
1 ATHLETES WAY (COMPLETE APPLICATION)
DE411198 - ZONE CD-1

SH/DR/JG/BB/LH

STAFF REVIEW TEAM

B. Boons, Development Services	S. Hein, Urban Design & Development Planning
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PROJECT OFFICE SOUTHEAST FALSE CREEK AND OLYMPIC VILLAGE

J. Andrews, Project Manager
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APPLICANT:

Walter Francl Architecture
1684 West 2nd Avenue
Vancouver, BC
V6J 1H4

PROPERTY OWNER:

City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

EXECUTIVE SUMMARY

- **Proposal:** To develop a 3-storey Community Centre including a restaurant and 69-space child daycare facility all over one level of underground parking.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit
Appendix C Processing Centre - Building comments
Appendix D Design Rationale, Plans and Elevations
Appendix E Rezoning Prior to Response
Appendix F Preliminary LEED Scorecard

● **Issues:**

There are no significant issues with this development permit application.

- **Urban Design Panel: Support (7-0)**
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DEVELOPMENT PERMIT STAFF RECOMMENDATION : APPROVE

THAT the Board APPROVE Development Application No. DE 411198 submitted, subject to approval of the final form of development, the plans and information forming a part thereof, thereby permitting the development of a 3-storey Community Centre including a restaurant and 69-space child daycare facility all over one level of underground parking, subject to the following conditions:

1.0 Prior to the issuance of the development permit, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:

1.1 design development to further clarify building envelope design intent to ensure a high quality, substantive and integrated approach to enclosure, materiality and detailing;

Note to applicant: Further clarification of proposed enclosure systems and related architectural detailing requires documentation.

1.2 design development to confirm the building's colour strategy in response to the waterfront setting and village precinct;

1.3 design development to better integrate the interior and exterior ground plane treatment with public realm infrastructure to ensure a seamless, and high quality interface with the public realm; (See also Condition 1.9)

1.4 confirmation of an appropriate lighting concept for a civic building in the context of the overall lighting strategy in accordance with Council's approved re-zoning precinct condition viii (See Appendix E, page 4 of 23, condition viii);

Note to applicant: An exterior lighting strategy that properly announces the building while reinforcing precinct design character for this civic building and public realm is anticipated.

1.5 clarification of roof systems detailing to ensure careful integration of mechanical systems and green building features;

1.6 design development to all loading zone, utility enclosure and underground parking ramp opening locations to ensure optimal integration, high quality visual screening, ground surface/public realm quality and public safety;

Note to Applicant: Careful attention to ramp opening bulkhead design and related parking garage ceiling treatment is required. Visual treatment for ground surface and screening should creatively reflect the Shipyards Precinct. (See also condition 1.7)

1.7 design development to minimize the size, carefully integrate and screen all mechanical equipment including transformer(s) and related aspects such as intake/exhaust grills, that do not visually convey sustainable principles into the overall massing, form and architectural response for each building;

Note to Applicant: Screen and grill design should reflect the Shipyards Precinct character.

1.8 clarification of glazing systems into active recreational spaces and enclosure for exposed stairways/elevators to ensure maximum transparency;

Note to Applicant: Confirmation of interior lighting strategies for these spaces to contribute ambient light while not presenting glare to residents, pedestrians and users is required.

- 1.9 design development to clarify opportunities to integrate the design intent of the Council-approved SEFC Public Realm Plan;

Note to Applicant: Further design development, in consultation with the SEFC/OV Project Office and their consultants, to ensure a seamless, innovative and expressive public realm is required. Further design development to independent canopy structure(s) for covered work activities is also required.

- 1.10 provision of a Green Roof Management Strategy to clarify requirements that will ensure usage, maintenance, longevity and integrity of the building envelope;

- 1.11 arrangements for the achievement of the SEFC Green Building Strategy and meet a minimum LEED™ Platinum Canada Certified standard to the satisfaction of the Director of Planning;

Note to Applicant: Achievement of a target of no less than 52 points, including City of Vancouver prerequisites (with full LEED™ registration and documentation) or equivalency. Registration with the Canada Green Building Council (CaGBC) is required for all buildings. The applicant must submit full documentation, including initial certified design credits, required for LEED™ certification to the City for verification prior to issuance of a long-term occupancy permit.

- 1.12 design development to provide an overall conceptual signage strategy in accordance with the Council approved re-zoning precinct condition (ix); and

- 1.13 clarification of anticipated restaurant operations, including special events programming;

Note to Applicant: Confirmation of how community liaison will occur is required.

- 2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.

- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• **Technical Analysis:**

	PERMITTED (MAXIMUM)	REQUIRED (Parcel 11)	PROPOSED (Parcel 11)
Site Size			112.8 X 524.4
Site Area			59,148 sq.ft
Floor Area			Total 45,500 sq.ft.
¹ Height	Sub area 2 49.2 ft (15.0 m)		57.6 ft (17.6 m)
Parking	Community Centre 59 Restaurant 52 Daycare 15 Total 126 Small Car (25% max.) 25	Comm. Centre 41 Restaurant 47 Daycare 10 Total 98 Disability Spaces 2	Community Centre 43 Restaurant 47 Daycare 10 Total 100 Small Car Spaces 25 Disability Spaces 3
Bicycle Parking	-	<u>Class A</u> 7 <u>Class B</u> 18	<u>Class A</u> 7 <u>Class B</u> 18
² Loading	-	<u>Class A</u> <u>Class B</u> 2	<u>Class A</u> 2 <u>Class B</u> 0

Note: The technical review represents a “snapshot” of the proposal to date and the numbers in the table will change as the plans evolve throughout the process up to Development Permit issuance. Staff are confident with the methodology that has been used and that the final numbers for floor area, height, and parking will comply with the CD-1 by-law.

¹ **Note on Height:** Council approval for the text amendment to the CD-1 By-law for SEFC - Area 2A to increase the building height on Parcel 11 to 57.6 feet (17.6 m) on June 12, 2007 is required. Enactment of the text amendment is to be approved at a future date once the enactment conditions have been satisfied. (See condition A.1.2)

²**Note on Loading:** The applicant seeks a relaxation of the loading from 2 Class B spaces to 2 Class A spaces and 2 off-site class B spaces as well as an additional off-site Class A space. Engineering Services is prepared to support this relaxation subject to a review of a Loading Management Plan. See Standard condition A.2.5.

• **Technical Analysis:** CD-1: SEFC Area 2 (Sub Areas 2-6 - Olympic Village) - Overall Running Total Including Parcels 2, 3, 4, 6, 9, 10 & 11.

	PERMITTED (MAXIMUM)			EXISTING TO DATE		
1 ¹ Floor Area	Dwelling/Live Work		1,179,881.5 sq.ft	Dwelling/Live Wk.		1,146,220 sq.ft
	Retail/Serv/Office			Retail/Serv/Office		
	Sub Area 2		13,993.5 sq.ft	Sub-Area 2		0 sq.ft
	Sub Area 3		26,501.6 sq.ft	Sub-Area 3		0 sq.ft
	<u>Sub Area 4, 5, 6</u>		<u>63,638.3 sq.ft</u>	<u>Sub-Area 4,5,6</u>		<u>59,678 sq.ft</u>
	Total			Total		
	Retail/Serv/Office		104,133.4 sq.ft	Retail/Sev/Office		59,678 sq.ft
Amenity	75,350 sq.ft			15,530 sq.ft		
Unit Count - Area 2	Market (min)	Family	213	Market (min)	Family	355
		Total	750		Total	691
	Modest Market (min)	Family	47	Modest Market (min)	Family	44
		Total	100		Total	121
	Affordable (min)	Family	125	Affordable (min)	Family	86
		Total	250		Total	153

¹ **Note on Floor Area:** The tracking of overall floor area is on-going. Confirmation and compliance with the total floor area requirements of the CD-1 By-law is necessary for development permit issuance. (See Standard Condition A.1.1).

The applicant has submitted tabulated summary information of FSR including exclusions. Preliminary evaluation of the summary information to date indicates that the proposed FSR is over the permitted total residential FSR for Area 2A. The applicant is expected to comply with the CD-1 By-law including amendments thereto.

• **BACKGROUND:**

Development Permit Board and Advisory Panel members have a Briefing Binder distributed prior to the first development permit application which provides history and background information on SEFC Area 2A. The CD-1 zoning by-law for SEFC - Area 2A was enacted by Council on April 17, 2007. A text amendment to the by-law to increase the building height for Parcel 11 is scheduled for public hearing on June 12, 2007.

This application is for a community centre, a restaurant and a 69-space daycare with associated underground parking located on the waterfront of False Creek.

This application is the seventh of 8 development permit applications. Parcel 5 is the remaining and last application scheduled for June 18/07.

• **URBAN DESIGN PANEL**

The Urban Design Panel reviewed this application on April 11, 2007. The minutes are attached for inclusion in your Briefing Binder.

URBAN DESIGN AND DEVELOPMENT PLANNING:

General Commentary

General Compliance with Council Approved Design Intent Established under the Re-zoning

This development permit application generally complies, with the exception of a minor variance in height to accommodate the building's roof form and related solar systems, with the Council approved CD-1 and specific text amendment of June 12, 2007 noting that there are no design guidelines. Staff believes that the form of development will meet expectations for a signature development that complements other prominent sites in the False Creek context while reinforcing building form and character evident in the village precinct. Good progress has been achieved on all applicable design development conditions approved under the re-zoning. The building, landscape and sustainable design development conditions presented in this report typically seek further refinement to design intent already established and supported by Council. (See conditions 1.1 through 1.13)

Form and Massing

The proposed design offers a unique waterfront design response that will distinguish this important civic amenity and announce the Olympic Village Precinct through its innovative architecture. The proposed design also communicates a visible environmental ethic that is important not only to the precinct's character, but also a symbol of the City's commitment to become the cleanest greenest healthiest city in the world. Parcel 11, in this context, is considered as one component of an "ensemble" of waterfront buildings and related structures including the parcel 4 and the post 2010 pavilion building (parcel 8). The proposed form of development minimises shadowing impacts on the seawall from that anticipated in the original CD-1, introduces a public view at the site entry in alignment with public pier extensions into False Creek and minimises private view impacts for origins to the south. The Urban Design Panel, and staff, has encouraged the applicant to pursue the architectural response presented noting that its success will depend upon proper execution. (See conditions 1.1, 1.2, 1.5 and 1.8)

Public Realm

This application requires further design development to integrate and reinforce overall public realm design intent at site edges and to ensure a seamless integration with the SEFC Public Realm Plan. (See conditions 1.3 & 1.9)

Architectural Expression and Character

This development permit applications approach to expression and character is supported by staff and the Urban Design Panel as an appropriate response to the waterfront setting and larger False Creek context. The building effectively communicates through its architecture that it is a high performance building that efficiently uses resources and minimizes its impact on the environment. Execution of the innovative form will rely upon careful attention to building systems selection and detailing with adequate budgeting. Clarification of colour and lighting strategies for the project are anticipated during further design development (See conditions 1.1, 1.2 and 1.4).

SUSTAINABILITY:

Environmental sustainability is a key objective of the SEFC ODP and zoning for Area 2A. Council approved the SEFC Green Building Strategy on July 8, 2004 which sets out a minimum baseline of environmental performance in all facets of building design and construction. The Green Building Strategy is an evolving document which is intended to incorporate the current “best practices” and to constantly seek to improve environmental performance through incremental change.

Given that this project is a civic building which generally achieves higher levels of environmental performance than other projects to demonstrate civic leadership in sustainability, Parcel 11’s goal is to achieve LEED Platinum to be a model facility within a model sustainable community.

LEED is measured after project completion. Development Permit conditions of approval are designed to create the circumstances under which the project can reasonably be expected to achieve LEED Platinum (See Appendix F - LEED Checklist). Staff are recommending several conditions under Standard Conditions A.5.1 to A.5.6).

There are a number of areas evaluated by staff to determine whether this project has the potential to meet the broader sustainability goals of the City. Upon our review of this application staff believe this project can meet the sustainability objectives established by the City with conditions in the following areas:

Energy:

Building Envelope - the applicant proposes several measures to ensure that the building envelope will retain energy while ensuring occupant comfort. The strategic use of glazing and solar shading devices have been optimized to offer opportunities for daylighting of interior spaces, while minimizing unwanted solar heat gains and losses.

Water:

Rainwater - the applicant proposes to capture and store enough rainwater to eliminate potable water demand during a “design” 6-week summer drought period. To optimize water conservation and enhance water quality, the rainwater will be used throughout the year for toilet flushing and hard plumbed irrigation of traditional landscaped areas (not for urban agriculture which will be watered through hose bibs). The proposed “Rainwater Balance Model” is anticipated to produce substantial annual potable water savings. The strategy for water storage is (typically) to have storage cisterns in basement parking structures that will provide the reservoir water capacity. The applicant has proposed a cistern within the parking level. (See Standard condition A.1.10)

Staff are seeking confirmation on the plans regarding the access, size and capacity of the cistern (See Standard Condition A.1.10)

Potable Water - as outlined in the Green Buildings Strategy, the applicant proposes to use low flow sink and shower aerators where practical and dual flush toilets. The rainwater balance model for toilet flushing will result in a reduction of potable water by up to 40% over the LEED baseline. Staff are

seeking a notation on the plans indicating the provision of appropriate plumbing fixtures for the project (See Standard Condition A.5.4)

Infrastructure:

Site Rainwater Management - the SEFC and Olympic Village Project Office is tasked with designing and building the public realm in area 2A. All rainwater falling on the public realm will be collected and transported to two treatment areas: the Hinge Park Wetland and the Ontario Street Bioswale where the water will be cleansed before its eventual release into False Creek.

Neighbourhood Energy Utility (NEU) - the City is currently exploring, as part of the SEFC NEU, sewer heat recovery with the goal of reducing GHG emissions. The developer, through the Development Agreement, is required to connect to and utilize the NEU for the project's space heating requirements. The NEU will provide hot water and space heating in Area 2A. The applicant has proposed a radiant, hydronic system that will provide heat within the buildings via ceiling mounted "mats" of capillary tubes. (See Standard Conditions A.2.15, A.2.16 and A.5.2)

Construction Waste - the applicant has committed to the reduction of construction waste by 75% as outlined in the Green Building Strategy and LEED Checklist thereby reducing the amount of material sent to the landfill.

ENGINEERING

One of the greatest challenges to resolve for this development is the handling of the loading. The Parking By-law requires two Class B loading spaces for this project. The demands for loading derive from the community centre itself, including the daycare, with about 2 trucks or vans of various sizes per day, and the restaurant at the western end of the site, with an estimated one large (Class B) truck daily and one or more smaller Class A-sized vehicle deliveries per day as well. There is also garbage pick-up daily and recycling pick-up an estimated 3 times per week for the restaurant, which may be combined with the servicing of the community centre. There is also the occasional need for Class A or Class B delivery/pick-up for special events at the gymnasium (westerly) end of the site, perhaps a few times per month.

The expectation for loading is to put it on-site, either below grade or at grade off the street, as this would have the least impact on the street and the neighbours, while providing the greatest service to the site. Negatives are that it seriously compromises the building design and program, and increases costs, since the site is shallow in depth and planned to have a single underground level that must satisfy parking requirements. Placing the loading at-grade near the driveway was only briefly considered due to the building configuration and need to ramp down immediately, as well as impacts to pedestrians. The challenges of the site having so limited a street exposure (i.e. only on one side) and no lane for servicing led the applicant and staff to explore placement of the 2 Class B loading spaces effectively "on-site" on grade at the eastern end of the building, as shown in the submission drawings, though actually within the Ontario Street projection north of Athletes Way. This is not seen as a real solution, however, since this places the loading where it is needed least while compromising the public realm design heavily due to the large maneuvering requirements of the trucks, and to some extent safety given the movements the trucks would need to make both on and off the roadway.

After careful consideration of all the possible solutions, what staff finally concluded was the best solution overall was a multiple approach to loading and servicing. First, 2 Class A loading spaces would be provided on the site, on the P1 level. A third Class A loading position would be indicated in the street plaza at the eastern end of the site, which could be accommodated with little disruption to plans for this area. For the trucks requiring a Class B space, one Class B loading position would be designed for in the plaza to the west of the site just back of the curb and near the restaurant. As well, staff were agreeable to installation of a "Loading Zone" which would serve both passenger drop-off and

commercial loading needs at the western end of the lay-by on Athletes Way in front of the community centre. To manage deliveries such that there would be minimum interference with enjoyment of the public realm, a Loading Management Plan is being required; this will address coordination of deliveries and concentrating any that must occur out in the open to take place in the morning hours. A contact person from the community centre would also be designated to resolve concerns that arise. (See condition A.2.5)

NOTIFICATION

One sign was erected on the site on April 5, 2007. On April 13, 2007, 1,872 letters were sent to neighbouring property owners advising them of the application. To date, there have been no responses to notification.

DEVELOPMENT STAFF TEAM SUMMARY:

The Staff Team has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law it requires decisions by the Development Permit Board. With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

With respect to the Parking By-law, the By-law gives the Director of Planning the authority to consider relaxations of the Parking By-law with regard to the provision of off-street parking and loading spaces. The By-law also gives the authority to the Development Permit Board to act on behalf of the Director of Planning. This application seeks a relaxation of the off-street loading provisions of the Parking By-law. Staff are prepared to support the relaxation subject to a Loading Management Plan. (See Standard condition A.2.5)

Staff note that the boating facility is not part of this application as it is not located on this site. Any future applications for the boating facility may require additional parking requirements.

DEVELOPMENT PERMIT STAFF TEAM RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the Development Permit.

A.1 Standard Conditions

A.1.1 design development to demonstrate compliance with the technical requirements of the CD-1 By-law for the following:

- Floor Area;
- Parking, loading and bicycle parking,

A.1.2 reduction of the building height to comply with the height requirement of the CD-1 By-law or alternatively, a text amendment to the current regulations must be obtained;

Note to Applicant: A text amendment to alter the height limitation is scheduled for Public Hearing on June 12, 2007

A.1.3 provision of complete and fully-dimensioned floor and site plans;

A.1.4 submission of detailed FSR overlays indicating all spaces and uses included or excluded from FSR calculations;

Note to Applicant: The applicant is required to provide detailed illustrations of those areas proposed to be excluded from FSR for passive design along with an explanation on how the proposed passive design exclusions will perform to conserve energy.

Standard Landscape Conditions

A.1.5 clarification of 2nd floor roof deck landscape strategies incorporating sustainable principles while appropriately responding to the overall form of the building and waterfront setting;

A.1.6 design development to clarify north side open space programming and related fixed or movable landscape elements;

Note to Applicant: Landscape elements should be compatible with overall public realm intent.

A.1.7 provision of a full landscape plan illustrating proposed plant materials (common and botanical names), sizes and quantities; notation of existing trees to be retained, paving, walls, fences, light fixtures and other landscape elements, including site grading. Proposed plant materials are to be clearly illustrated on the Landscape Plan. The Landscape Plan is to be at 1:100 (1/8" = 1'-0");

A.1.8 design development to provide an irrigation system for all common areas, including the entry and upper terrace areas;

Note to Applicant: Hose bib's should be provided on patios and roof decks. Notations to this affect should be added to the drawing. The irrigation system design and installation shall be in accordance with the irrigation industry of B.C. standards and guidelines.

A.1.9 provision of design details for the proposed green wall;

Note to Applicant: Clarify the design systems to be used that ensure long term viability for the green wall.

A.1.10 notation on the architectural drawings of the access, size and capacity of the cistern.

Crime Prevention Through Environmental Design (CPTED)

A.1.11 provision of an overhead security gate at the entrance to the underground parking;

A.1.12 design development to reduce opportunities for mischief in alcoves at the ground level of the screened exit stair on the east side of the building.

Social Planning/Cultural Affairs

A.1.13 provision of final details of the childcare facility in accordance with the City of Vancouver's Childcare Design Guidelines and to the satisfaction of the Directors of Social Planning, Facility Design and Management and Community Care Facilities Licensing;

A.1.14 submission of a table of areas confirming the amount of indoor and outdoor areas provided for the childcare facility based on the type of program (i.e. preschool, infant, toddler, 3 to 5 years care) as compared to the recommended net areas noted in the City's Childcare Design Guidelines;

A.1.15 provision of landscape, mechanical and electrical concepts for the child daycare facility;

A.2 Standard Engineering Conditions

A.2.1 provision of the correct legal description;

Note to Applicant: Correct legal description is Lot 324, False Creek, Plan BCP27368;

A.2.2 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the proposed encroachment of portion of Parking Level 1 beyond the north property line;

Note to Applicant: only areas containing parking spaces will be allowed to encroach. Portions of the mechanical room shown beyond the north property line are to be deleted.

A.2.3 notation on the plans labelling the pedestrian-level weather-protection canopy proposed beyond the south property line as "canopy" only (and deletes any reference to this feature being "aluminum/glass solar shading"). A canopy application is required;

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage system.

A.2.4 clarification of the discrepancies between the elevation and section drawings (Pages DP2.0 & 3.0) for the proximity of the proposed horizontal solar shading on the building's south façade to the south property line. Determine if any portion of these shades are to encroach beyond the

property line, and if so, make arrangements to the satisfaction of the General Manager of Engineering Services.

- A.2.5 arrangements to be made to the satisfaction of the General Manager of Engineering Services regarding provision of 2 Class A loading spaces instead of the required 2 Class B loading spaces for the project, subject to a Loading Management Plan;

Note to Applicant: the Loading Management Plan shall address coordination of deliveries and concentrating any that must occur out in the open to take place in the morning hours. A contact person from the community centre shall also be designated to resolve concerns that arise.

- A.2.6 clarification as to whether subdivision of Lot 324 is proposed;

Note to Applicant: The dashed line to the west of the building implies that subdivision is contemplated. There is no guarantee that support for any such proposal will be forthcoming. Also, note the encroachment of the 2nd floor roof deck over this dashed line.

- A.2.7 design development to relocate the driveway crossing to the east;

Note to Applicant: Redesign the driveway to provide a minimum distance of 9.7 meters from the curb line.

- A.2.8 provision of design elevations on both sides of the parking ramp at all break points;

- A.2.9 provision of driveway entrance and parking area drawings scaled 1/8"=1';

- A.2.10 provision of adequate two-way flow at the top and bottom of the ramps;

Note to Applicant: Provide a corner cut at the top of the parking entrance ramp, parabolic mirrors on both sides of the 'middle' ramp, or widening of the ramp, and softening of the curve on the easterly ramp under the gymnasium to achieve adequate two-way flow.

- A.2.11 provision of hatching of areas designated for pedestrian pathways and locations where parking is not allowed;

- A.2.12 design development to parking spaces to comply with the Parking and Loading Design Supplement;

Note to Applicant: Parking spaces to adhere to the principle that a projection over a stall must be no less than 1.2m (4') and the projection into the stall from the wall must not be more than 1.2m (4'). Provision of wheel stops, a wider stall or a wider aisle width will be required.

- A.2.13 label the 3 parking spaces at the top of the entrance ramp and the 3 parking spaces adjacent to the bicycle storage area as "Staff Parking Only";

Note to Applicant: Use as public parking is not supported.

- A.2.14 clarification of garbage pick up operations;

Note to Applicant: Confirmation that a waste management firm can access and pick up from the storage locations is required. Confirmation that the restaurant's garbage needs have been adequately addressed is required. (Wet waste, cardboard, grease collection must all be considered).

- A.2.15 clarification of how the building design includes provision for connections to the False Creek Neighbourhood Energy Utility and show the room, labelled "NEU Energy Transfer Station (ETS), which will house the system infrastructure on the plans;

Note to Applicant: The ETS room shall be located at the basement or ground level, preferably at or adjacent to an outside wall. Suitable space for the installation of the NEU system ETS equipment, with adequate provision for connection to outside NEU distribution piping and communications conduit is to be provided 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 Bylaw 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, to the satisfaction of the GMES.

- A.2.16 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for appropriate agreements for access to and operation of the NEU;

- A.2.17 clarification if bike racks are proposed on the Athletes Way sidewalk;

Note to Applicant: The bike racks should be oriented so that they do not obstruct the sidewalk when occupied.

- A.2.18 provision of a crossing application;

- A.2.19 provision of SEFC public realm treatments adjacent to the site;

Note to Applicant: Submission of a final landscape plan to Engineering is required.

- A.2.20 provision of expected storm water flow rates to confirm that these meet the criteria outlined in the Integrated Site Servicing Plan (ISSP).

A.3 Standard Vancouver Coastal Health Authority Conditions

- A.3.1 provision of detailed drawings of amenity and food/retail spaces to be submitted for review by the Environmental Health Division for compliance with Health By-law #6580 and the Food Premises Regulation prior to construction;

- A.3.2 garbage storage area is to be designed to minimize nuisances;

- A.3.3 underground parking is to be adequately ventilated to prevent the build up of noxious gases;

- A.3.4 all fresh air intake portals are to be located away from driveways and parking/loading areas in order to prevent vehicle exhaust from being drawn into the building;

- A.3.5 detailed drawings of the child daycare facility to be submitted for review by Community Care Facilities Licensing Division for compliance with the community Care and Assisted Living Act and Child Care Licensing Regulations;

Note to Applicant: The development must meet the requirements of the Community Care and Assisted Living Act, Child Care Licensing Regulation and the Adult Care Regulations prior to Building Permit approval.

A.3.6 Notation on the plans that mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555.

A.4 Standard Licenses & Inspections (Environmental Protection Branch) Conditions:

A.4.1 provision of an erosion and sediment control plan for review and approval by the Environmental Protection Branch at the Building Permit application stage. A Waste Discharge Permit may be required.

A.5 Sustainability Conditions

A.5.1 design development to meet the LEED™ Canada 1.0 storm water management credits (Sustainable Sites Credits 6.1 and 6.2). Storm water treatment/storage facilities (green roof, swales, cistern, etc) should be integral to the open space design;

Note to Applicant: Detailed technical drawings to be submitted at time of building permit application.

A.5.2 provision for compatible, energy efficient design and details of the in-building heating and domestic hot water for the referenced connection to the False Creek Neighbourhood Energy Utility (FCNEU) proposed for the area; (See also Standard conditions A.2.15 and A.2.16)

Note to Applicant: Provide a building line diagram schematic which shows compatibility with FCNEU.

A.5.3 provision of a letter of commitment to provide a rationale to achieve a minimum of 3 LEED points under the Energy & Atmosphere - optimize energy performance credits as defined by the LEED Canada- NC 1.0 Green Building rating system;

A.5.4 notations on plans for the following:

- installation of a premium green roof membrane with a proven technology where applicable;

Note to Applicant: Provide technical details, sections and specifications and letter of commitment that a roofing consultant has been hired to oversee the roofing process at the time of Building Permit Application.

- installation of low-water-use plumbing fixtures at or below 1.8 gpm for faucets and showerheads and dual flush toilets;
- installation of high quality, durable architectural materials and detailing to meet or exceed CSA Guidelines on Durability in Buildings;

Note to Applicant: Applicant is proposing to meet the LEED MR Credit 8 (Canada Standard association standard -S 478).

A.5.5 provision of a point-by-point plan, including energy modeling, for compliance with ASHRAE 90.1 2004 up to and including Addendum G;

B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Processing Centre-Building, Vancouver Coastal Health Authority and Fire and Rescue Services Departments. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **December 4, 2007**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law within 60 days of the date of issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.3 **This site is affected by the Development Cost Levy By-law No. 8149 and No. 9418. Levies will be required to be paid prior to issuance of Building Permits.**
 - B.2.4 All services, including telephone, television cables and electricity, shall be completely underground;
 - B.2.5 No exposed ductwork shall be permitted on the roof or on the exterior face of the building without first receiving approval of the Director of Planning;
 - B.2.6 In accordance with Private Property Tree By-law No. 7347, all trees are to be planted prior to issuance of any required occupancy permit, or use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
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Processing Centre - Building comments

The following comments are based on the preliminary drawings prepared by Nick Milkovich/Arthur Erickson/Walter Francl dated March 13, 2007 for the proposed development permit. This is a preliminary review in order to identify issues which do not comply with the VBBL #8057. The review includes Subsection 3.2.5. Provisions for Firefighting.

1. Building construction is required to be noncombustible.
2. The building must be designed to contain a B-2 major occupancy (day care centre).
3. The building is required to provide access to persons with disabilities to all areas.
4. At least 2 accessible paths of travel to 2 separate exits are required from the parking floors containing stalls for persons with disability.
5. Storage garage security shall conform to 3.3.6.7.
6. A sufficient number of washrooms are required for the restaurant to include outdoor seating areas, and are to be independent from the washrooms in the remainder of the building.
7. Exit capacity shall be provided from each compartment separated by the dividing curtain in the gym.
8. Interconnected floor spaces shall comply with Subsection 3.2.8.

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.

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.

NOTE:

The new 2007 Vancouver Building By-law #9419 came into force and took affect on May 1, 2007. All comments generated herein by the Processing Centre-Building were made under the provisions of the previous 1999 Vancouver Building By-law #8057 and some comments may vary from the provisions of the new 2007 By-law. The applicant is advised to seek the advice of a qualified Building Code consultant as to the impact of the new provisions on this particular project. All building permit applications made after May 1, 2007, must comply with the provisions of the new 2007 By-law.
