pender; and 101 West Hastings - Woodward's. As of February 7, considering applications approved or submitted for both donor and receiver sites there was 348,000 sq. ft. generated from donor sites and 353,000 sq. ft. earmarked on receiver sites, resulting in no floor area in the bank. Approximately 132,000 sq. ft. is currently being held out of the bank by owners of density wishing to retain the density for their own future purposes.

The three HRA sites described above will add approximately 388,000 sq. ft. resulting in a net balance of 383,000 sq. ft. in the bank. If these three HRAs were to be approved the net result of approximately 383,000 sq. ft. in the density bank would represent a healthy balance, consistent with the balance reported to Council over the last two years. Staff support this balance. It is noted that an additional 87,000 sq. ft. of heritage density from Woodward's will effectively be held out of the bank by agreement that the value of it will be set at $85.00 per square foot, significantly higher than the currently trading rate of approximately $50.00 a sq. ft.

In the next six months staff anticipate approximately 243, 000 additional sq. ft. of heritage density from donor sites (based on applications in process and application enquiries) and anticipate absorption of approximately 120,000 sq. ft. on receiver sites. In the 18 months following it is anticipated an additional approximate of 420,000 more sq. ft. of heritage density could be generated and approximately 355,000 sq. ft. absorbed. If the uptake proceeds as estimated this could result in a balance of unsold density of approximately 570,000 sq. ft. in two years time. The balance in the bank has been this high before - through that period heritage projects continued and were not adversely affected by the balance in the bank.

It is noted that at the public hearing for the Woodward's HRA, a companion CD-1 rezoning will also be presented. This CD-1 will recommend additional bonus density (to be vested on the site and transferable at a later date) be considered for the Woodward's project to offset the cost of meeting key public objectives, including provision of public open space to complete

this important project. The bonus amount, anticipated to be approximately 179,000 sq. ft., will also have its value set at $85.00 a sq. ft., thereby effectively keeping it out the bank.

Staff will continue to explore strategies to maintain a healthy balance of unsold density including, for example, negotiating the trading value with applicants and other means to manage the release of density from donor sites, and pursuing new policy initiatives including expanding receiver site density potential. Staff will be reporting back to Council on this matter later in the year.

Public Consultation:
On November 18, 2005 a notification letter was sent out to 2355 property owners advising them of the revised 5-storey proposal that had been received and requesting written feedback. Only nine owners responded to the notification letter. Two support the proposal, two are neutral and five are opposed. The comments of the five respondents who opposed or had concerns with the development were similar to the concerns expressed in a previous notification letter that had been sent in relation to the earlier scheme showing a 4-storey addition. Respondents who opposed the development feel the building height is excessive, that it will block views and creates excessive shadowing, and they are opposed to the conversion from office to residential use and the parking relaxation. Respondents also felt that the area is already overdeveloped, and that the density is increasing to an unacceptable level creating excessive noise and traffic problems.

With respect to building height, the O.D.P. for the area permits building heights of 300 feet. The proposed residential Option #1, will increase the building height to 192.5 feet, well below the permitted maximum for the area. It was noted in staff's urban design review in 2004 for the 4-storey addition, that the addition represents a modest increase in the massing of the existing building and constitutes a relatively minor impact on public views, neighbouring private views, and does not appreciably shadow adjacent public open space. With the increase to 5-storeys, staff conclude there is no discernible difference with respect to view loss or over-shadowing. Considering the Office Option #2, staff conclude that no opposition from the neighbourhood would be anticipated given the site condition would remain status quo.

With respect to use, the O.D.P. permits a variety of uses within this area, including residential.

With respect to added density, while the residential Option #1 would exceed the maximum permitted density on this site by .39 FSR, staff have determined that the increase in floor area does not compromise the site or the surrounding sites with respect to building mass. It is anticipated that due to a fewer number of residential units in the proposed building than would be achieved in a new tower, traffic and related noise would be no greater than that generated by a new development under existing zoning. With the Office Option #2, the existing FSR would be slightly increased to accommodate the additions at the base and result in a new FSR of 5.14, well below the permitted maximum for the site.

With respect to the parking relaxation, Engineering staff supported a parking relaxation for the 4-storey proposal that was reviewed in 2004. The residential Option #1 would add an additional two dwelling units, with a nominal increase in the parking demand.

On balance, staff conclude the urban design and traffic implications are acceptable for both options in the context of achieving the retention of this important heritage building. Following consultation with the Urban Design Panel in 2004, and the Vancouver Heritage Commission in 2005, staff feel the proposals meet the objectives of Council policy and achieve the retention of an important historic resource.

FINANCIAL IMPLICATIONS

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

CONCLUSION

The Evergreen Building at 1285 West Pender Street is a valuable historic resource in the City of Vancouver and is worthy of compensation to assist with its preservation. Rehabilitating the Evergreen Building and providing compensation in the form of bonus density is consistent with Council's Heritage Policies and Guidelines. To assist with securing a viable preservation scheme, the owner has requested that staff bring forward two options to retain the building. The two preservation options possible under the recommended HRA would provide long term protection to the site and secure this historic building for future generations. Staff support each option and note that the corresponding bonus density for transfer has been reviewed by the Director of Real Estate Services and determined to reflect fair compensation to the owner in exchange for the long term preservation of the building. Staff have also reviewed the amount of transferable density in the context of impact on the density bank and conclude that the impact will be manageable.

Staff recommend that Council refer the proposed Heritage Revitalization Agreement to a Public Hearing. If Council does not support referring the HRA options to Public Hearing, staff presents CONSIDERATION B, that Council thank the owner, the Vancouver Heritage Commission and staff for their efforts to preserve the building, but conclude that no viable retention options have been identified.

EVERGREEN BUILDING: STATEMENT OF SIGNIFICANCE

Name of Historic Place
Evergreen Building

Street and Street Number
1285 West Pender Street

Description of Historic Place
The Evergreen Building is a ten-storey concrete office building, with a unique trapezoidal plan expressed on each floor as a series of receding terraces, integrated with overhanging plantings. It is located at the edge of an escarpment, at the corner of West Pender and Jervis Streets, with views over Coal Harbour, Stanley Park, Jervis Park and the North Shore Mountains.

Heritage Value of Historic Place
The Evergreen Building is significant as a landmark project by internationally-acclaimed architect, Arthur Erickson. A Vancouver native, Erickson's career dominated the development and growth of the country's architectural profession during the late twentieth century, and he has been recognized as Canada's most brilliant architect of the modern era. Profoundly influenced by his world travels, Erickson's architecture reflects his belief in the importance of site, light, cadence and space, embodied in the 'green' nature of this urban building. He continues a Vancouver-based practice, and recent award-winning projects have further enhanced his reputation and stimulated public interest in his distinguished career. Additionally, this building is an example of his collaborative work with pioneering landscape architect, Cornelia Hahn Oberlander, who participated with Erickson on a number of his landmark projects.

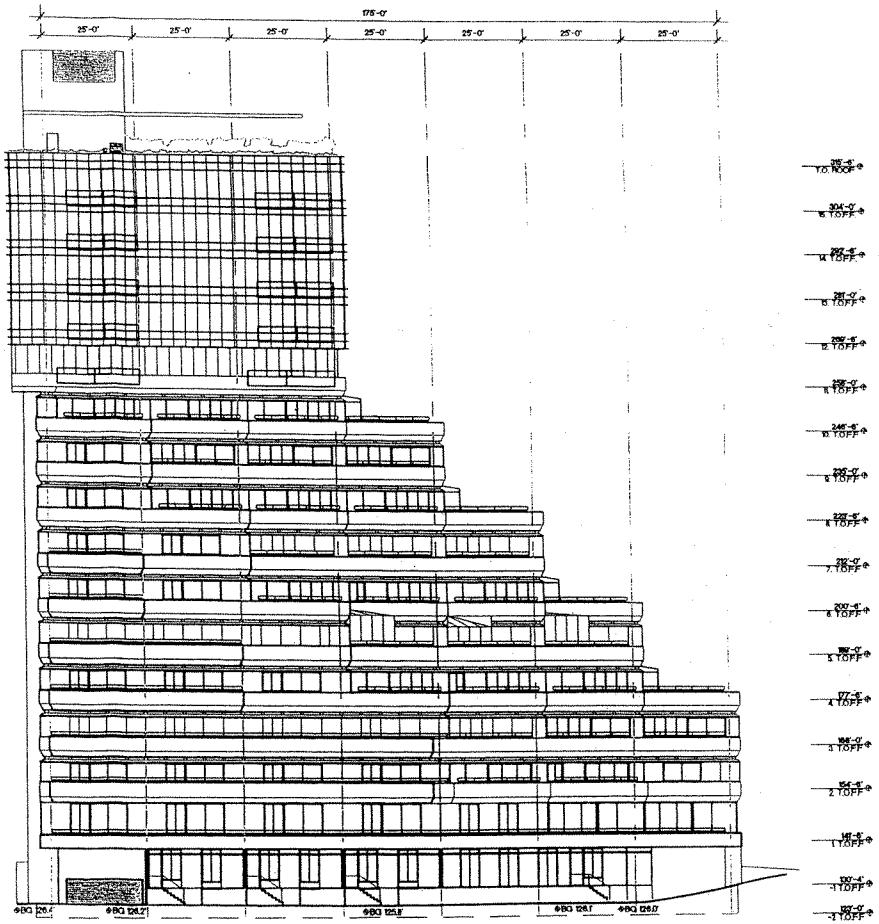
The Evergreen Building stands as one of Erickson's most significant works in an urban setting, and marks the mid-career evolution of his design aesthetic. Completed in 1980, the Evergreen Building was commissioned by John Laxton, for whom Erickson has designed two significant residences. Sensitive to a difficult, trapezoidal site, the spatial complexity and restrained detailing respect and emphasize the context with diagonal lines in a bold sawtooth pattern. Erickson took full advantage of the stepped configuration, creating complex geometries through the interplay of off-set zigzag and linear floor plates, each floor diminishing in floor area within the tapered, trapezoidal building footprint. Additionally, this building illustrates Erickson's fundamental belief of incorporating nature within architecture. Designed in memory of a former escarpment, this unique building is stepped in a series of receding, angled balconies, recalling a mountainside, hence the building's name, Evergreen. Plantings overflow the concrete brows into which the railings are set, creating the effect of a terraced garden and softening the edges of the building's distinctive profile. Furthermore, the building reflects Erickson's principle of the interplay and cohesion between interior and exterior spaces, exemplified by a continuity of materials, such as the raw concrete columns and the concrete lobby flooring. The transparency of this narrow building reflects Erickson's ideal of a new, more open working community, as expressed in the Vancouver Law Courts and here developed further in a commercial model.

EVERGREEN BUILDING: STATEMENT OF SIGNIFICANCE

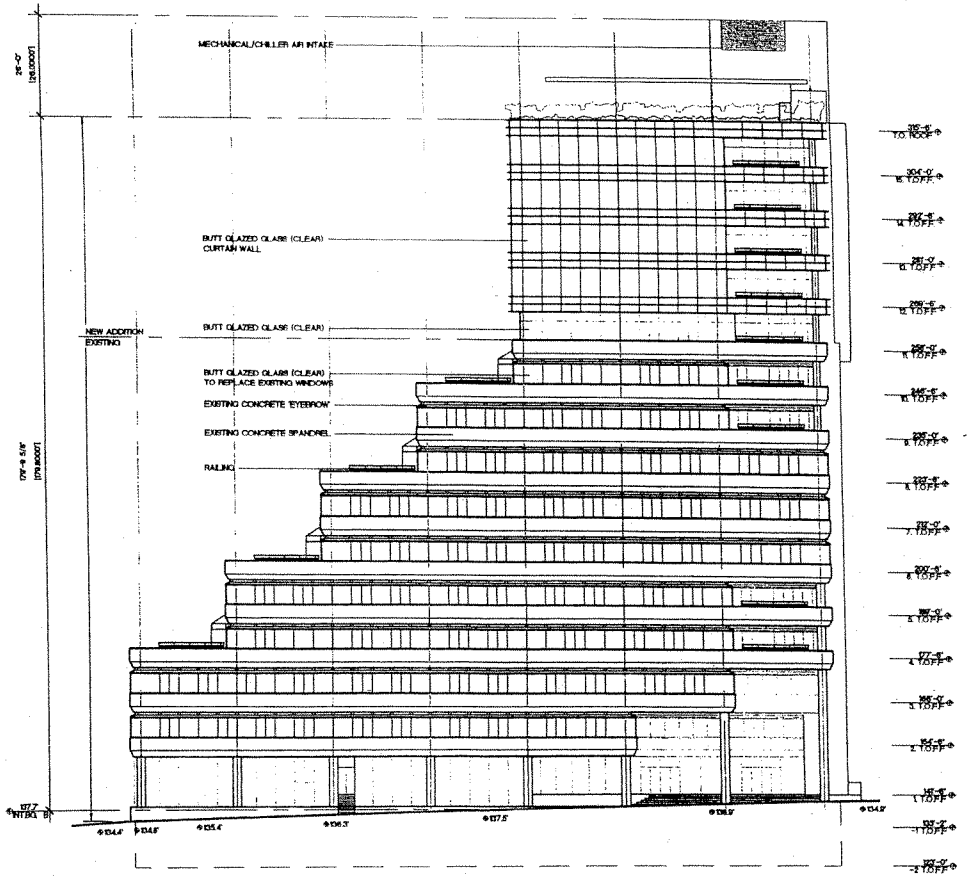
Character-Defining Elements

Key elements that define the heritage character of the Evergreen Building include its:

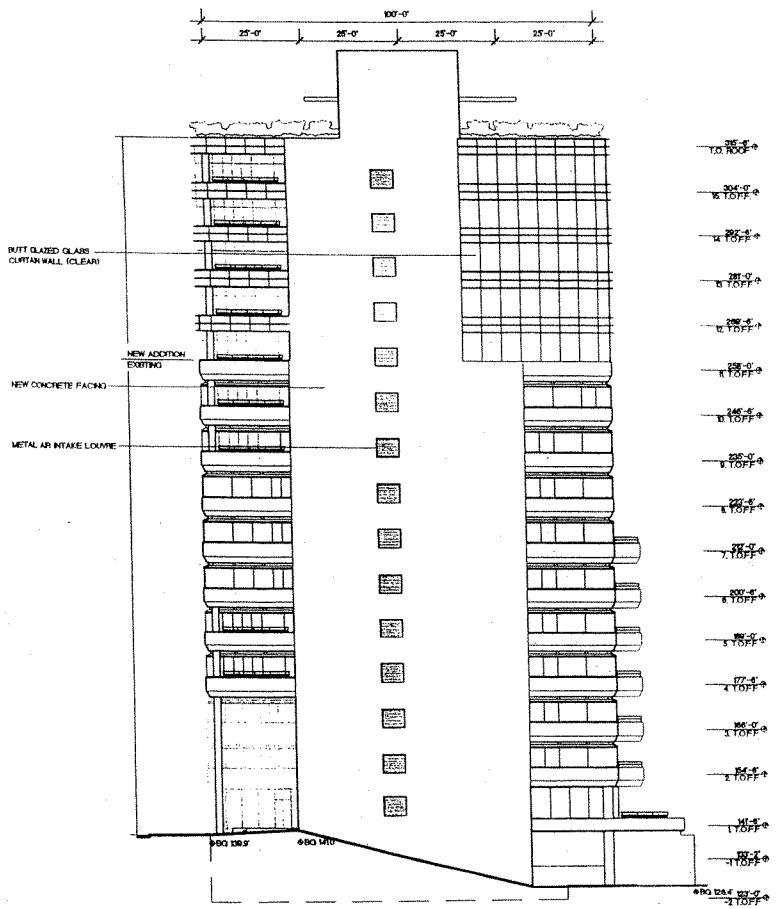
- corner location, on a north sloping lot, with views over Stanley Park, Coal Harbour, neighbouring Jervis Park, and the North Shore Mountains
- form, scale and massing as expressed by its trapezoidal plan, tapered ten-storey height, flat roof and receding angled balconies, creating a sawtooth profile that opens a view corridor on Jervis Street as the building steps back eastward from the street
- monolithic, reinforced concrete construction, with the use of exposed, unpainted concrete with visible form marks
- exterior architectural details such as stepped terraces and projecting balconies on the north façade
- regular fenestration: consistent use of anodized aluminum sections; floor-to-ceiling plate glass windows on the ground floor; large ribbon windows on upper floors; and small transom windows above the main windows on the upper floors
- interior features including: exposed structural features such as the concrete, load bearing walls and the large concrete columns that run vertically through the interior and exterior spaces of the building; exposed aggregate concrete flooring that runs from the exterior into the lobby; and black granite and exposed concrete walls in the lobby
- integrated landscape features such as the overhanging balcony plantings and a continuous planter along Pender Street



1 / A3.1 NORTH ELEVATION
1/32" = 1'-0"



2 / A3.1 SOUTH ELEVATION
1/32" = 1'-0"



1 A3.2 EAST ELEVATION
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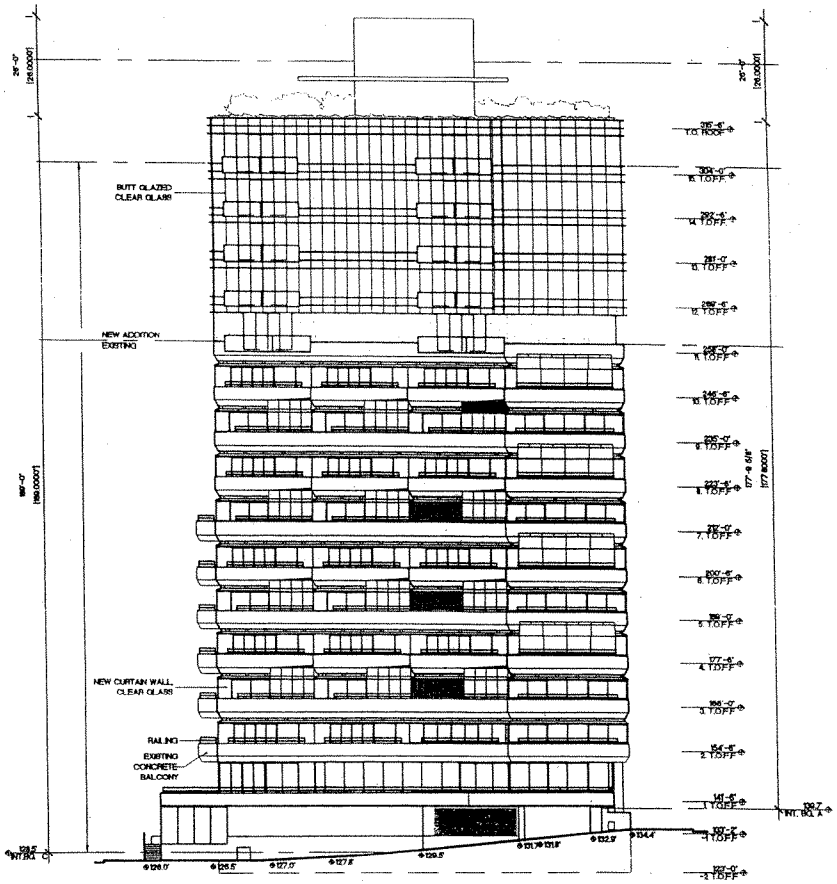

2 A3.2 WEST ELEVATION
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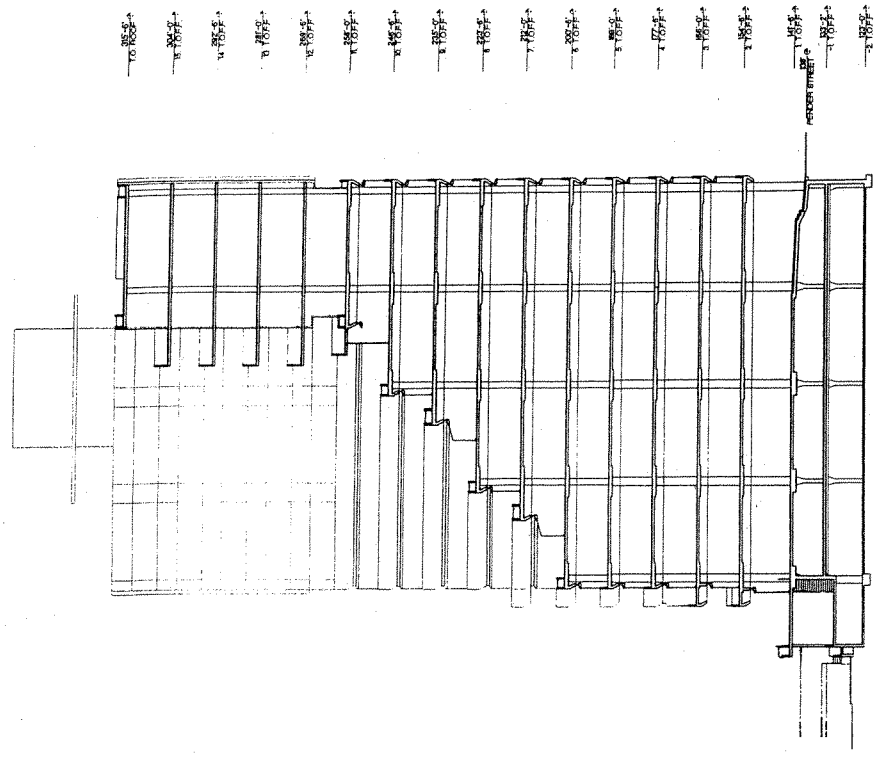
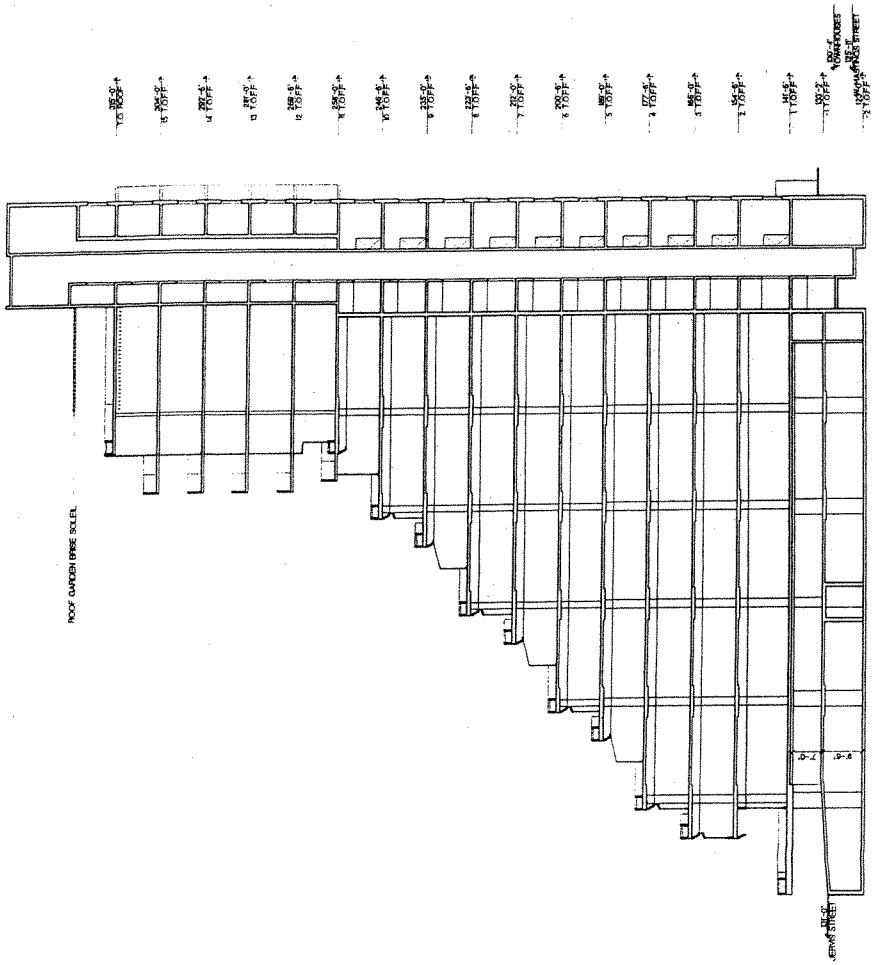
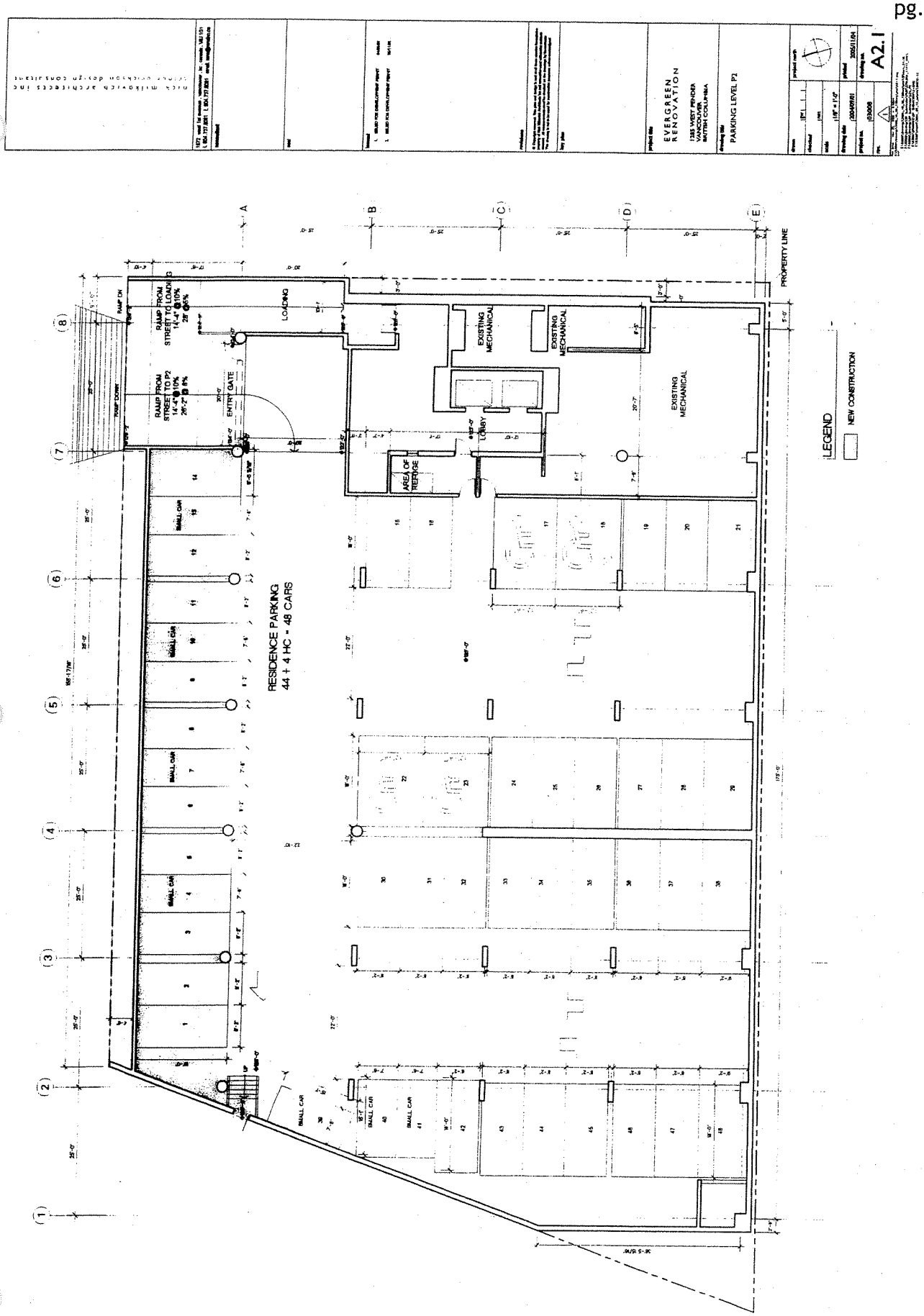
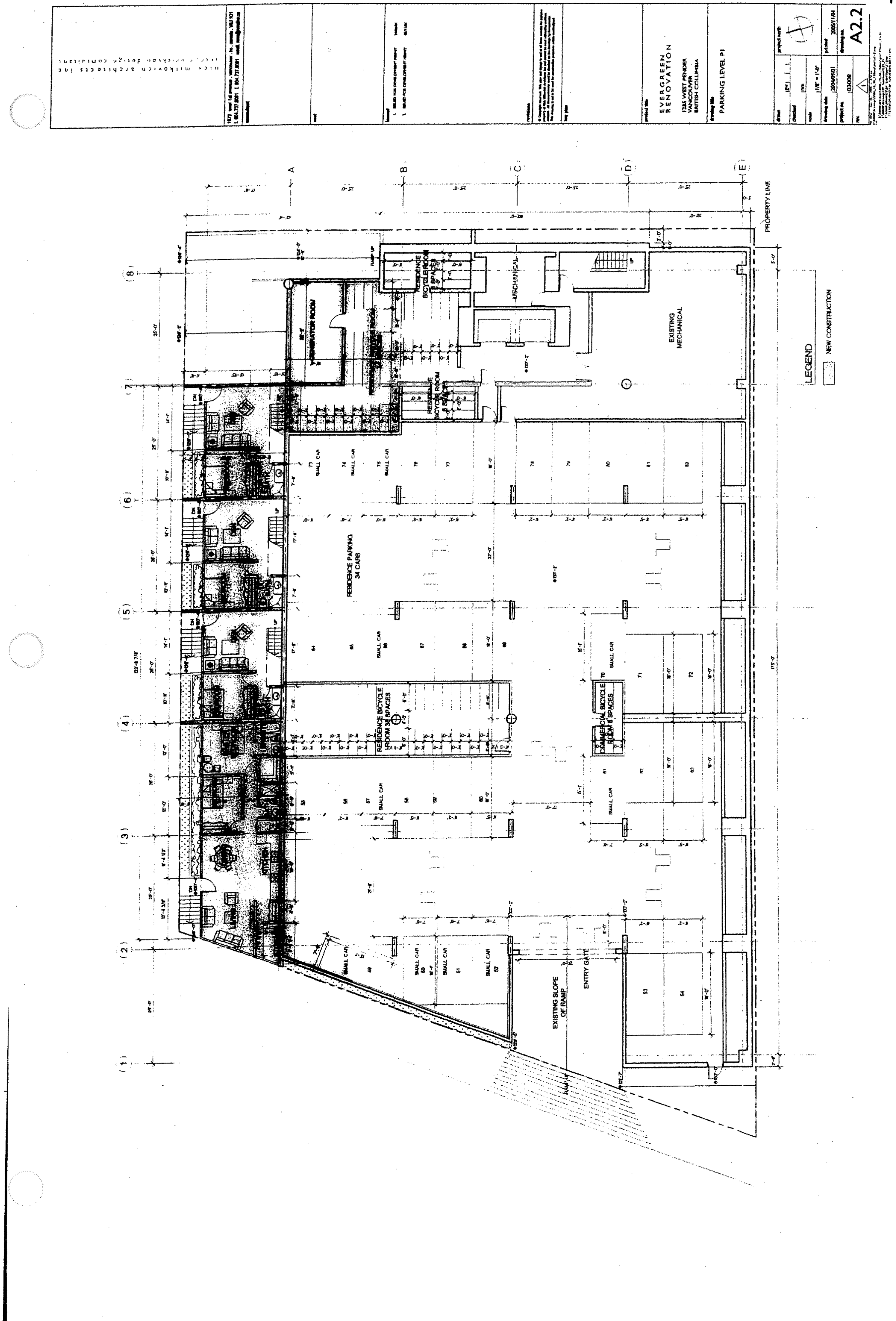


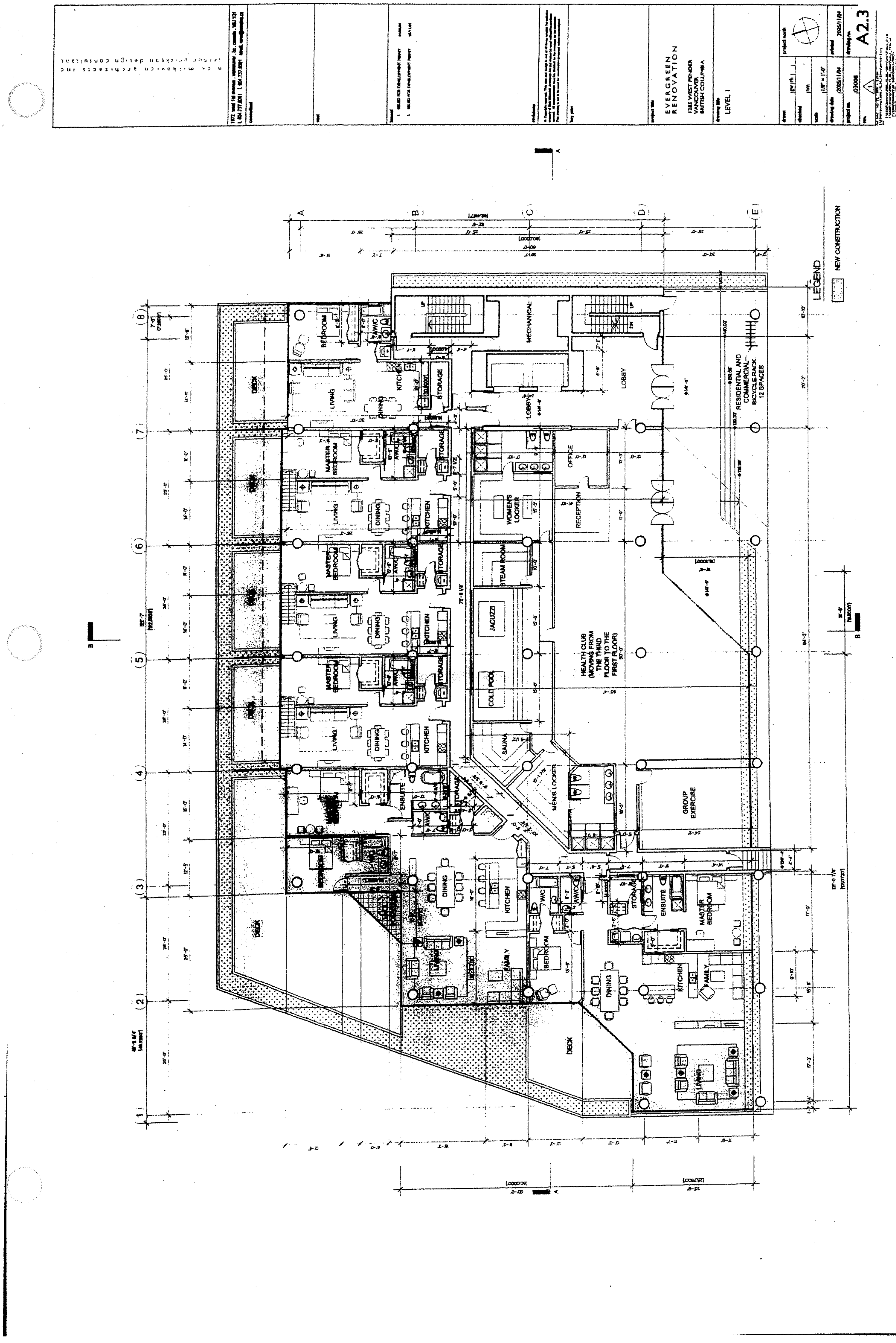
2 A3.3 SECTION B
1/16" = 1'-0"

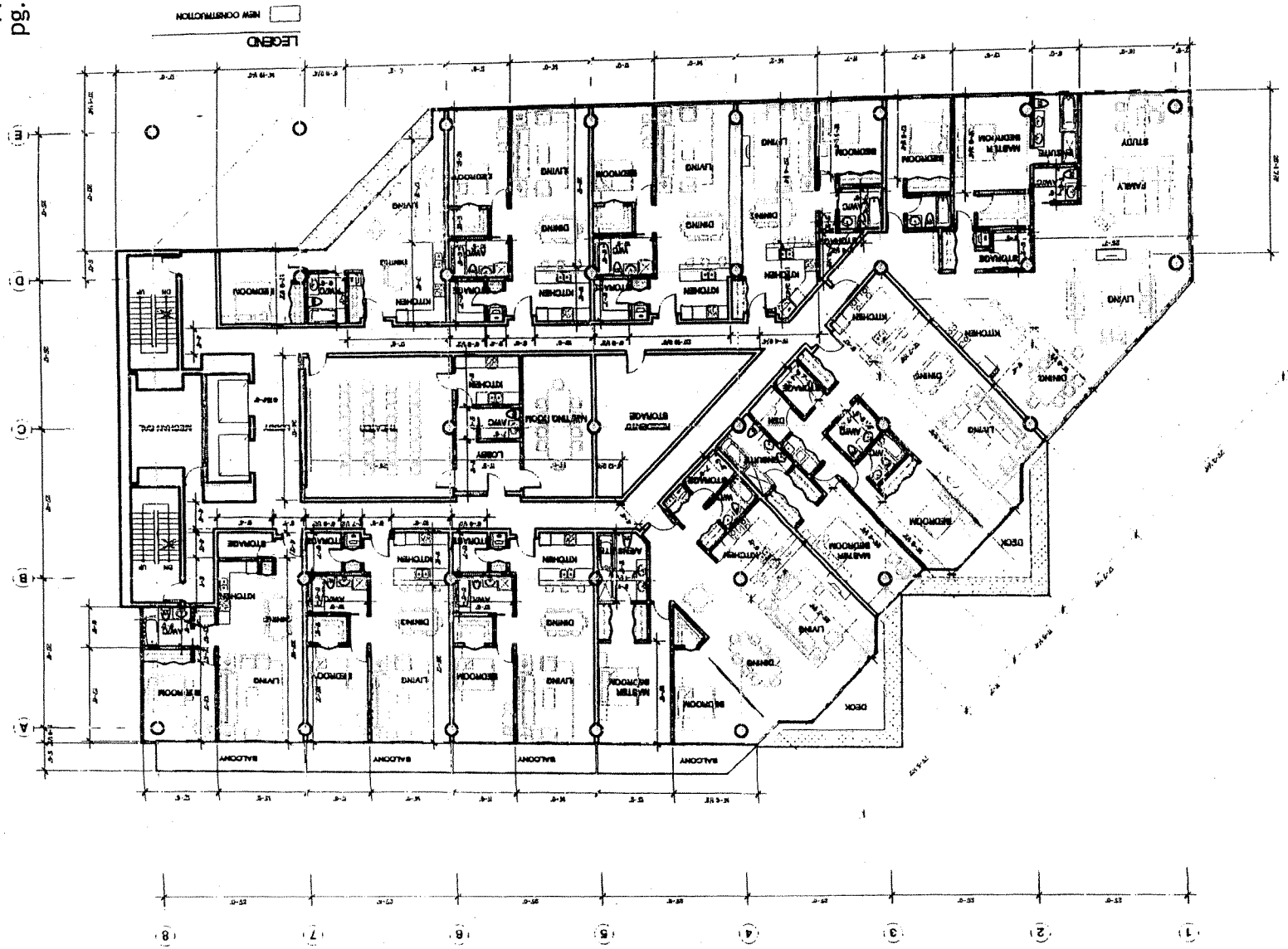


1 A3.3 SECTION A
1/16" = 1'-0"


RESIDENCE PARKING
44 + 4 HC = 48 CARS
RAMP FROM STREET TO LOADING
RAMP FROM STREET TO P2
RAMP DOWN
LOADING
ENTRY GATE
EXISTING MECHANICAL
EXISTING MECHANICAL
EXISTING MECHANICAL
LOBBY
AREA OF REFUGE
PROPERTY LINE
LEGEND
NEW CONSTRUCTION
SMALL CAR
EVERGREEN RENOVATION
PARKING LEVEL P2
A2.1


EVERGREEN RENOVATION
PARKING LEVEL P1
A2.2
PROPERTY LINE
MECHANICAL
EXISTING MECHANICAL
RESIDENCE PARKING 34 CARS
RESIDENCE BICYCLE ROOM 34 SPACES
COMMERCIAL BICYCLE ROOM 8 SPACES
SMALL CAR
ENTRY GATE
EXISTING SLOPE OF RAMP
LEGEND
NEW CONSTRUCTION

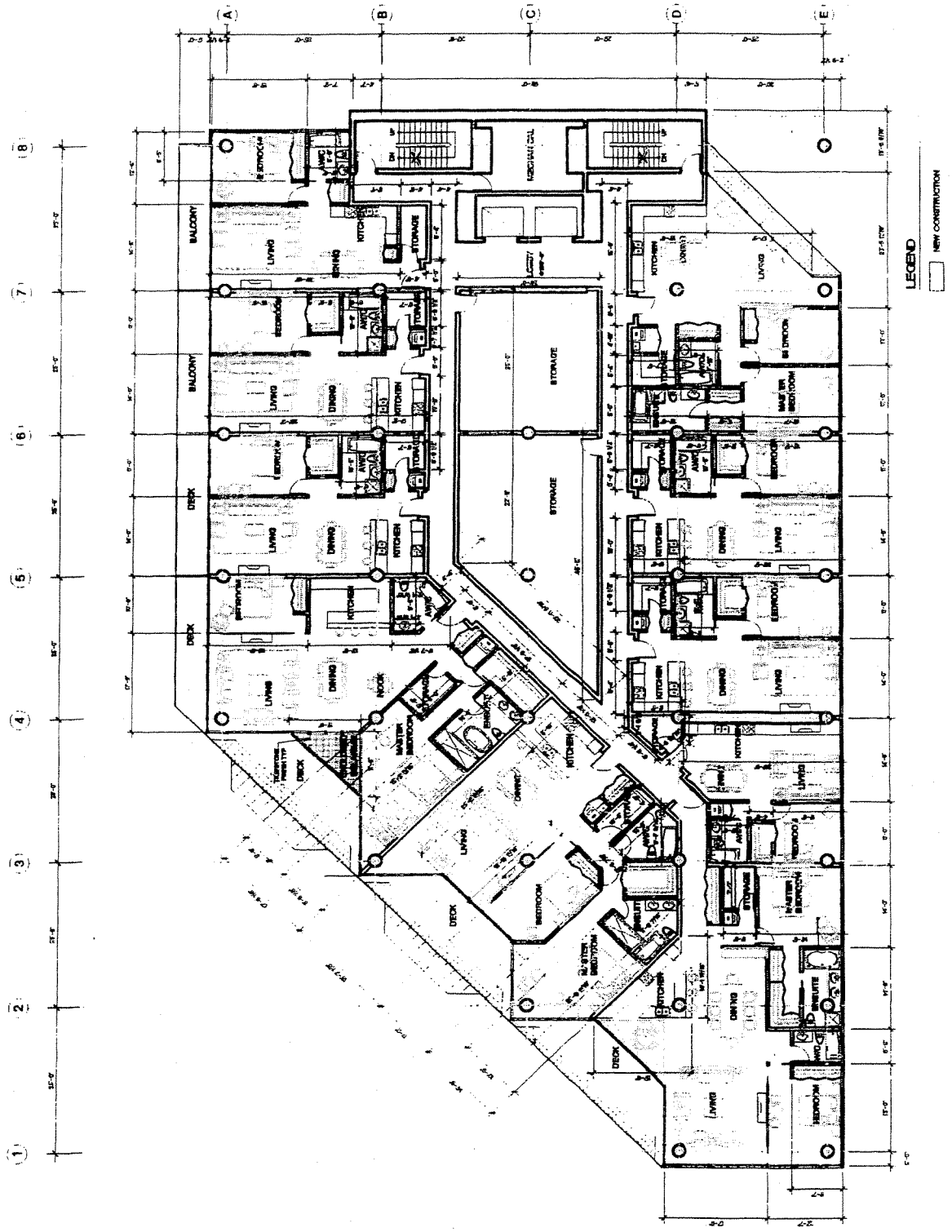

EVERGREEN RENOVATION
1285 WEST PENDER
VANCOUVER
BRITISH COLUMBIA
LEVEL 1
A2.3
LEGEND
NEW CONSTRUCTION
DECK
BEDROOM
LIVING
KITCHEN
DINING
STORAGE
MASTER BEDROOM
ENSUITE
FAMILY
MECHANICAL
LOBBY
OFFICE
WOMEN'S LOCKER
RECEPTION
STEAM ROOM
JACUZZI
COLD POOL
SAUNA
HEALTH CLUB (MOVING FROM THE THIRD FLOOR TO THE FIRST FLOOR)
MEN'S LOCKER
GROUP EXERCISE
RESIDENTIAL AND COMMERCIAL BICYCLE RACK 12 SPACES

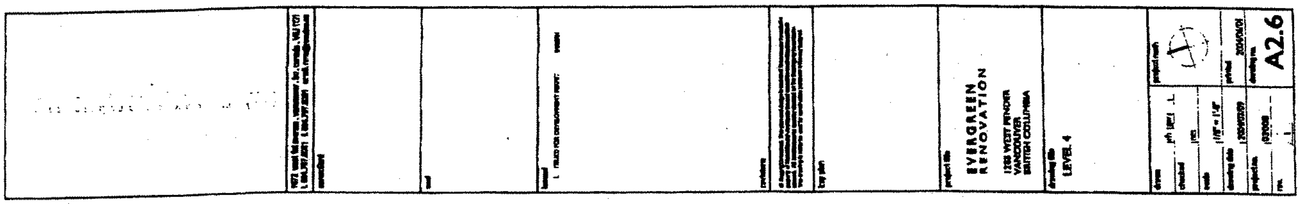


EVERGREEN RENOVATION
1321 WEST PENDER
VANCOUVER
BRITISH COLUMBIA

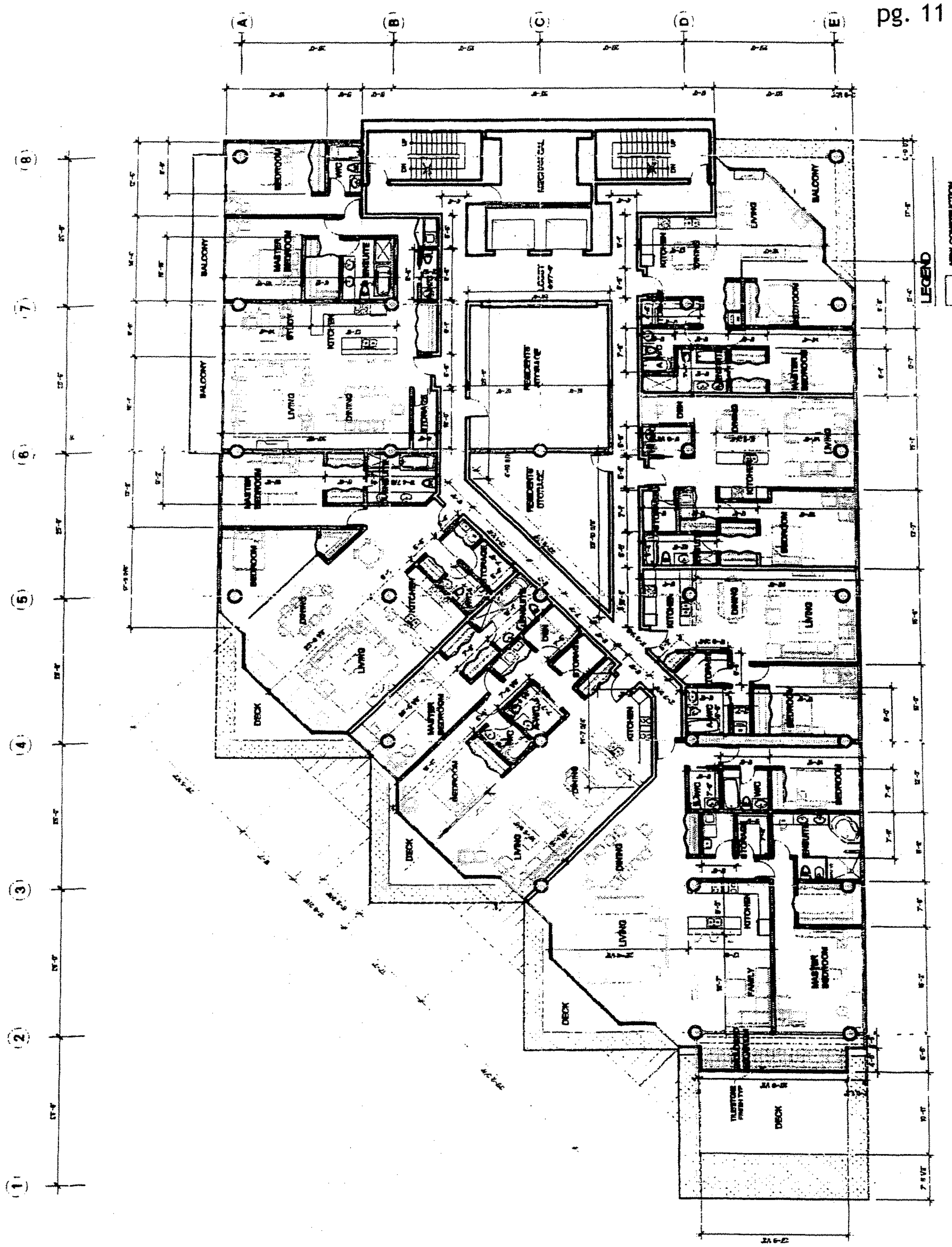
LEVEL 2

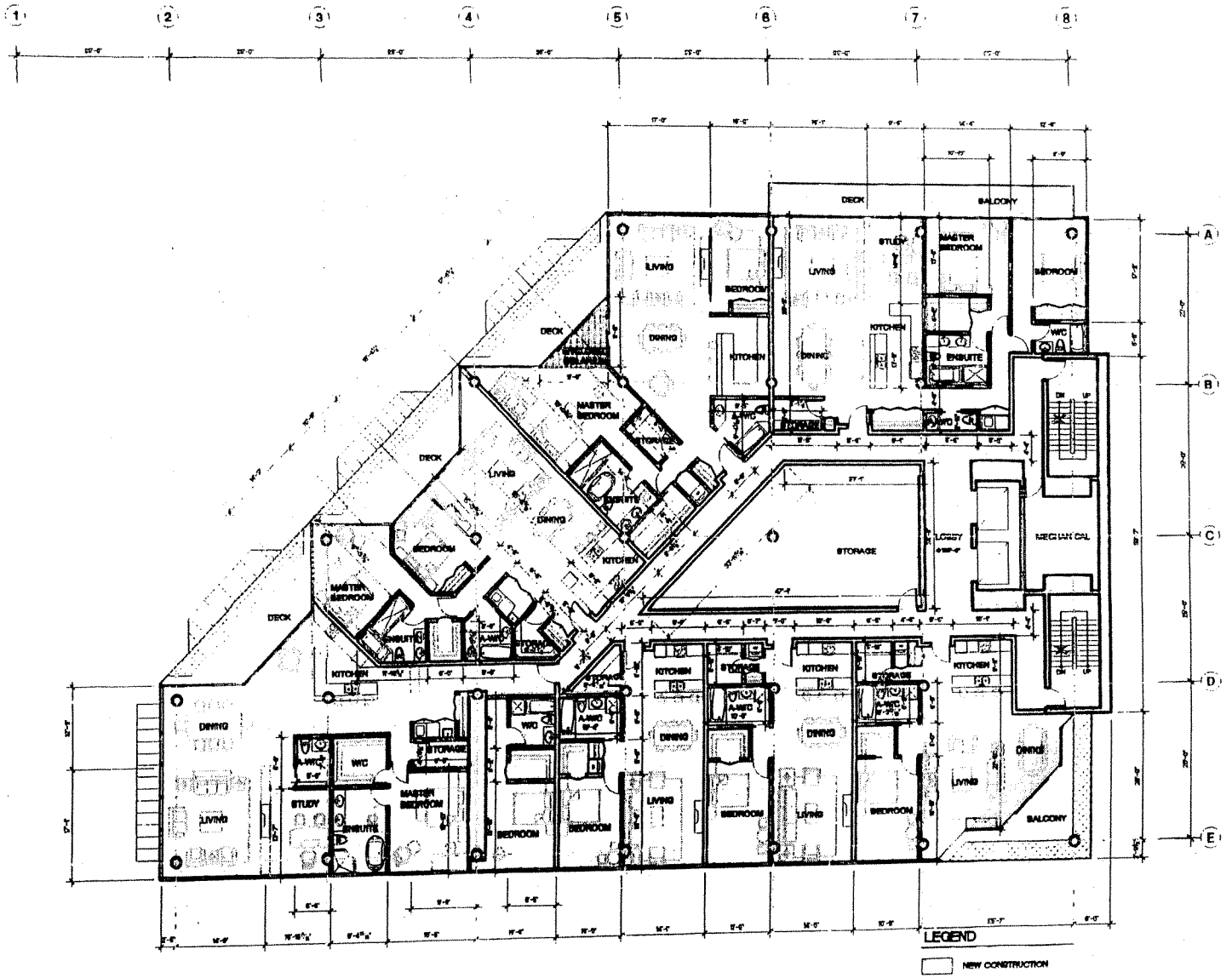
A2.4


EVERGREEN RENOVATION
LEVEL 3
A2.5
LEGEND
NEW CONSTRUCTION
BALCONY
DECK
STORAGE
MECHANICAL CELL
LIVING
DINING
KITCHEN
BEDROOM
MASTER BEDROOM
ENSUITE
DEN/NOOK



Appendix A
pg. 11 of 19



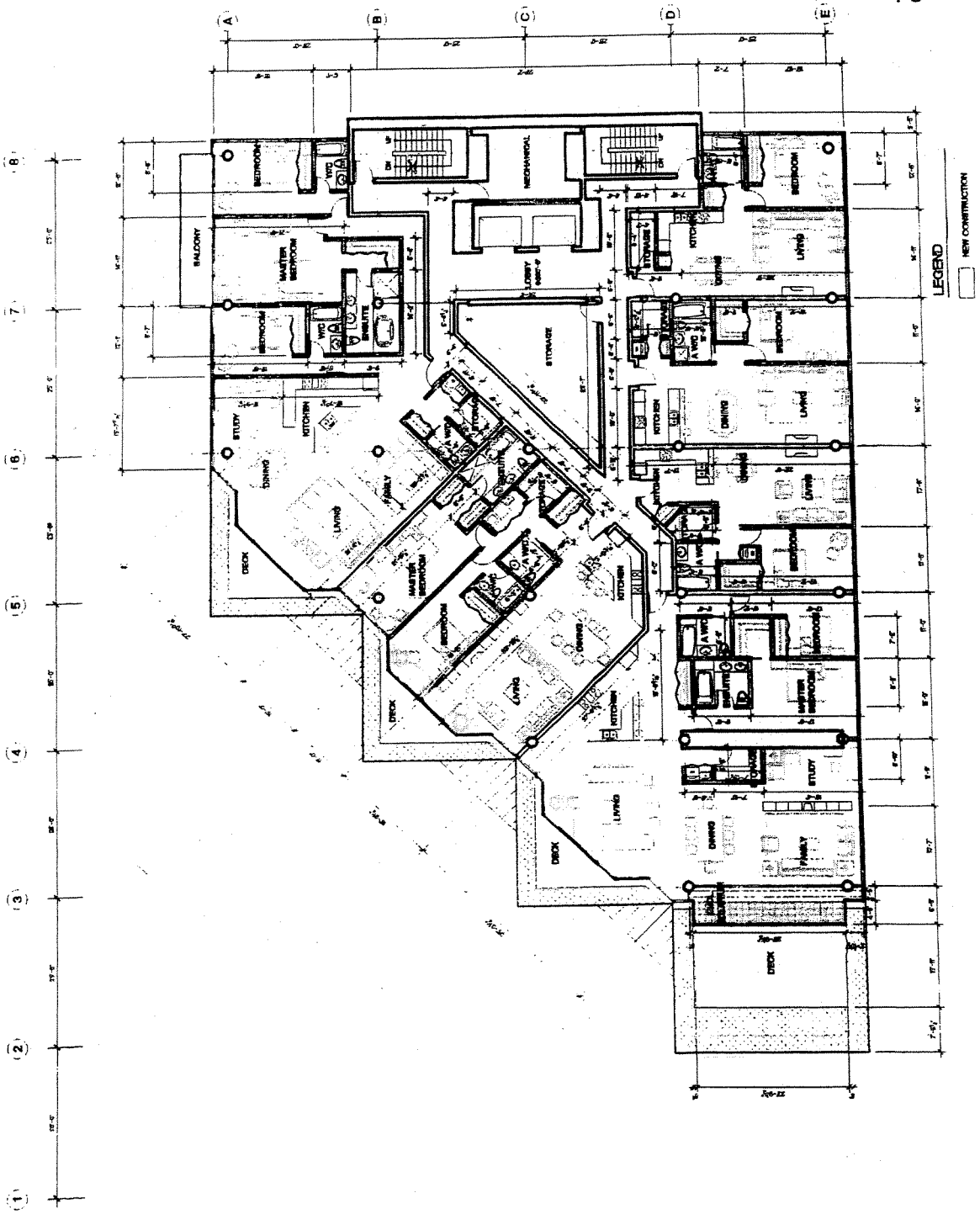


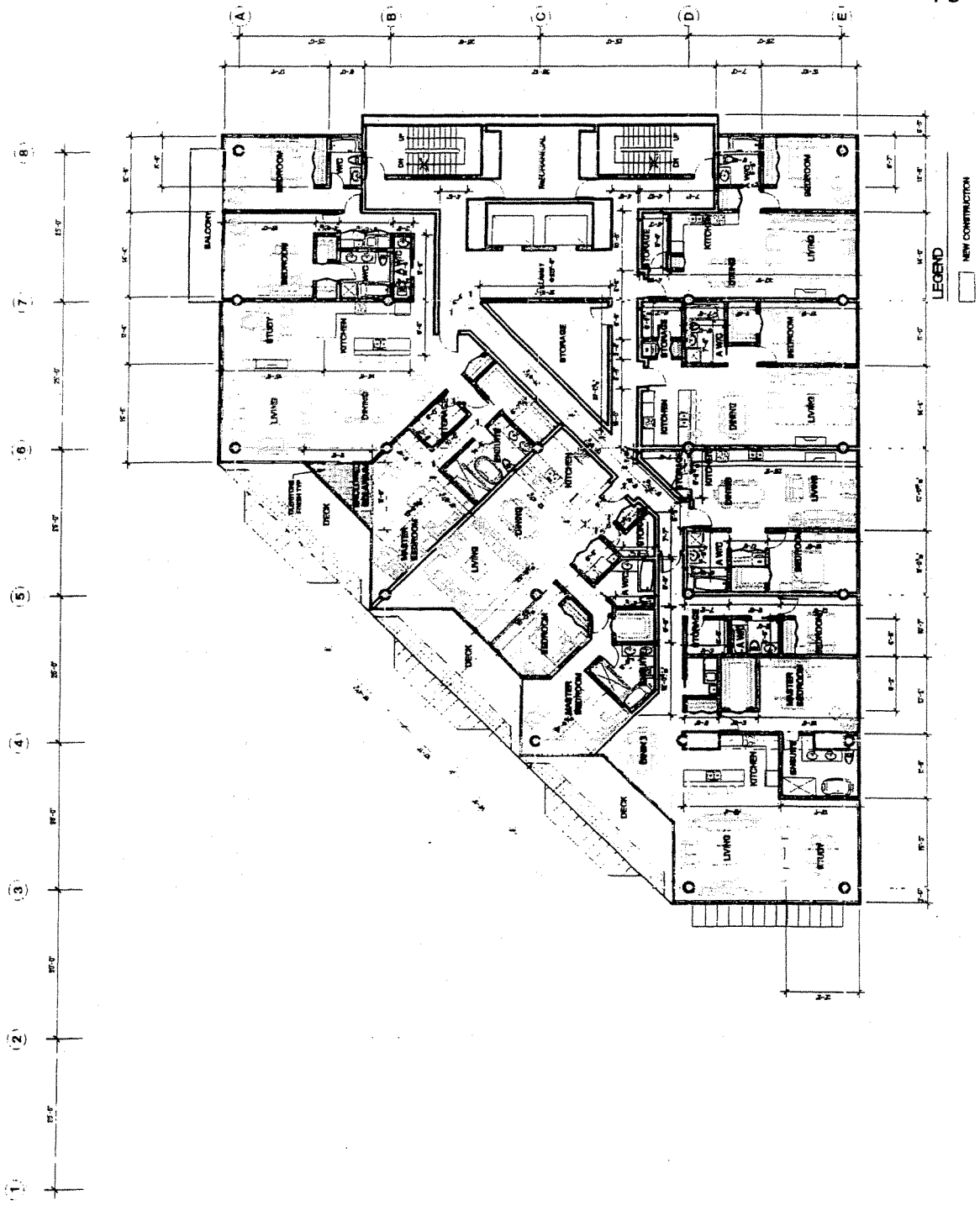
EVERGREEN RENOVATION

1285 WEST PENDER
VANCOUVER
BRITISH COLUMBIA

LEVEL 5

A2.7


EVERGREEN RENOVATION
LEVEL 6
A2.8
LEGEND
NEW CONSTRUCTION
BEDROOM
MECHANICAL
BALCONY
MASTER BEDROOM
ENSUITE
STORAGE
KITCHEN
DINING
LIVING
STUDY
FAMILY
DECK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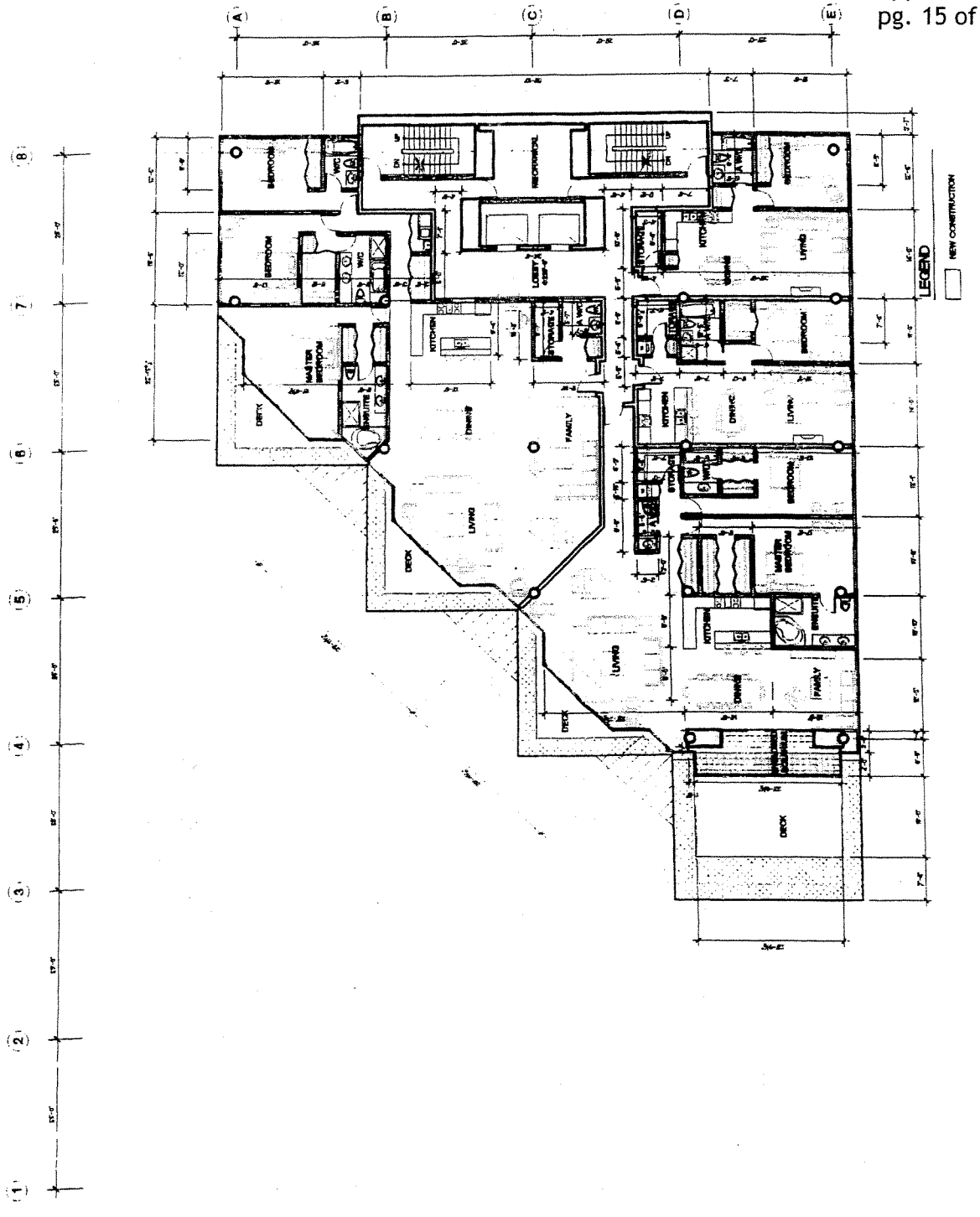
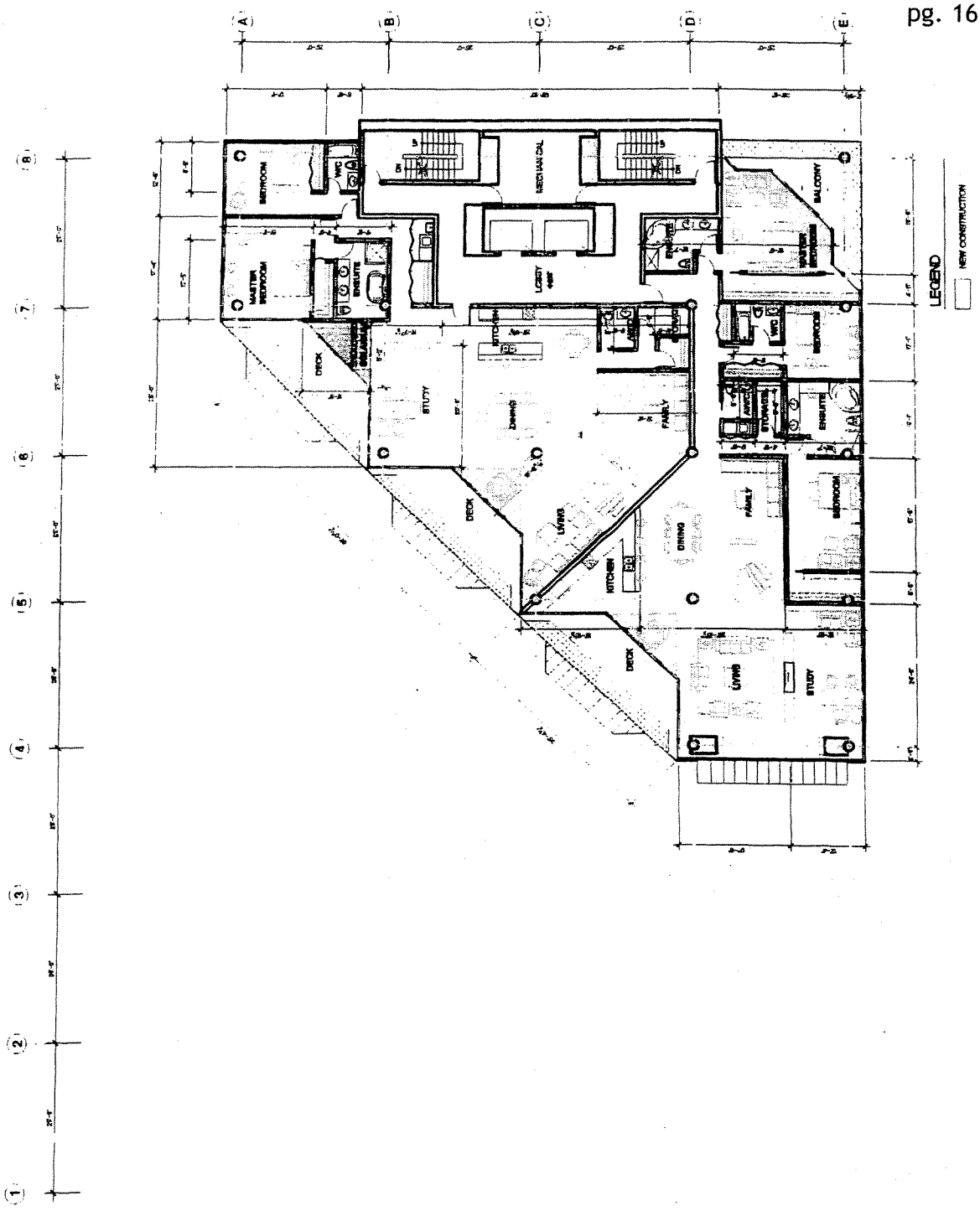
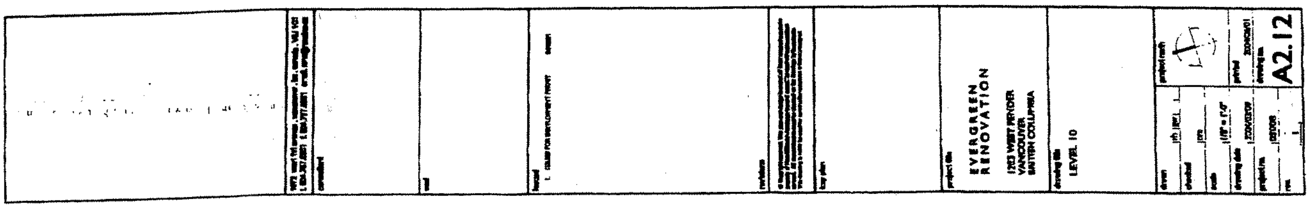
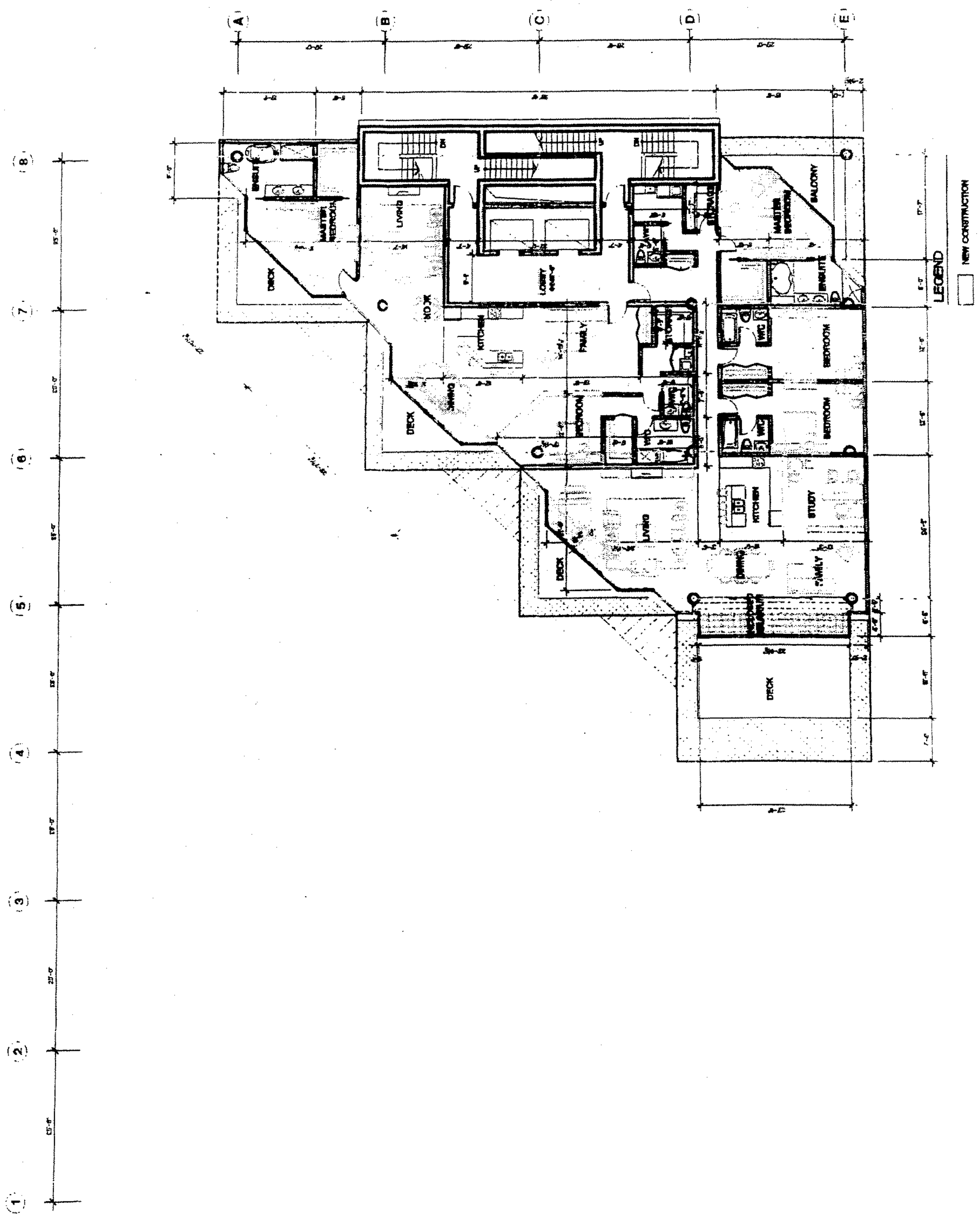
NEW CONSTRUCTION

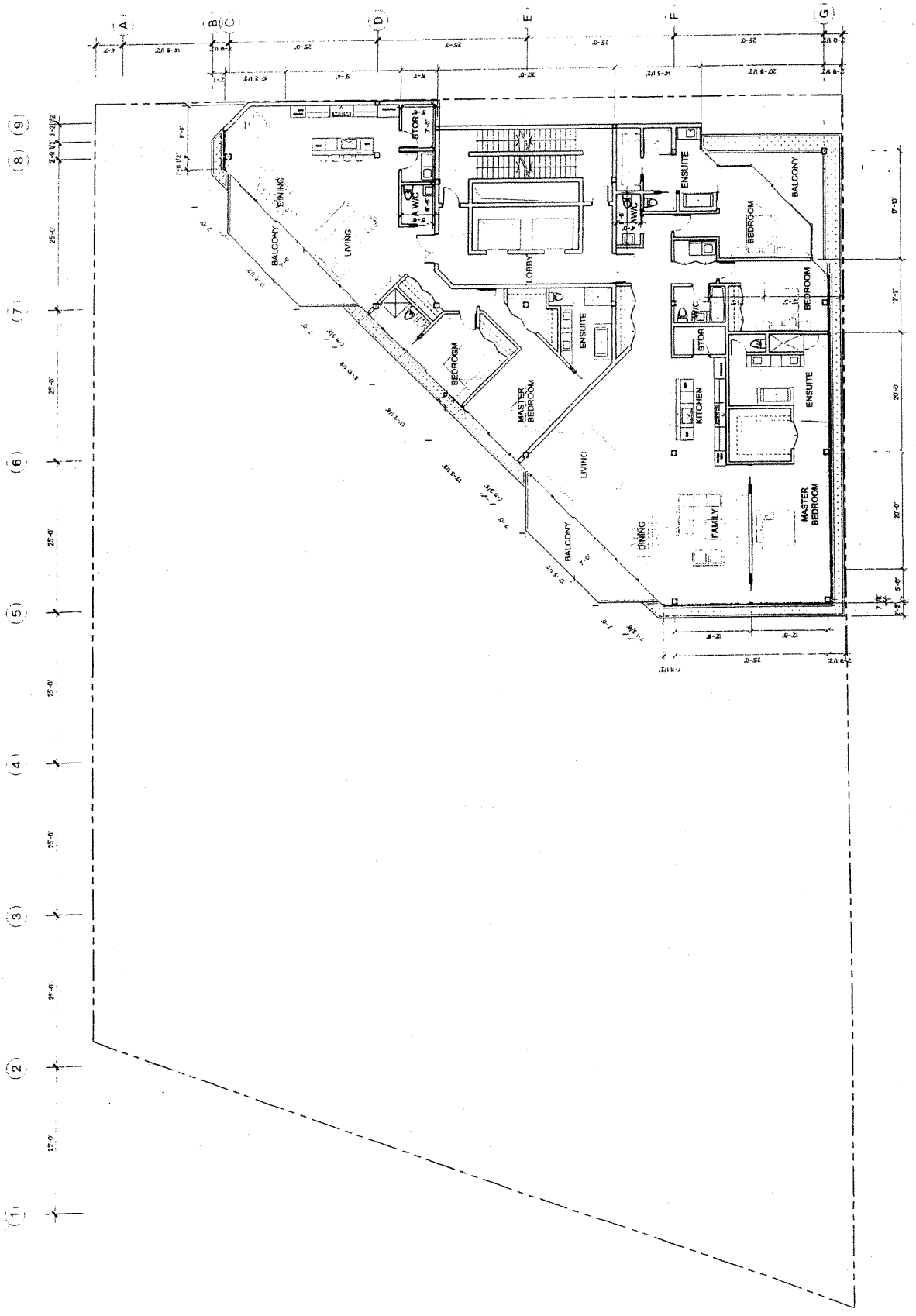

EVERGREEN RENOVATION
LEVEL 6
A2.10
LEGEND
NEW CONSTRUCTION
BEDROOM
WIC
MECHANICAL
LOBBY
KITCHEN
LIVING
DINING
FAMILY
MASTER BEDROOM
ENSUITE
DECK
STORAGE

EVERGREEN RENOVATION
1335 WEST PENDER VANCOUVER, BRITISH COLUMBIA
LEVEL 9
A2.11

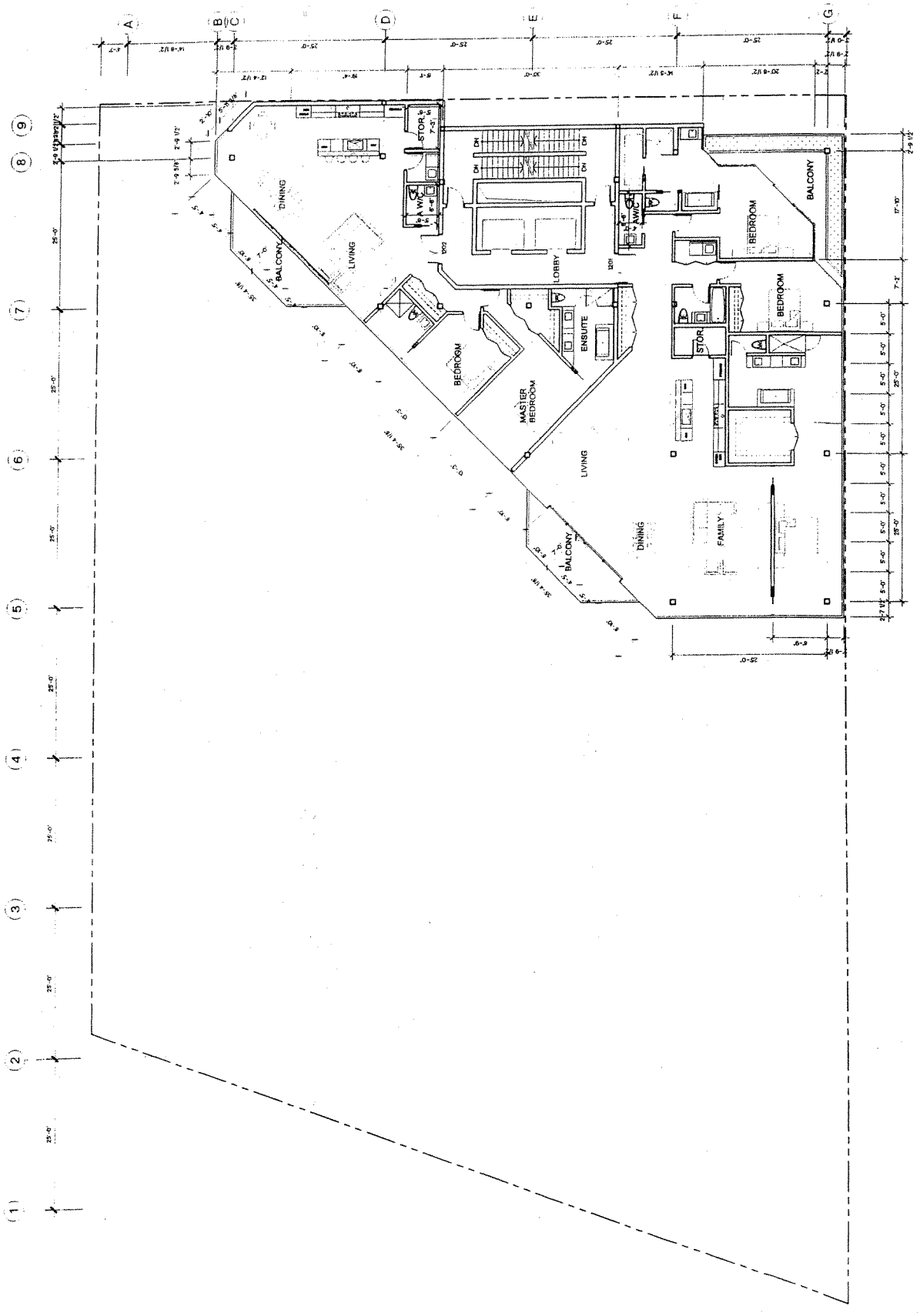



EVERGREEN
RENOVATION
1323 WEST PENDER
VANCOUVER
BRITISH COLUMBIA
LEVEL 10
A2.12

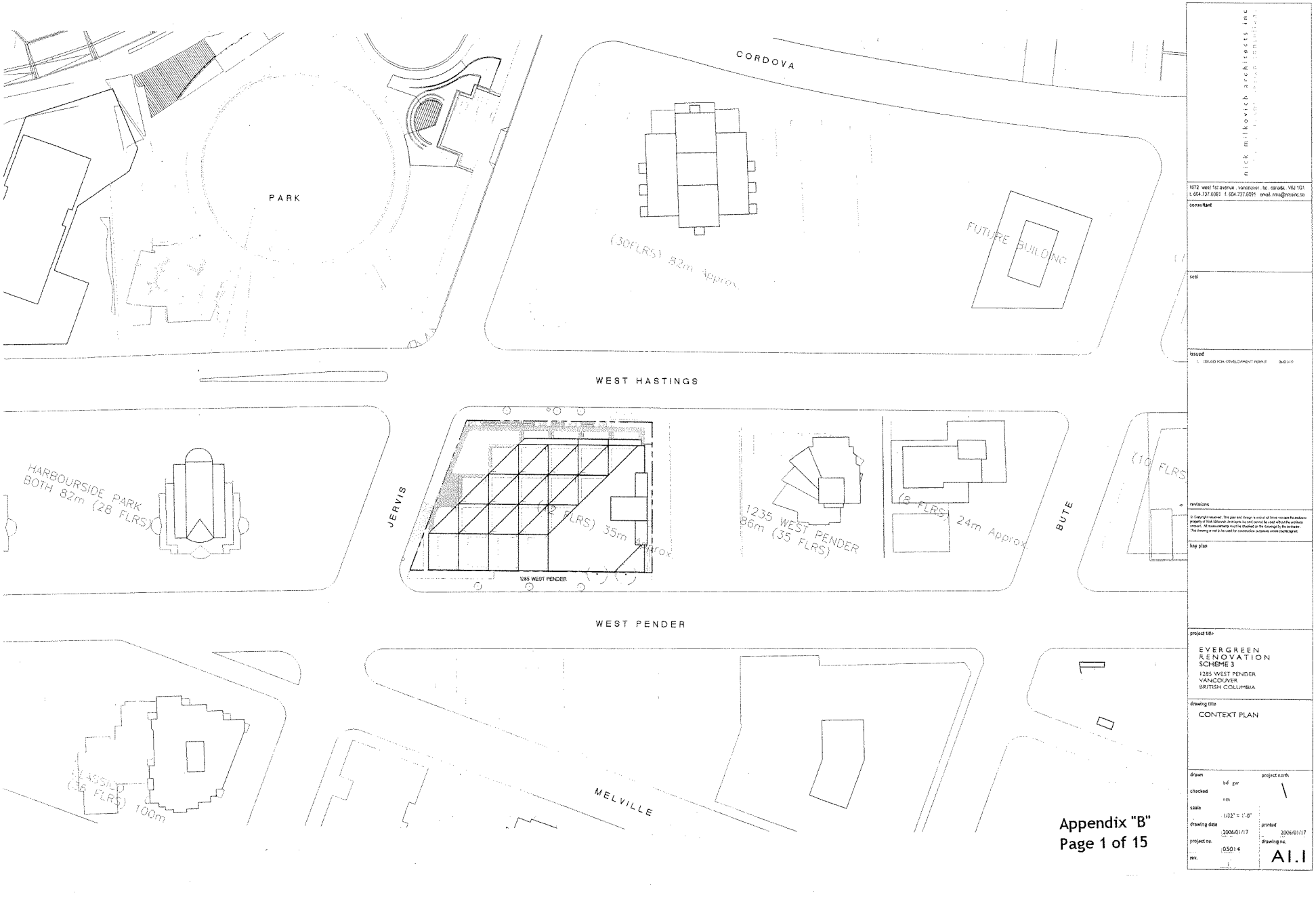

A
B
C
D
E
1
2
3
4
5
6
7
8
LEGEND
NEW CONSTRUCTION
DECK
MASTER BEDROOM
ENSUITE
LIVING
LOBBY
KITCHEN
FAMILY
DINING
BEDROOM
W/C
STUDY
BALCONY



LEVEL 11 1/16"=1'



LEVEL 12 - 15 1/16"=1'



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seal

issued
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revisions

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key plan

project title
EVERGREEN
RENOVATION
SCHEME 3
1285 WEST PENDER
VANCOUVER
BRITISH COLUMBIA

drawing title
CONTEXT PLAN

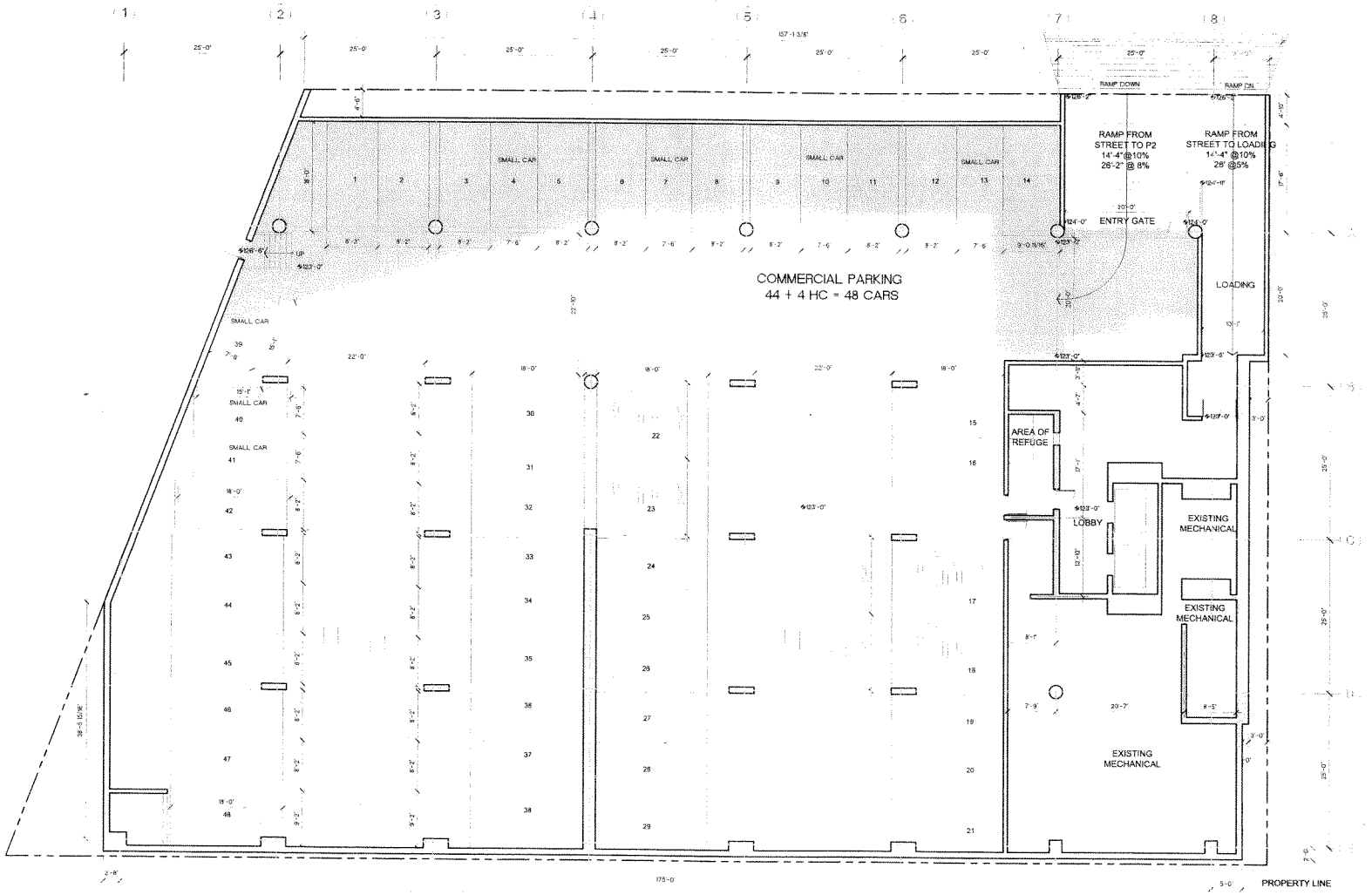
drawn	bd gw
checked	nm
scale	1/32" = 1'-0"
drawing date	2006/01/17
project no.	05014
rev.	1

project north

printed 2006/01/17

drawing no. A1.1

Appendix "B"
Page 1 of 15



LEGEND

NEW CONSTRUCTION

Appendix "B"
Page 2 of 15

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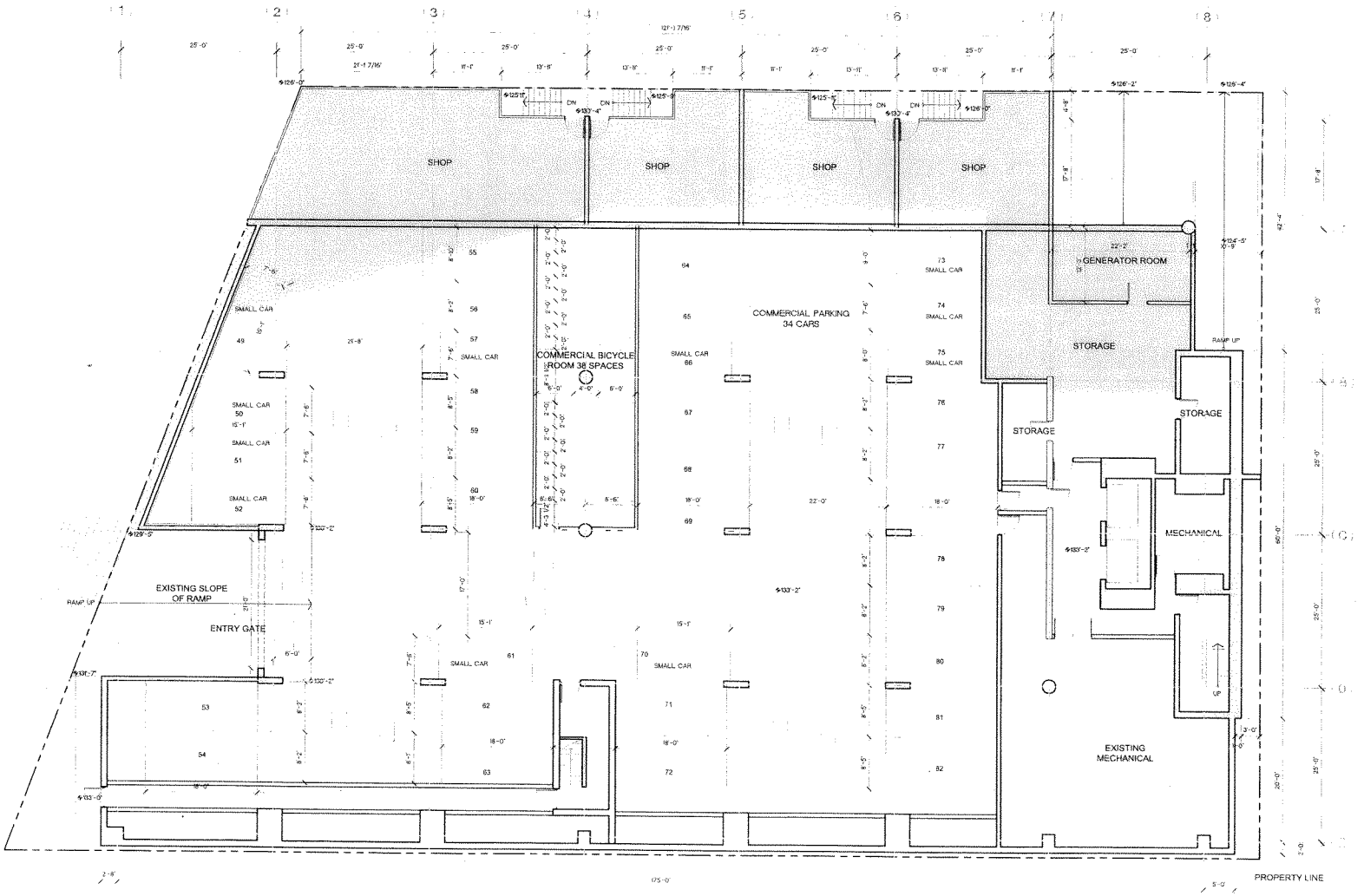
key plan

project title
EVERGREEN
RENOVATION
SCHEME 3
1285 WEST PENDER
VANCOUVER
BRITISH COLUMBIA

drawing title
PARKING LEVEL P2

drawn	gw np ma hk
checked	nm
scale	1/8" = 1'-0"
drawing date	2005/01/17
project no.	0501 4
rev.	
project north	
printed	2005/01/17
drawing no.	A2.1



LEGEND

NEW CONSTRUCTION

Appendix "B"
Page 3 of 15

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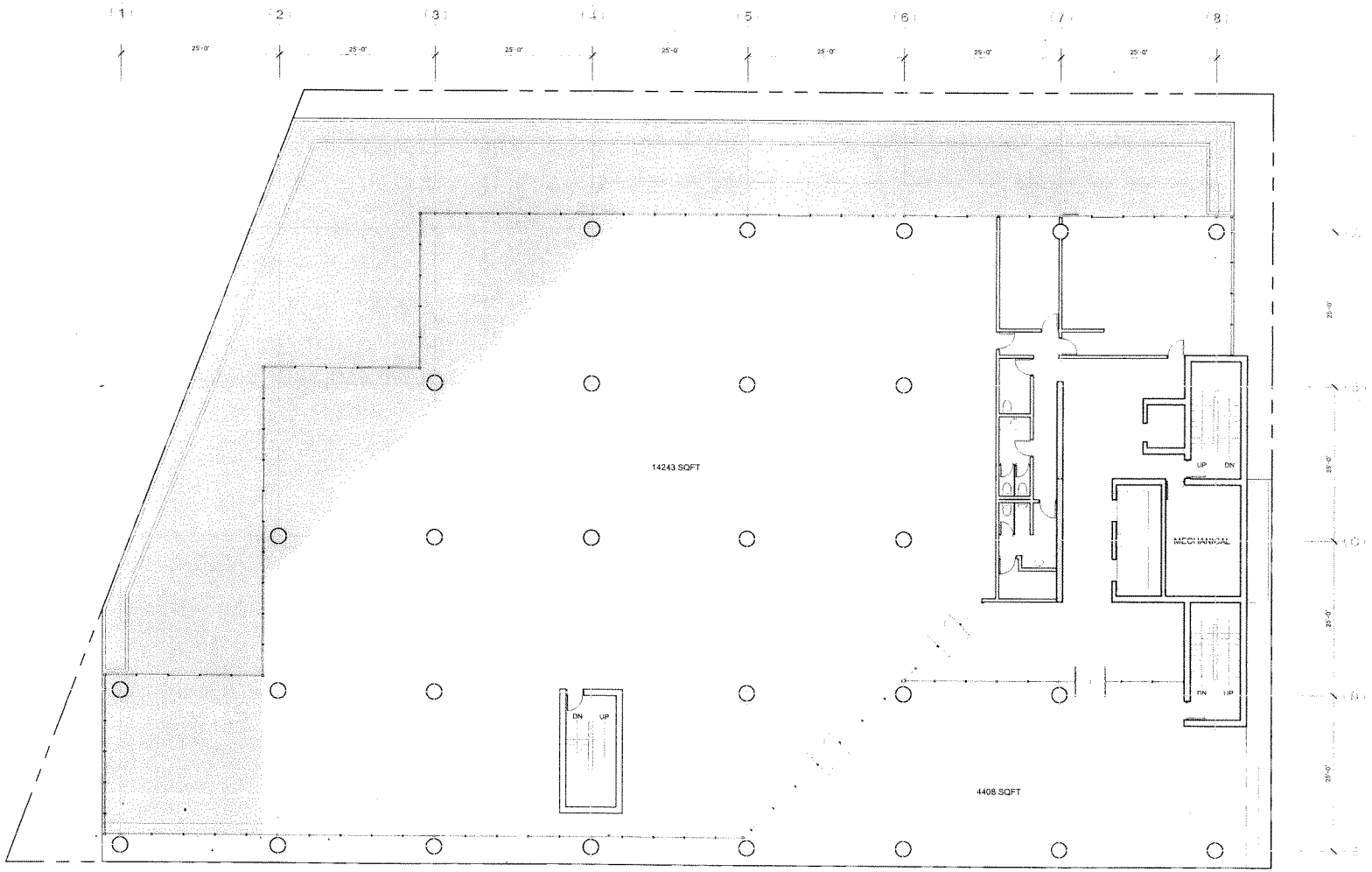
key plan

project title
EVERGREEN
RENOVATION
SCHEME 3
1285 WEST PENDER
VANCOUVER
BRITISH COLUMBIA

drawing title
PARKING LEVEL P1

drawn	gw rp ma hk
checked	nm
scale	1/8" = 1'-0"
drawing date	2006/01/17
project no.	05014
rev.	1
project north	
printed	2006/01/17
drawing no.	A2.2



LEGEND

NEW CONSTRUCTION

Appendix "B"
Page 4 of 15

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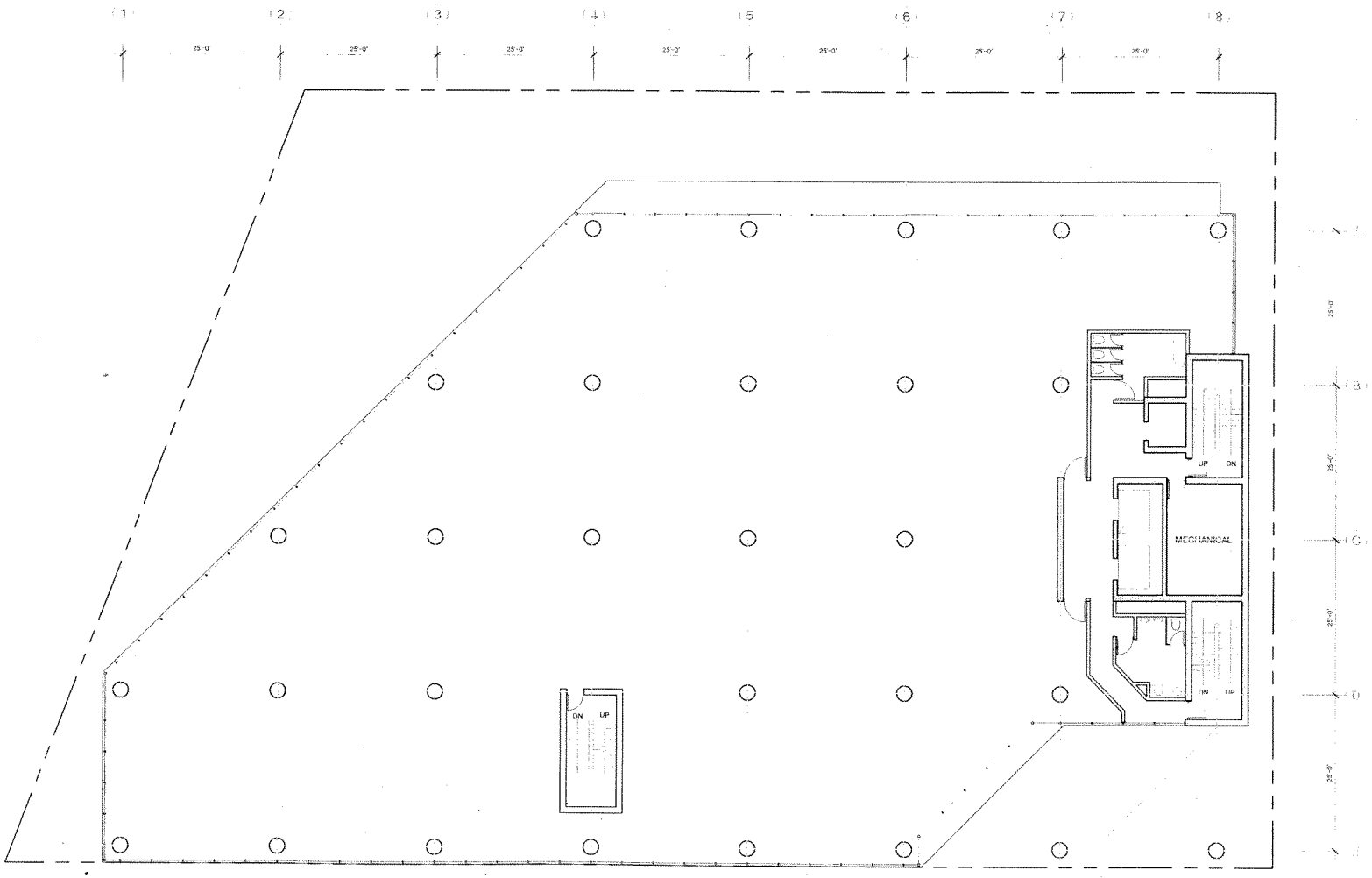
key plan

project title
EVERGREEN
RENOVATION
SCHEME 3
1285 WEST PENDER
VANCOUVER
BRITISH COLUMBIA

drawing title
LEVEL 1

drawn gw np ma hk
checked nm
scale 1/8" = 1'-0"
drawing date 2006/01/17
printed 2006/01/17
project no. 05014
drawing no. A2.3
rev. 1

project north



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key plan

project title

EVERGREEN
RENOVATION
SCHEME 3
1285 WEST PENDER
VANCOUVER
BRITISH COLUMBIA

drawing title

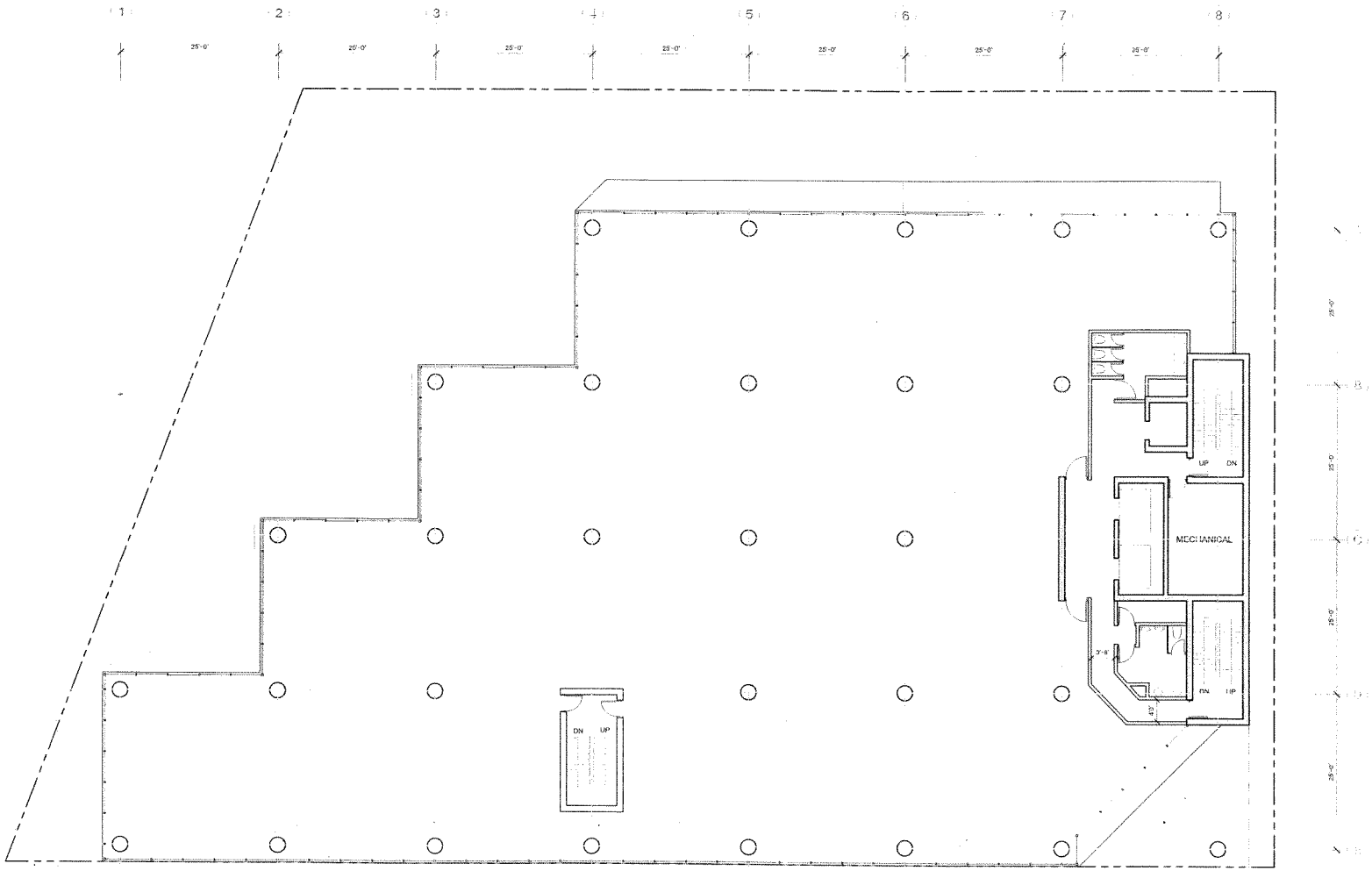
LEVEL 2

drawn	gw rh
checked	nm
scale	1/8" = 1'-0"
drawing date	printed 2006/01/17
project no.	05014
rev.	1

project north

drawing no. A2.4

Appendix "B"
Page 5 of 15



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key plan

project title
EVERGREEN
RENOVATION
SCHEME 3
1285 WEST PENDER
VANCOUVER
BRITISH COLUMBIA

drawing title
LEVEL 3

drawn	gw np mk
checked	nm
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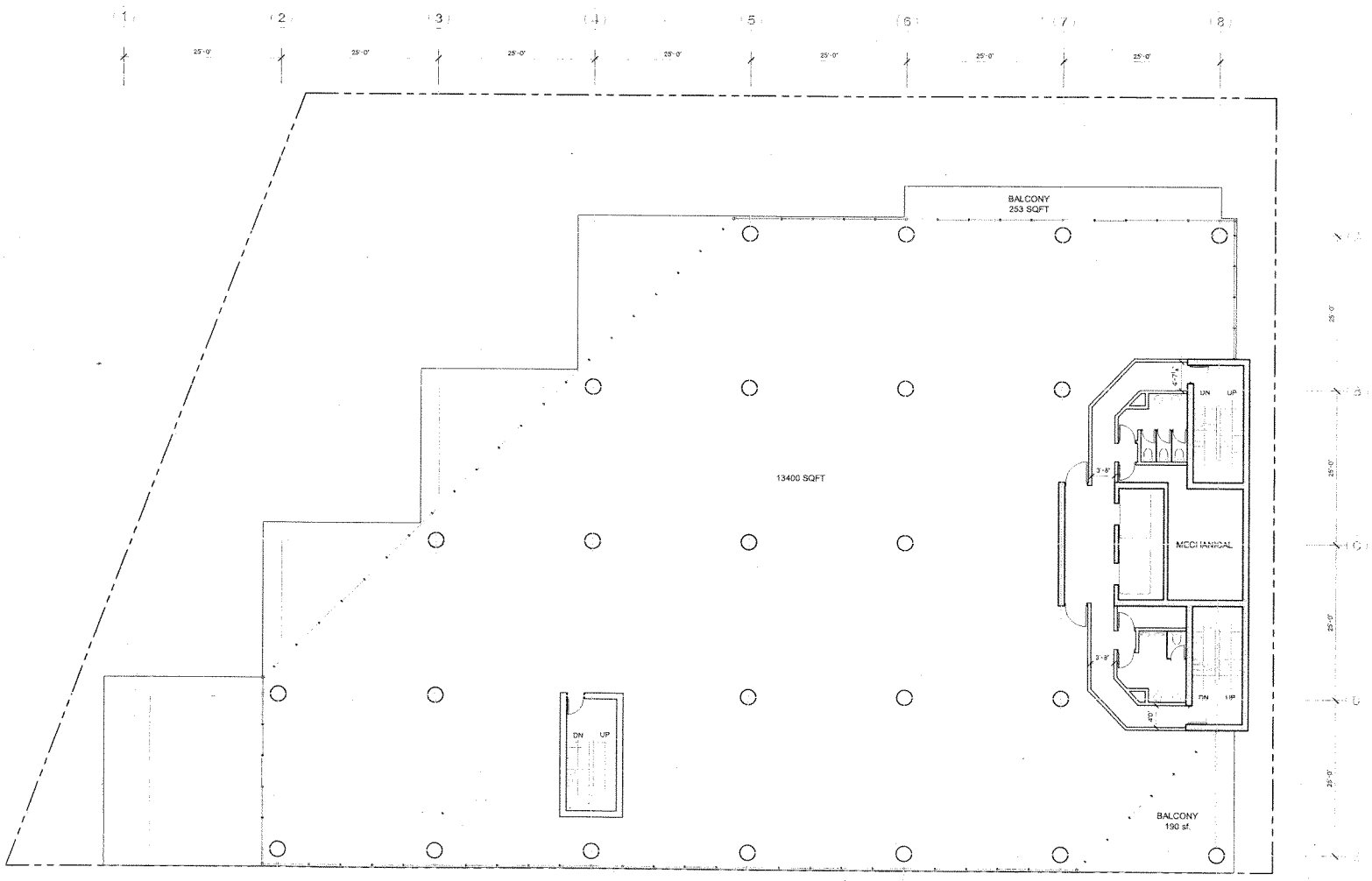
project no.	05014
rev.	1
project north	
printed	2006/01/17
drawing no.	A2.5



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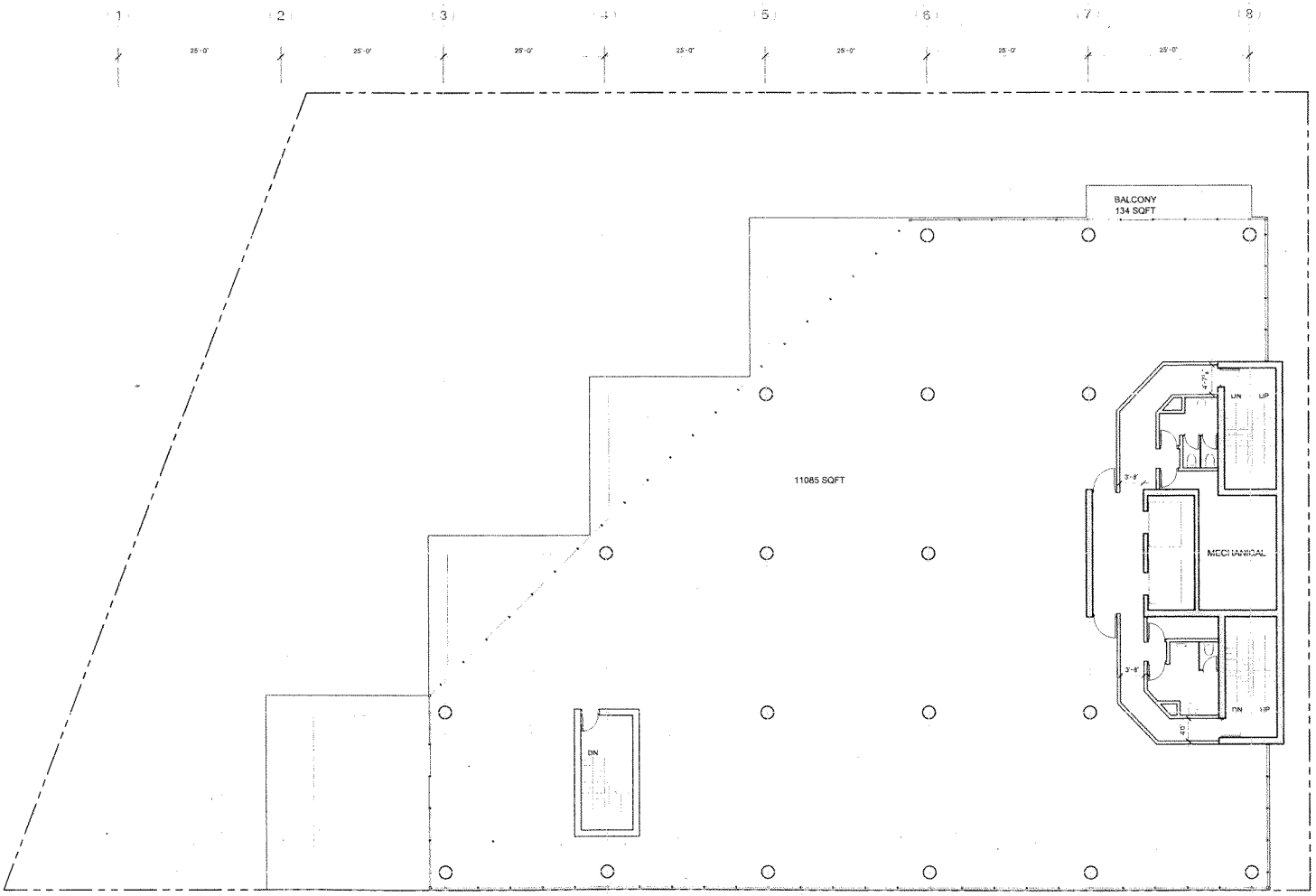
project title
EVERGREEN
RENOVATION
SCHEME 3
1385 WEST PENDER
VANCOUVER
BRITISH COLUMBIA

drawing title
LEVEL 4

drawn gw np ma bk
checked nm
scale 1/8" = 1'-0"
drawing date 2006/01/17
project no. 03008
rev. 1
project north
printed 2006/01/17
drawing no. A2.6



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key plan

project title

EVERGREEN
RENOVATION
SCHEME 3

1285 WEST PENDER
VANCOUVER
BRITISH COLUMBIA

drawing title

LEVEL 5

drawn	gw, ma, ng, hk
checked	nm
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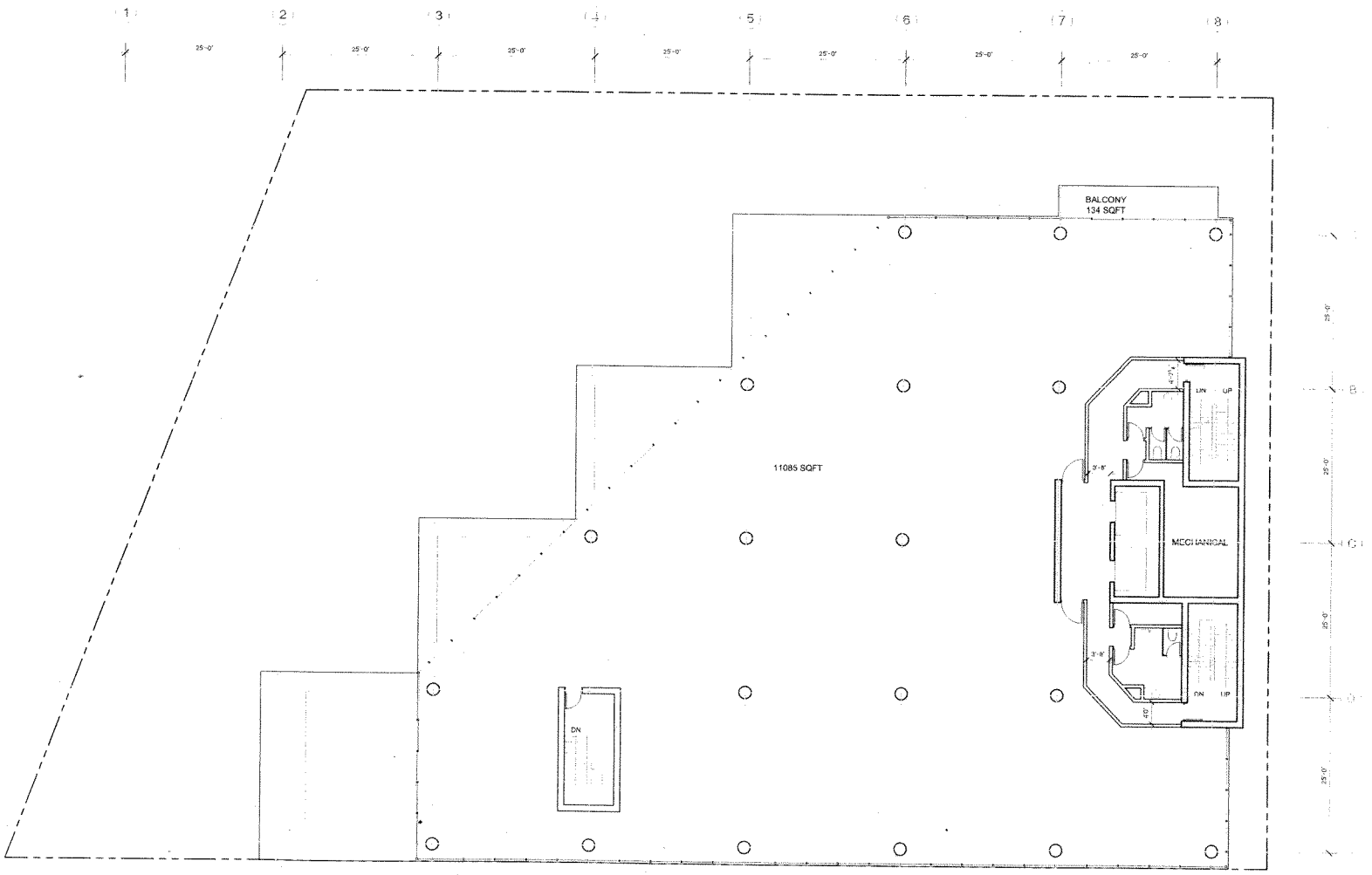
drawing date	2006/01/17
printed	2006/01/17
project no.	05014
drawing no.	A2.7
rev.	1

project north



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project title
EVERGREEN
RENOVATION
SCHEME 3
1285 WEST PENDER
VANCOUVER
BRITISH COLUMBIA

drawing title
LEVEL 6

drawn	gw np ma hk
checked	nm
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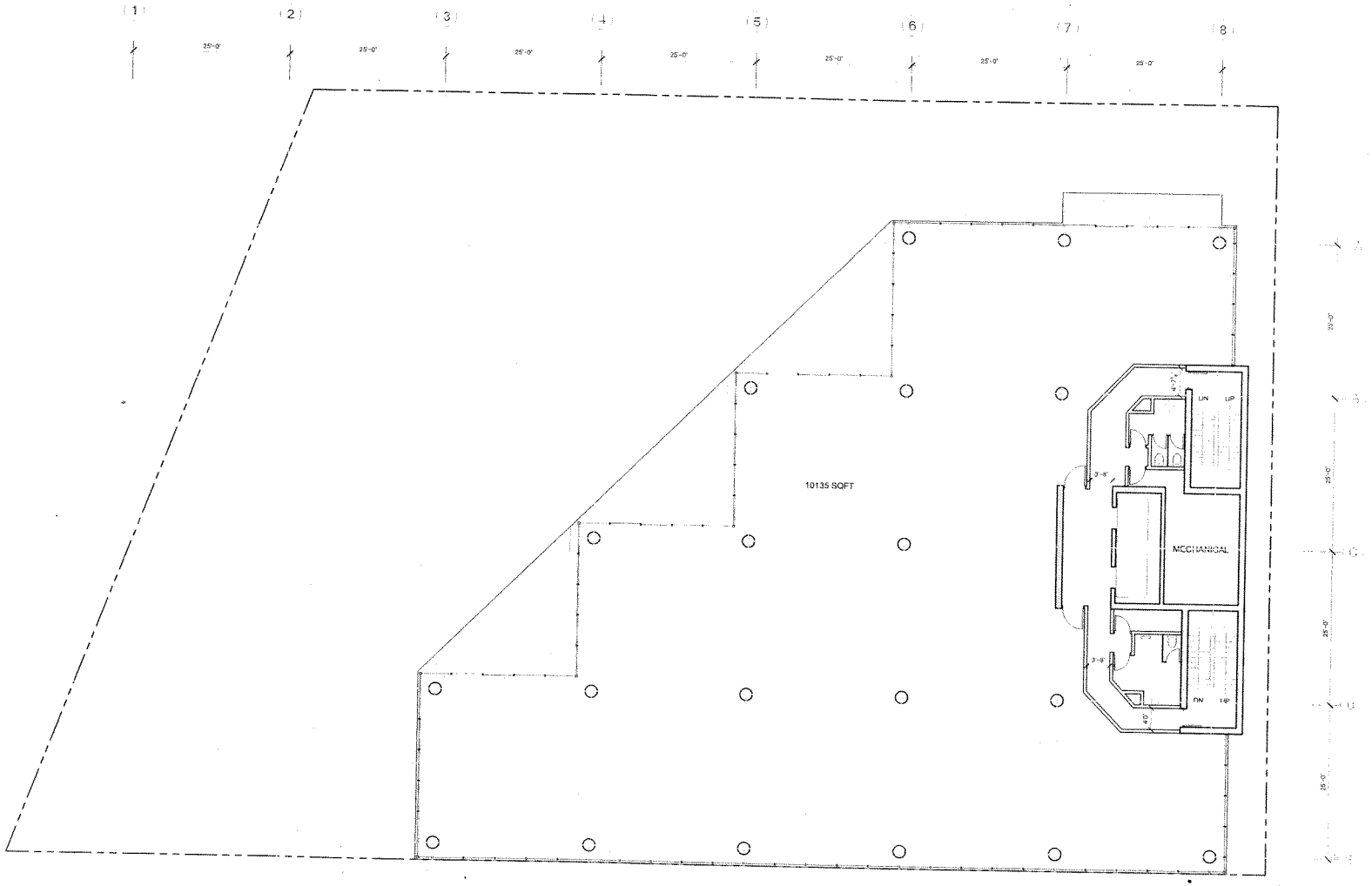
drawing date	2005/01/17
project no.	05014
rev.	1

project north

printed 2006/01/17

drawing no. A2.8



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key plan

project title

EVERGREEN
RENOVATION
SCHEME 3
1285 WEST PENDER
VANCOUVER
BRITISH COLUMBIA

drawing title

LEVEL 7

drawn gw rh

checked nm

scale 1/8" = 1'-0"

drawing date 2006/01/17

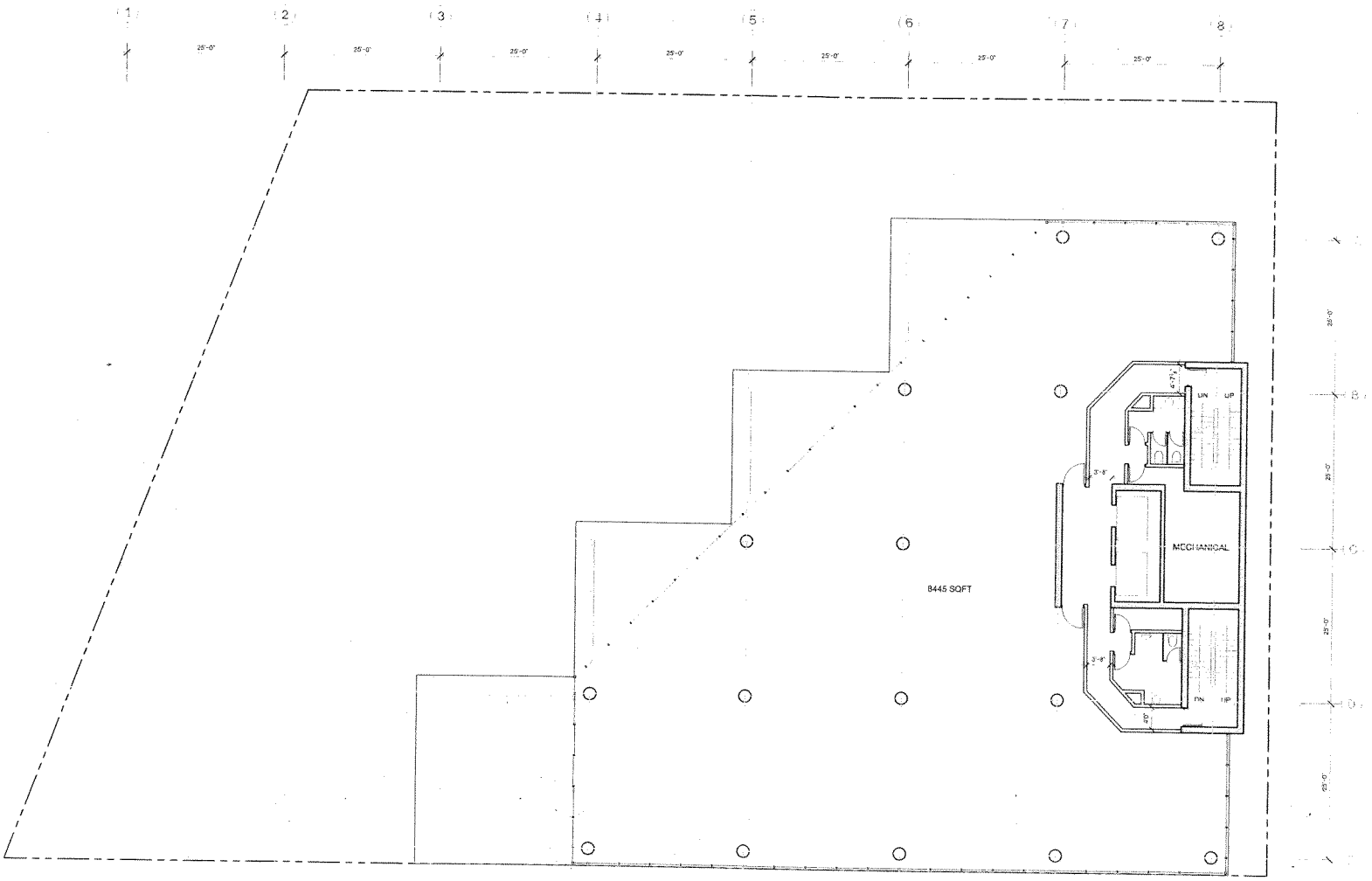
printed 2006/01/17

project no. 05011

drawing no. A2.9

rev. 1

project north



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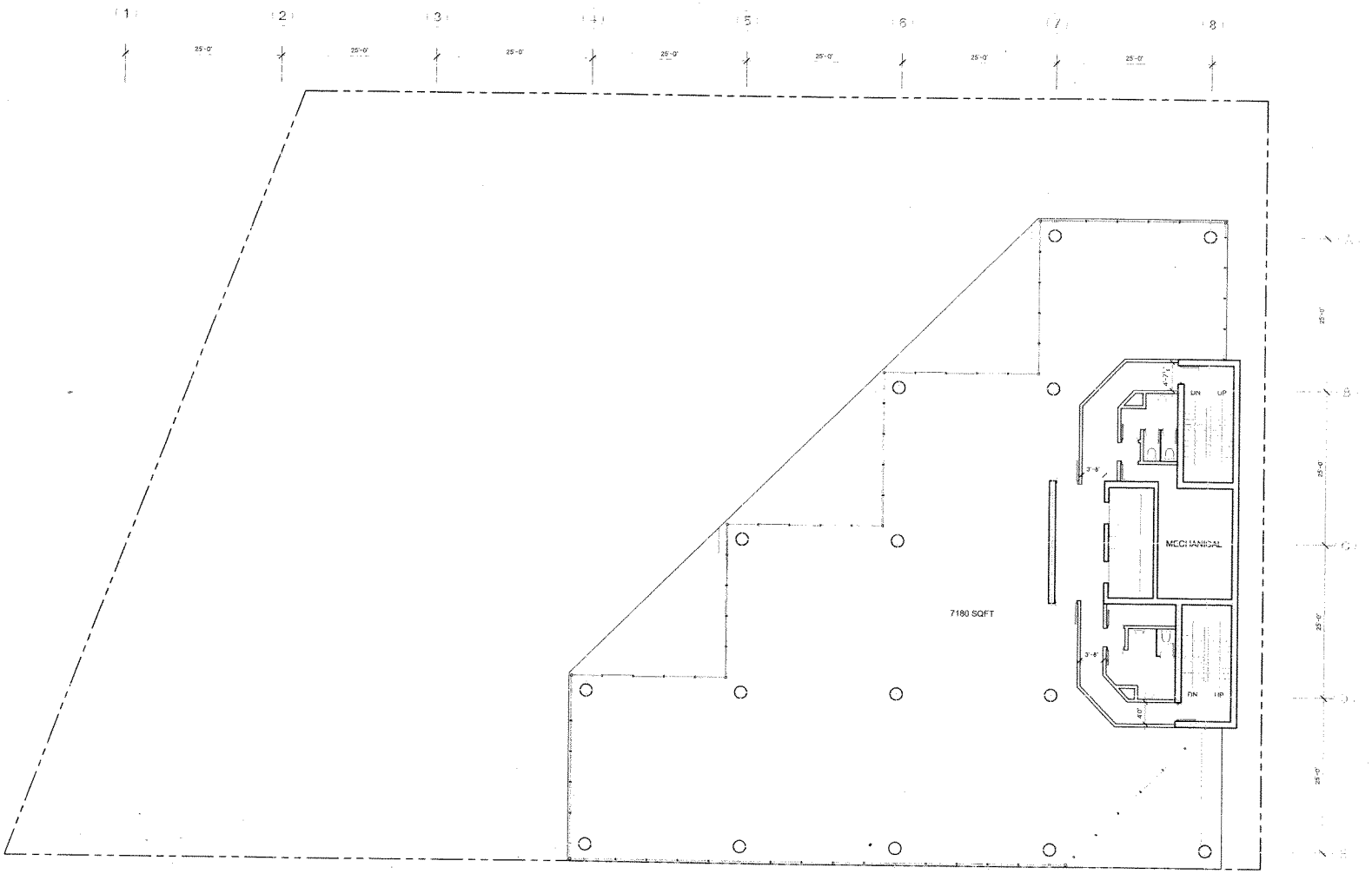
key plan

project title
EVERGREEN
RENOVATION
SCHEME 3
1285 WEST PENDER
VANCOUVER
BRITISH COLUMBIA

drawing title
LEVEL 8

drawn: ch gw
checked: nm
scale: 1/8" = 1'-0"
drawing date: 2006/01/17
printed: 2006/01/17
project no.: 05014
drawing no.: A2.10
rev.: 1
project north



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key plan

project title
EVERGREEN
RENOVATION
SCHEME 3
1285 WEST PENDER
VANCOUVER
BRITISH COLUMBIA

drawing title
LEVEL 9

drawn	gw rh
checked	nm
scale	1/8" = 1'-0"
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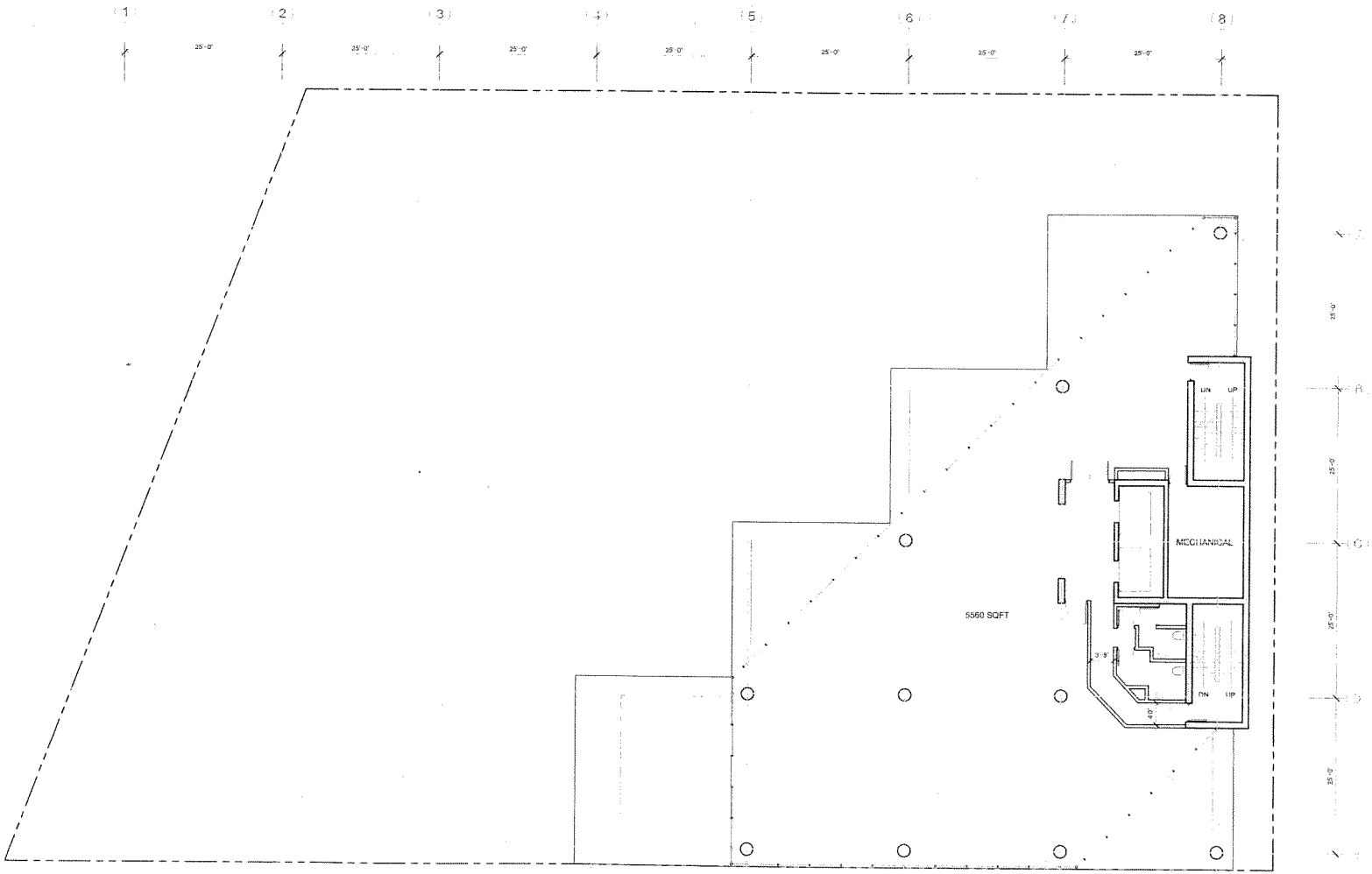
project no.	0501-9
rev.	1
project north	
printed	2006/01/17
drawing no.	A2.11



Appendix "B"
Page 13 of 15

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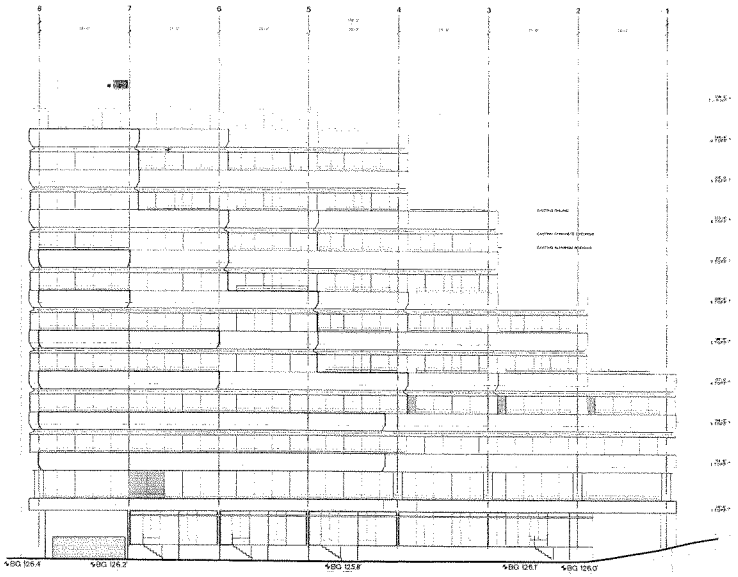
key plan

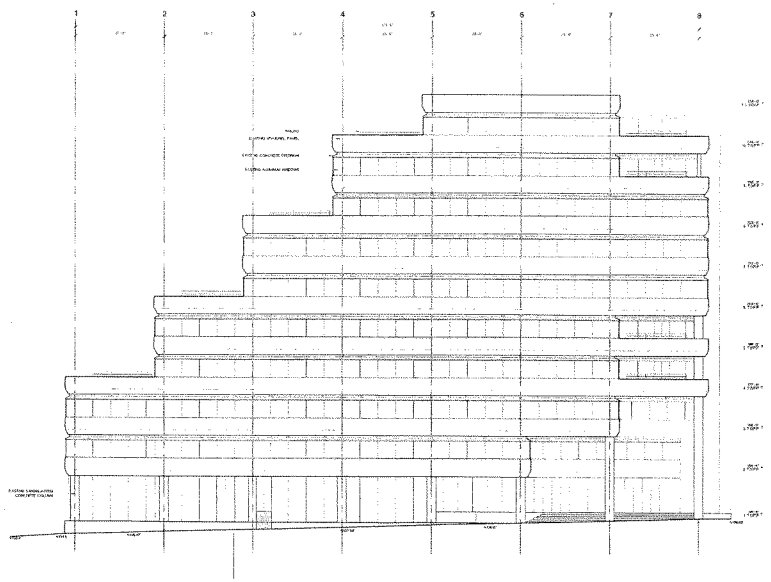
project title
EVERGREEN
RENOVATION
SCHEME 3
1285 WEST PENDER
VANCOUVER
BRITISH COLUMBIA

drawing title
LEVEL 10

drawn rh gw
checked nm
scale 1/8" = 1'-0"
drawing date 2006/01/17
project no. 05014
rev. 1
project north
printed 2006/01/17
drawing no. A2.12



1 NORTH ELEVATION
A3.1 1/16" = 1'-0"



2 SOUTH ELEVATION
A3.1 1/16" = 1'-0"

Appendix "B"
Page 14 of 15

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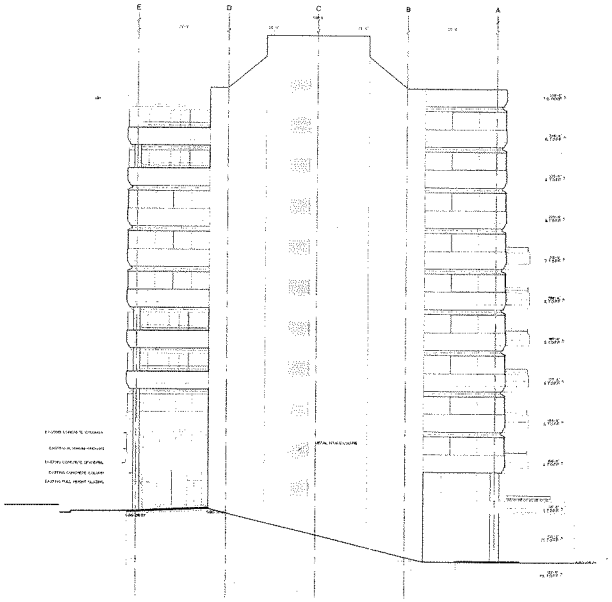
key plan

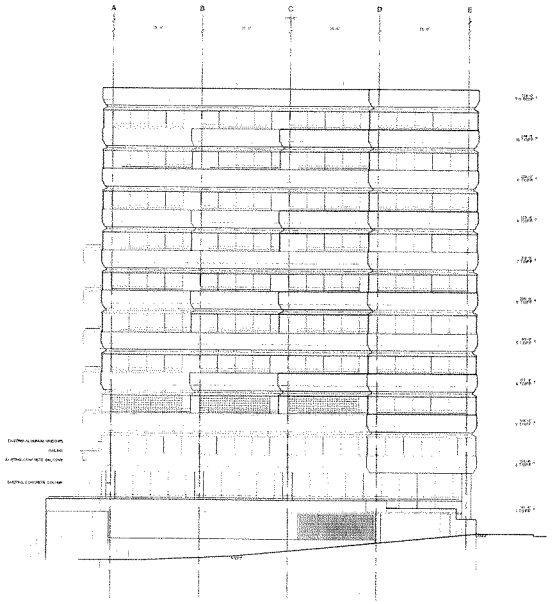
project title
EVERGREEN
RENOVATION
SCHEME 3
1285 WEST PENDER
VANCOUVER
BRITISH COLUMBIA

drawing title
NORTH ELEVATION
SOUTH ELEVATION

drawn: rh gw
checked: nm
scale: 1/16" = 1'-0"
drawing date: 2005/10/31
project no.: 05014
rev.: 1
project north
printed: 2006/01/17
drawing no.: A3.1



1 EAST ELEVATION
A3.2 1/16" = 1'-0"



2 WEST ELEVATION
A3.2 1/16" = 1'-0"

Appendix "B"
Page 15 of 15

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seal

issued
1. ISSUED FOR DEVELOPMENT PERMIT 06/01/13

revisions

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key plan

project title
EVERGREEN
RENOVATION
SCHEME 3
1295 WEST PENDER
VANCOUVER
BRITISH COLUMBIA

drawing title
WEST ELEVATION
EAST ELEVATION

drawn np gw ma
checked mm
scale 1/16" = 1'-0"
drawing date 2005/12/19
project no. 05014
rev.
project north
printed 2006/01/17
drawing no. A3.2