



CITY OF VANCOUVER

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POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: May 27, 2008
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Meeting Date: June 10, 2008

TO: Vancouver City Council

FROM: Director of Planning and the Director of the Housing Centre

SUBJECT: CD-1 Rezoning - 188 East 1st Avenue (formerly 1721-23 Main Street)

RECOMMENDATION

- A. THAT the application by GBL Architects Group on behalf of Lookout Emergency Aid Society to rezone 188 East 1st Avenue (Lots 7 and 8, Block 7, District Lot 200A, Plan 197, NWD, PID 007-224-516 and 007-224-648) from M-2 to CD-1 to permit an 11 and one-half storey mixed-use (residential with commercial at grade) building with a total density of 5.42 Floor Space Ratio (FSR), be referred to a Public Hearing, together with:
- (i) revised plans May 16, 2008;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the Director of Planning and the Director of Housing Centre 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.

AND FURTHER THAT the Director of Legal Services be instructed to prepare a consequential amendment to the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B (DD) as set out in Appendix C for consideration at the Public Hearing.

- B. THAT, subject to approval of the rezoning at the Public Hearing, the Noise Control By-law be amended to include this Comprehensive District 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.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

Relevant Council Policies for this site include:

- Central Area Plan adopted by Council on December 31, 1991.
- Southeast False Creek Official Development Plan (SEFC ODP) enacted on July 19, 2005 and amended on March 21, 2006, April 17, 2007, September 18, 2007 and February 12, 2008.
- Southeast False Creek Green Building Strategy adopted by Council on July 8, 2004.
- Homeless Action Plan adopted by Council on June 14, 2005.
- Neighbourhood Energy Utility adopted by Council on March 2, 2006.
- Project Civil City adopted by Council on December 12, 2006.
- Supportive Housing Strategy adopted by Council on June 6, 2007.
- City/Province Social and Supportive Housing Partnership - Memorandum of Understanding approved by Council on December 19, 2007.

PURPOSE

This report assesses an application to rezone the site at 188 East 1st Avenue from M-2 (Industrial District) to CD-1 (Comprehensive Development District). The application proposes a mixed-use development, which is primarily residential with at-grade retail on Main Street. The proposed development consists of:

- an 11 and one-half storey mid-rise building with a maximum height of 38 m (124.7 ft.),
- a total floor area of 6 067.5 m² (65,310 sq. ft.) with a total FSR of 5.42 comprised of: 5 845.5 m² (62,920 sq. ft.) of residential floor area (129 dwelling units) and amenity space;
- a total of 222 m² (2,390 sq. ft.) of commercial space; and
- one level of underground parking (13 spaces).

This application meets the intent of the Southeast False Creek (SEFC) Official Development Plan (ODP) and conforms to the proposed land uses, density, and form of development outlined within that plan. Staff recommend that the CD-1 application be referred to a Public Hearing and that it be approved, subject to the conditions outlined in Appendix B.

BACKGROUND

The Southeast False Creek area is in transition from a predominantly industrial area to a predominantly higher density residential neighbourhood. The SEFC ODP provides the framework to create a mixed-use neighbourhood focusing on a diversity of residential uses to

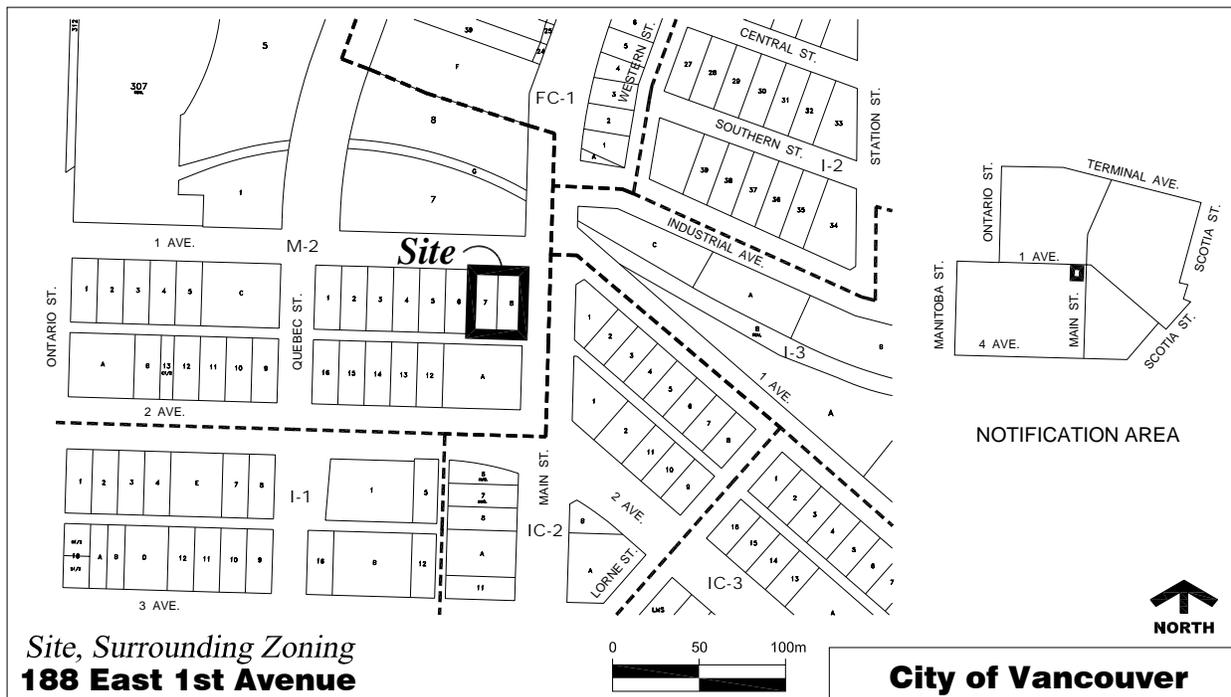
accommodate all incomes, designed to maintain and balance the highest possible levels of social equity, liveability, ecological health, and economic prosperity so as to support choices to live in a sustainable manner. This is to be achieved incrementally by way of site-specific CD-1 rezonings.

DISCUSSION

1. Site and Context:

The site is located near the southeastern corner of Sub-Area 3C of Southeast False Creek. The site is comprised of two City-owned parcels located on the southwest corner of West 1st Avenue and Main Street which have a frontage of approximately 30.18 m (99 ft.) on 1st Avenue and 37.19 m (122 ft.) on Main Street. Present zoning is M-2 (Industrial)). The site is currently occupied by one-storey light industrial buildings. An environmental assessment of the site has determined that soils remediation and a certificate of compliance can be achieved through excavation and offsite disposal.

Figure 1: Site and Surrounding Zoning
188 East 1st Avenue City of Vancouver



The Southeast False Creek area is currently redeveloping from an area occupied by a variety of industrial uses and some vacant sites, into a mixed use, predominantly residential, community. The parcel to the north across 1st Avenue at 1685 Main Street is being rezoned to accommodate a 13-storey mixed-use development containing 150 dwelling units with commercial use at grade facing Main Street. To the east, across Main Street, is IC-2 zoning which permits light industrial uses that are compatible with adjoining residential or commercial districts. Two blocks to the west of the subject site is Manitoba Street, which the SEFC ODP identifies as the commercial "high street" which will be the focus for the emerging community. The site fronts on to 1st Avenue, which will accommodate a bikeway and future

streetcar, approximately 300 m to the north is the Main Street SkyTrain station, and seven blocks to the west will be the Canada Line Olympic Village Station.

2. **Land Use:** The proposal is for a 11 and one half-storey mixed-use development containing 129 dwelling units which will be supported non-market housing, with one commercial unit of 222 m² (2,390 sq. ft.) located at the ground level and occupying the entire Main Street frontage of the building. Staff support the land uses, which conform to the intent of the SEFC ODP. The support program which will be offered to residents of this building is consistent with a number of key City policies regarding homelessness and housing. Specifically:

- the Supportive Housing Strategy which seeks to integrate new supportive housing in apartment districts across the city,
- the Homeless Action Plan which identifies the development of supportive housing as one of the “Three Ways to Home” and, along with adequate income and support services, as key to solving homelessness,
- Project Civil City, which includes as one of its four objectives to: “increase housing opportunities and eliminate homelessness, with at least a 50% reduction by 2010”,
- the Vancouver Homelessness Funding Model, which makes city owned sites available to the Province at no cost and forgives property taxes for the development of supportive and social housing to accommodate the homeless and those at risk of homelessness, and
- the City/Province Housing Partnership to develop 12 city owned sites with social and supportive housing.

188 East 1st Avenue is one of the 12 city owned sites identified in the City/Province Housing Partnership. The sponsor society selected by BC Housing for this site, Lookout Emergency Aid Society, (Lookout) is a non-profit charitable organization established in 1971. Lookout provides housing and support services to low income adult men and women who have few, if any, housing options. Lookout currently provides 493 units of supported housing and operates 162 shelter beds in Vancouver, New Westminister and North Vancouver. This includes the 73-bed shelter, and 37-unit transitional Yukon Housing Centre at Yukon Street and West 5th Avenue, which has successfully supported vulnerable individuals and helped integrate them into the local community since 2002.

In keeping with Council’s Supportive Housing Strategy, a variety of services will be provided to tenants of 188 East 1st Avenue which will help those tenants in need of the support to achieve and maintain greater stability and independence including:

- On-site life skills programs such as community kitchens, managing and budgeting money, and well-being/self-care skills such as exercise, diet and housekeeping, planning nutritious meals, shopping and cooking,
- Links to community resources such as health services, education and training, volunteer programs and housing support for tenants who need it (e.g., homemakers, meals on wheels, etc.); and
- A minimum of two staff on duty 24 hours a day, 7 days a week.

While this building is not proposed as a Special Needs Residential Facility (SNRF), as the services are limited to those noted above, it has been standard for CD-1 district schedules throughout Southeast False Creek to permit this use, to provide a measure of flexibility in the

CD-1 over the long term. Staff therefore recommend that Special Needs Residential Facility be included as a permitted use. Social Planning staff will be bringing forward a report recommending updates (minor housekeeping amendments) to the definitions of Special Needs Residential Facilities. Subject to approval of these changes, the amendment to the definition of Special Needs Residential Facilities - Community Care - Class B will be reflected in the enactment by-law for the proposed CD-1 By-law for 188 East 1st Avenue.

3. **Density:** The proposed total floor area is 6 067.5 m² (65,310 sq. ft.) on this 1 123 m² (12,088 sq. ft.) site, which results in a density of 5.42 FSR. This density is supportable on this site and is contained within a building form which is consistent with the SEFC ODP.

4. **Form of Development:** (Note Plans: Appendix H) The SEFC ODP provides clear direction for built form, with the intent of creating a lower, rectilinear form (mid-rise - up to 38 m (125 ft - rather than towers) recalling the industrial character in this area. Lower mid-block buildings of 3 - 5 storeys are to be book-ended with higher mid-rise forms. This narrow site is at the end of the block and the 11 and half storey (38 m) height is an appropriate response to establish the strong building massing for the end of this block. The proposed, height, density and massing are consistent with the urban design objective to provide a continuous street wall along Main Street. Also in line with urban design intent of the SEFC ODP, the proposal includes a visual connection through the block at grade. Staff support this approach instead of a full pedestrian link at this location, as it is near the end of a regular length block and an additional public pedestrian link at this location is therefore not necessary. The architectural resolution of this slim building form has earned recognition from the Urban Design Panel as an exemplary project, and was given unanimous support. (See minutes in Appendix D - page 2.)

5. **Parking, Loading, and Circulation:** The applicant proposes 13 vehicle parking spaces. Access will be from an entrance off the lane at the southern property line. One Class B loading space is proposed off the lane to serve the residential and commercial uses and is fully contained within the building envelope. 79 bicycle parking spaces will be provided in three secured rooms off the parking garage.

In approving recommendations contained within the Administrative Report "City/Province Social and Supportive Housing Partnership", dated November 6, 2007, Council approved a reduced parking standard for Supportive Housing at 1 space per 10 units, with other uses meeting the standards set out in the Vancouver Parking By-law. The applicant has sought relaxation of these parking standards due to hardship. The plans currently indicate all of the parking and mechanical functions on a single underground level. To meet the above noted standard, an additional two stalls would be required. This would necessitate excavating to a 2nd level of underground parking. Given this hardship, and noting that parking will be for staff of the residential component and the commercial units only, staff support a relaxation of two parking stalls for this application.

6. **Sustainable Transportation Strategies:** There will be significant improvements to the transportation network within SEFC which will be designed to accommodate all forms of transportation with particular priority to more sustainable modes to encourage walking, cycling and transit.

7. **Environmental Sustainability:** Environmental sustainability is a key objective of the SEFC Official Development Plan. City Council approved the Draft SEFC Green Building Strategy (GBS) on July 8, 2004 which sets out a minimum baseline of environmental performance in all

facets of building design and construction. The SEFC Green Building Strategy is an evolving document which is intended to incorporate the most recent best practices. The current version of the SEFC GBS is detailed in Appendix E. As part of the SEFC GBS, all new development within the SEFC Private Lands is required to meet LEED™ Silver equivalency (with a target of 36 points). New development is to comply with the mandatory requirements for Energy Performance, Water Conservation, Parking and Loading and Storm Water Management. In addition, the SEFC GBS identifies benchmarks for achieving LEED™ Silver equivalency.

Sustainability is a core concept of the proposed development, and an integrated approach was taken in the design and development of the application. The applicant has submitted a LEED™ scorecard which indicates that they intend to achieve 59 points. This would exceed the LEED™ Silver equivalency objectives of the SEFC GBS, meeting a LEED™ Gold and potentially a LEED™ Platinum equivalency. More details on this application's sustainability strategy are provided in Appendix F. The proposal incorporates the following approaches to sustainability:

- reduced energy consumption and greenhouse gas emissions;
- stormwater management;
- green roofs (includes useable, intensive roofs and inaccessible, extensive roofs);
- solar hot water panels;
- innovative wastewater technologies;
- water use reduction for all household fixtures;
- urban agriculture;
- low emitting materials;
- construction waste management; and
- three-stream waste management.

Staff believe the applicant has done an excellent job of addressing the City's Food Policy objectives and meeting the SEFC ODP requirements to provide opportunities for urban agriculture as part of this project. Garden plots are located on the 2nd and 11th floor amenity patios which assist the project in meeting the green roof cover requirements, as well as enhancing the outdoor amenity spaces available to residents. Design development recommendations are outlined in Appendix B.

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

Rezoning applicants have been working cooperatively with City staff to address these objectives through reference to "The Safer Home Certification Criteria". A copy has been attached as Appendix G listing the items the applicant intends to achieve through future stages of design development. In addition, staff will ensure that the transportation network and systems in Southeast False Creek are designed to address the City's recent "measure up" initiative for inclusiveness and accessibility for all members of society.

Council has supported the principle of enhanced accessibility and approved amendments to the Vancouver Building By-Law (VBBL) aimed at improving access to residential units. The VBBL regulates many of the items identified in "The Safer Home Certification Criteria". City

staff have conducted a preliminary review of the rezoning proposal's response to these items and found them to be feasible from a cost and building safety perspective. Compliance with aspects of "The Safer Home Certification Criteria" which are not regulated through the VBBL will be addressed voluntarily by the applicant.

9. **Public Input:** A rezoning information sign was installed April 7, 2008 and a notification letter dated April 7, 2008 was mailed to the surrounding property owners in the area. Approximately 28 people attended a public open house held on April 17, 2008. The revised application showing the 11 and one-half storey form of development was presented at a public open house on May 22, 2008. Approximately 70 people attended. Comments were generally supportive with some questions related to the operation of the supported housing and some concerns expressed about the current lack of amenities in the area for existing and proposed new residents. The application has generated very little comment from surrounding property owners and other citizens. Three letters were received by City staff, one expressing opposition to locating supportive housing in this neighbourhood, the other expressing concern related to overall planning and a perceived lack of amenities in the area to support new residents. The third letter was concerned about a re-zoning for the development of a structure that exceeds the height profile of existing buildings in the area.

PUBLIC BENEFITS

This proposed development for supportive housing is consistent with a number of key City policies regarding homelessness and the provision of affordable housing: specifically the Supportive Housing Strategy which seeks to integrate new supportive housing in apartment districts across the city, the Homeless Action Plan, Project Civil City and City/Province Social and Supportive Housing Partnership - Memorandum of Understanding.

FINANCIAL IMPLICATIONS

On December 19, 2007 Council approved the City/Province Social and Supportive Housing Partnership - Memorandum of Understanding, which makes sites available to the Province at no cost and forgives property taxes for the development of supportive and social housing that would accommodate the homeless and those at risk of homelessness. Exempting the supportive housing developed on the City sites from property taxes is estimated at \$1,000,000/year (2006 dollars) for all sites when they are fully developed. 188 East 1st Avenue is one of the 12 sites identified. Financial implications specific to this exemption as well as those related to the required adjacent lane and public realm improvements, and the lease arrangements for the residential and retail components of the building, will be addressed in detail in a forthcoming lease terms report to Council.

CONCLUSION

The proposed residential use, density, and height are consistent with the intent outlined in the SEFC ODP. The Director of Planning and the Director of the Housing Centre recommend that the application be referred to a Public Hearing, together with a draft CD-1 By-law generally as shown in Appendix A and a recommendation that it be approved, subject to the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included here as Appendix H.

* * * * *

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.

Note: On April 29, 2008, Council referred to Public Hearing a report authored by Social Planning staff recommending changes to the definitions of Special Needs Residential Facilities. Subject to approval of these changes and subject to approval of the rezoning for 188 East 1st Avenue, changes to the definition of Special Needs Residential Facilities will be reflected in the draft CD-1 By-law for 188 East 1st Avenue.

1. Definitions

Words in this By-law shall have the meaning assigned to them in the Zoning and Development By-law, except as provided below:

“Base Surface” means base surface calculated from the official established building grades.

2. Uses

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

2.2.1 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) Dwelling Units, Seniors Supportive or Assisted Housing, in conjunction with any of the uses listed in this by-law;
- (b) Cultural and Recreational Uses; limited to Artist Studio - Class A;
- (c) Institutional Uses, limited to Child Day Care Facility, Social Service Centre, and Special Needs Residential Facility;
- (d) Parking Uses;
- (e) Retail Uses, excluding Gasoline Station - Full Service, Gasoline Station - Split Island, Liquor Store and Vehicle Dealer;
- (f) Service Uses, limited to Barber Shop or Beauty Salon, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Restaurant - Class 1, School - Arts or Self-Improvement, and School - Business;
- (g) Accessory Uses customarily ancillary to the above uses; and
- (h) Interim Uses not listed in this section 2, and accessory uses customarily ancillary to them, provided that:
 - (i) the Director of Planning or Development Permit Board considers that the interim use will be compatible with and not adversely affect adjacent development that either exists or that this By-law permits;

- (ii) the Director of Planning or Development Permit Board is satisfied that the use can be easily removed and is of low intensity or low in capital investment;
- (iii) the Director of Planning or Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to the subject site; and
- (iv) development permits are limited in time to periods not exceeding three years;

3. Conditions of Use

3.1 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.

3.2 All uses except dwelling units must have direct access to grade.

4. Floor Area and Density

4.1 The floor area for all permitted uses must not exceed 5.42 FSR. For the purpose of computing floor space ratio, the site is deemed to be 1 123 m², being the site size at time of application for rezoning, prior to any dedications.

4.2 Despite section 4.1, the Development Permit Board may permit an increase in floor space ratio where the increase results from a transfer of heritage floor area from a designated heritage property in Southeast False Creek in relation to which the increase was received as compensation for the reduction in market value at the time of designation, to a maximum of 10% over the total permitted floor space ratio.

4.3 Computation of floor space ratio must include 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.

4.4 Computation of floor area must exclude:

- (a) open residential balconies or sun decks 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 percent of the residential floor area being provided;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) the floors or portions of floors used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that, for each area, is at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) undeveloped floor area located above the highest storey or half-storey with a ceiling height of less than 1.2 m and to which there is no permanent means of access other than a hatch;

- (e) residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² 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) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.

4.5 Computation of area may exclude, at the discretion of the Director of Planning or Development Permit Board:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed 8 percent of the residential floor area being provided; and
 - (ii) no more than 50 percent 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 percent of the residential floor area being provided;
- (d) open to below spaces or double height volumes can be excluded on the second storey units where the first floor is located within 2 m of grade to a maximum of 15 percent of the floor area of the first floor of that unit for residential and live/work units;
- (e) 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
- (f) trellises and other garden structures which support the use of intensive green roofs and or urban agriculture.

4.6 The use of floor space excluded under section 4.4 or 4.5 must not include any purpose other than that which justified the exclusion.

5. Height

5.1 The maximum building height, measured above base surface, and to the top of the roof slab above the uppermost habitable floor excluding parapet wall must not exceed 38 m.

5.2 A mechanical penthouse, solar panels for energy collection, trellises and other garden structures which support the use of intensive green roofs and or urban agriculture are to be excluded from the maximum building height as provided by Section 10.11 of the Zoning and Development By-law.

6. Horizontal Angle of Daylight

6.1 All habitable rooms should have at least 1 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 80 feet; and
- (b) the plane or planes shall be measured horizontally from the centre of the bottom of the window.

6.2 The Development Permit Board or the Director of Planning, as the case may be, may relax the horizontal angle of daylight requirement of section 6.1 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.

6.3 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.

6.4 A habitable room referred to in section 6.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - (i) less than 10% of the total floor area of the dwelling unit, or
 - (ii) less than 9.3 m².

7. Parking, Loading and Bicycle Parking

7.1 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, shared use, and exemption, except that at least one parking space for each ten dwelling units be provided.

8. Acoustics

8.1 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

PROPOSED CONDITIONS OF APPROVAL

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

A. PROPOSED CONDITIONS: FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by GBL Architects and stamped "Received City Planning Department, revised on May 16, 2008", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Design Development

- i) design development to ensure sustainability strategies and principles are reflected in design details, materials, and architectural finishes;

Crime Prevention Through Environmental Design (CPTED)

- ii) design development to take into consideration the principles of CPTED;

Landscape

- iii) design development to the open space and landscape treatment to ensure appropriate and durable landscape materials and structures, such as plant specific soils, durable planters, wall trellis structures;

Note to applicant: Provision, at time of development permit application, of a detailed rationale outlining intent for the specific programming of the outdoor spaces and landscape structures, including overall use, pedestrian capacity, storage (e.g., compost, gardening tools), access, security, sustainable design requirements (planting, water, waste, soil, habitat) will be required.

- iv) design development to grades, retaining walls, walkways and structural elements, such as underground parking, to be designed to provide maximum plant growing depth;

Note to applicant: Planted areas adjacent to structures and on slab to contain continuous soil volumes. Plant growing depth to exceed BCLNA Landscape Standard.

- v) provision of large scale partial plans, elevations and sections illustrating the detailed treatment of the public realm interface at the streets and lanes,

including planters, retaining walls, stairs, planting, soil depth, underground structures, patios and privacy screens;

- vi) provision at time of development permit application of a lighting plan;
- vii) provision of hose bibs for all patios that cannot be serviced using at-grade non potable water; and
- viii) provision at time of development permit application of a full Landscape Plan illustrating proposed plant materials (common and botanical names), sizes and quantities notation of existing trees to be retained, paving, walls, fences, light fixtures and other landscape elements, including site grading;

Note to applicant: 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").

Urban Agriculture

- ix) Design development to provide an area for composting, tool storage, work bench and hosebibs, in proximity to the garden plots on levels 2 and 11;

Public Realm

- x) design development to provide a variety of spaces consistent with the SEFC Public Realm Plan;

Note to applicant: Aspects to consider include special paving, lighting, planting, driveway crossings, pedestrian entrances, walkways, permanent site furniture, weather protection, garbage storage, recycling and loading facilities.

Note to applicant: A copy of the public realm landscape plan should be submitted directly to Engineering for review and comment by Engineering Greenways staff.

Neighbourhood Energy Utility

- xi) design development to include provision for connections which are compatible with the "district heating system" proposed for the area;

Note to applicant: Clarification of how the building design includes provision for connections to the False Creek Neighbourhood Energy Utility (NEU) is required, as are plans which label the room that will house the system infrastructure as "NEU Energy Transfer Station (ETS)". The ETS room shall be located at the basement or ground level, preferably at or adjacent to an outside wall.

Note to applicant: The ETS room shall provide suitable space, to the satisfaction of the General Manager of Engineering Services, for the installation of the NEU system ETS equipment, with adequate provision for connection to outside NEU distribution piping and communications conduit. 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 be heated during the winter to a minimum of 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 General Manager of Engineering Services.

Universal Design

- (xiv) Applicant to work with a Universal Design consultant to achieve the objectives for Universal Design through implementation of "The Safer Home Certification Criteria" as outlined in Appendix G;

Sustainability

- (xv) Provision of a LEED scorecard, and consideration to achieve a LEED Gold equivalent rating in the projects sustainability performance;

Waste Management

- xxii) Provision of 3 streams of waste removal for the development (regular garbage, recyclable materials and organics). The development site is to provide adequate space to accommodate 3 streams of waste removal including fully outfitted areas that can be made active upon implementation of an organics collection system.

B. PROPOSED CONDITIONS: BY-LAW ENACTMENT

- (a) That prior to enactment of the CD-1 By-law, arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services be made for the following:
 - i) consolidation of Lots 7 & 8;
 - ii) dedication of the north 1.5 m and the east 1.5 m of the site for road purposes;
 - iii) release of Easement & Indemnity agreements 352239M (crossings) & 504525M (current building encroachment);

Note to applicant: a letter of commitment is required.
 - iv) provision of a 1.5 m right of way along the south property line of the site for lighting and landscaping purposes;
 - v) provision of new sidewalks, curb, pavement, concrete lane crossings, lamp standards, street trees, landscaping and street furniture adjacent to the site in keeping with the final SEFC public realm design requirements;
 - vi) provision of improvements to the lane south of 1st Avenue, adjacent to the site, in keeping with the final SEFC public realm design requirements to include runnels, special pavement treatments and concrete lane crossings;

- vi) agreements for shared use of the loading bay by residential and retail uses;

Note to applicant: appropriate agreements will be required.

- viii) undergrounding of all existing utility services adjacent to the site and undergrounding of all new utility services to the site from the closest existing suitable service point;

Note to applicant: all services (and in particular electrical transformers to accommodate a primary service) must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged.

SOILS

- ix) do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion;
- x) do all things and/or enter into such agreements deemed necessary by the Manager of Environmental Protection and the Director of Legal Services in their discretion, that there be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance has been provided to the City by the Ministry of Environment;

OLYMPIC SECURITY REQUIREMENTS

- xi) prior to enactment of the CD-1 By-law, arrangements to secure the following:
 - (A) the Owner may make application for all applicable permits to construct and occupy the improvements permitted pursuant to the Rezoning (the "Improvements") at any time and may construct and occupy the Improvements in accordance with any development permits, building permits and occupancy permits issued in respect of the Improvements. However, if all construction of the Improvements is not fully completed on or before February 1, 2010, the Owner shall, during the period between February 1, 2010 and February 28, 2010:
 1. cease, or cause to cease, all servicing and/or construction activities on the Lands; and
 2. not access or use the Lands for any purpose other than for maintenance of and security for the Improvements. The Owner and the Owner's personnel shall comply with any security protocols established by the City during such access or use;

- (B) the Owner shall, during the period February 1, 2010 through February 28, 2010, permit the City and any permittee or licensee of the City including, without limitation, VANOC, access to the Lands and any buildings and improvements located thereon, to erect any fences, security barriers, screens, drapes or other security or pageantry materials or equipment on the Lands deemed necessary by the City or any permittee or licensee for the purpose of facilitating the security and decoration of the Vancouver Olympic Athlete's Village (the "Security Fencing"). The Security Fencing will be at the cost of the City, or its permittee or licensee, as the case may be, and shall be at no cost to the Owner;
- (C) the Owner acknowledges and agrees that vehicular and/or pedestrian access to the Lands from City streets may be restricted or unavailable for a period of time before, during and after the 2010 Olympic Winter Games, at the sole discretion of the City Engineer; and
- (D) the Owner shall release the City and its officials, officers, employees, contractors and agents ("City Personnel") from any costs, damages (including special, indirect and consequential damages), injuries or liabilities of any kind suffered or incurred by the Owner and/or the Owner's officers, employees, contractors and agents ("Owner's Personnel") which arise due to the use or occupation of the Lands by the City and/or City Personnel and/or any restrictions placed on the Owner's use, occupation and development of the Lands, as set out in the Security Agreement. The Owner shall indemnify and hold harmless the City and City Personnel for any costs, damages (including special, indirect and consequential damages), injuries or liabilities of any kind suffered or incurred by the City or City Personnel due to the breach of any term or condition of the Security Agreement by the Owner and/or the Owner's Personnel; the Security Agreement shall be fully registered in the applicable Land Title Office, to the satisfaction of the Director of Legal Services, prior to the enactment of the CD-1 By-law.

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

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

"188 East 1st Avenue [CD-1 #] [By-law #] B (DD)"

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

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

"[CD-1 #] [By-law #] 188 East 1st Avenue".

ADDITIONAL INFORMATION

1. **Comments - General Manager of Engineering Services:** The General Manager of Engineering Services has no objection to the proposed rezoning, provided that the arrangements and conditions as shown in Appendix B are satisfactorily concluded.
2. **Public Notification and Input:** A rezoning information sign was installed April 7, 2008 and a notification letter dated April 7, 2008 was mailed to the surrounding property owners in the area on the site. Approximately 28 people attended a public open house held on April 17, 2008. The revised application showing the 11 and one half storey form of development was presented at a public open house on May 22, 2008. Approximately 70 people attended. Comments were generally supportive with some questions related to the operation of the supported housing and some concerns expressed about the current lack of amenities in the area for existing and proposed new residents. The application has generated very little comment from surrounding property owners and other citizens. Three letters were received by City staff, one expressing opposition to locating supportive housing in this neighbourhood, the other expressing concern related to overall planning and a perceived lack of amenities in the area to support new residents. The third letter was concerned about a rezoning for the development of a structure that exceeds the height profile of existing buildings in the area.
3. **Olympic Village Security Requirements:** This site has been identified as being within an area that may require special considerations during the upcoming 2010 Winter Games. This may include disruptions to construction activities and limitations on street access during the period of February 1, 2010 to February 28, 2010. For more information on how this may effect the project, the applicant should establish and maintain contact with Mr. Paul Henderson, Director of Olympic and Paralympics Operations, at 604-296-2862.
4. **Processing Centre - Building:** Staff have reviewed the preliminary drawings prepared by GBL Architects dated March 26, 2008 for the proposed development permit. This is a preliminary review in order to identify issues which do not comply with the Vancouver Building By-Law (VBBL) #9419, 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 firefighters' 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. Highrise building and VBBL 3.2.6. requirements for high buildings apply to the entire building.
 - E. * The building is required to meet Enhanced Accessibility provisions.
 - F. * At least two means of access to exits are required from the ground floor areas.
 - G. Storage garage security shall conform to 3.3.6.7.
 - H. * Distance between egress doors in rooms requiring two means of egress shall not be less than half the diagonal dimension.

- I. Retail units require two means of egress, either through exterior exit doors, interior exit doors, or public corridors.
- J. Intermediate level elevator lobby shall be separated from storey below by a fire separation with fire rating equal to a floor assembly.
- K. 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.
- L. 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.

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 jeopardise the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

5. Processing Centre - Development: Staff are processing the development application concurrently with the Rezoning application, and the conditions contained within this report address any issues needing to be addressed for Development Permit issuance.

6. Urban Design Panel Comments: The Urban Design Panel reviewed this proposal on April 9, 2008 and supported the proposed use, density and form of development and offered the following comments:

A. Panel's Consensus on Key Aspects Needing Improvement:

The Panel had no substantial concerns with this proposal.

B. Related Commentary: The Panel unanimously supported the project and acknowledged it as an exemplary project.

The Panel supported the use, form and density increase and hoped the project would stand for a new standard for Social Housing. They particularly liked that there are four distinct facades that respond to their solar orientation and that they are well integrated to the overall design of the building. Most of the Panel supported the applicant to go to the full height under the zoning for the building.

Most of the Panel were impressed by the building materials and the colour palette and thought it would relate well to the SEFC context. They also thought the applicant had chosen quality materials and hoped that value engineering would not diminish the project.

The Panel liked the lobby stating that it would be a wonderful experience for people that don't usually get enough attention for their architectural needs.

The Panel liked the higher ceiling heights for the retail and liked the way the retail was integrated into the design of the building as it addresses Main Street in an appropriate way.

The Panel thought the outdoor spaces were well handled and liked the way they were integrated with the indoor amenity space. Several Panel members suggested making the usable outdoor amenity space larger by deleting some of the planting areas from the landscaping plan and moving the common space away from the private units. One Panel member suggested turning the benches so they face the view. Another Panel member suggested having a covered area on one of the outdoor amenity spaces for rainy weather. A couple of Panel members thought the trellis on the lower roof had no relationship to the architecture and suggested some further design development be given to these elements. They also thought the solar panels on the roof were a great idea and thought affordable market housing projects could take cues from this development.

The Panel thought that combining the rezoning with the DP had produced an excellent result. They also commended BC Housing for seeking a LEED™ Gold development with a 60 year mandate for durable buildings.

The Panel took a separate vote to acknowledge that this proposal is an exemplary project.

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

“GBL Architects Inc. have reviewed the rezoning report for 188 East 1st Avenue and agrees with its recommendations and conditions.”

8. **Comments of the Sponsor Society:** The sponsor society has been provided with a copy of this report and has provided the following comments:

“For over 37 years Lookout has been providing services and housing to men and women who are homeless and challenged by poverty, disability, mental illness and/or addiction. We assist them to achieve stability through providing housing with appropriate levels of support. We do this through our experienced and skilled team of staff and managers, and by working in close collaboration with a variety of service and treatment organizations. Lookout has been operating in Mt. Pleasant for six years and knows the community well.

We are committed to making a difference through providing men and women with safe, secure and affordable housing that they will proudly call home. Through this, we strive to create a setting that supports resident efforts to rebuild their lives. Helping people help themselves is essential in addressing homelessness and all the issues that surround it. Securing appropriate housing is the first and most essential step in achieving responsible independence for individuals.

We believe this housing will be a significant contribution to the local community, both through providing essential housing for people experiencing homelessness, and through a design that will be a credit to the neighbours.”

SOUTHEAST FALSE CREEK GREEN BUILDING STRATEGY
SEFC PRIVATE LANDS (LEED™ SILVER)

The Southeast False Creek Green Building Strategy was originally approved as a draft by Council on July 8, 2004. The version presented here includes updates by staff to April 2008. This version has not yet been approved by Council.

General

A green building strategy for Southeast False Creek must achieve a minimum baseline of environmental performance in all facets of building design and construction. This strategy applies to all medium and high-density residential, mixed-use, commercial, institutional, and industrial developments in SEFC. This strategy is founded on the principles of the LEED™ green building assessment program, which provides a robust tool to guide development of a variety of green building types. To ensure that City of Vancouver objectives are fully met, specific points are required, as well as elements not specifically included in LEED™. Each building in the SEFC Private Lands must be designed and perform according to a minimum LEED™ Silver certification (36 or more points) including implementation of all the LEED™ prerequisites and the City requirements listed below. While registration and completion of the LEED™ program is not mandatory at this time, the City encourages certification.

If a project is formally registered through the CaGBC to achieve a minimum LEED™ Silver level, and registration is submitted with the development permit application and approved as condition of the development permit, then Part 2 (the LEED™-based portion) of the City's green building strategy will be waived. Part 1, mandatory requirements, must still be met.

All projects not formally registering with the CaGBC will follow the proposed green building strategy, with firm commitment taken through the City of Vancouver regulatory process. A draft working regulatory review and permitting process is being developed and will undergo continued refinement:

Submission on behalf of the proponent by a Green Building Consultant (LEED™ AP or demonstrated experience):

1. Rezoning Application – Green Building Consultant (GBC) submits overall rationale for achievement of Green Building Strategy objectives, including draft LEED™ scorecard.
2. Development Application – Green Building Consultant submits preliminary LEED™ scorecard – possible verification of formal CaGBC registration if pursued.
3. Development Permit – GBC submits detailed criteria of how Mandatory Measures will be achieved along with updated pre-development LEED™ scorecard as a condition of issuance.
4. Building Permit – GBC submits final building plans and final pre-development LEED™ scorecard as a condition of issuance.

5. Occupancy Permit – GBC provides final LEED™ scorecard and detailed report of specifications and contract for full best practice building commissioning as a condition of issuance.

The strategy assumes that all LEED prerequisites can be met and an integrated design process (IDP) with a LEED™ Accredited professional is undertaken from the outset.

PART 1: BASE LINE REQUIREMENTS

Items *in italics* with a “***” indicate preferred/exceptional strategies that provide additional points to any project for innovation and the encouragement of greenhouse gas (GHG) reduction.

Energy

1. Minimum energy efficiency to meet NRCan Commercial Building Incentive Program (CBIP). ***Participation in the False Creek Neighborhood Energy Utility is encouraged to be undertaken in order to facilitate achievement of this LEED™ prerequisite.*
2. Full best practice building commissioning as outlined in CaGBC LEED™ 1.0 Energy and Atmosphere Prerequisite #1.
3. Specify energy efficient appliances – EnergyStar rated appliances, except for laundry dryer.
4. Energy efficient lighting to follow ASHRAE 90.1 2001 including user metering, smart controls, and occupancy sensors for public spaces.
5. Specify fireplaces listed as a heating appliance with a minimum combustion efficiency to meet or exceed ASHRAE/IESNA Standard 90.1 - 2001 heating appliance standards. No continuous pilot lights; interrupted power ignition is preferred. ***fireplaces are not encouraged, but where fireplaces are specified, the proponent is encouraged to work with the False Creek Neighborhood Energy Utility to properly balance the unit’s space heating load.*

Parking

Parking, loading, and bicycle spaces shall be provided and maintained according to the provisions of the Parking By-law, including those concerning exemption, relaxation, and mixed-use reduction, except for the following:

1. Multiple dwellings

- The minimum required parking shall be as follows:

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

- The maximum permitted parking shall be as follows:

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

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

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

- The provision of less than the minimum parking may occur, subject to approval by the General Manager of Engineering Services and Director of Planning of a site-specific Transportation Management Plan (TMP) plan that emphasizes elements in the development of the site which can be incorporated or established prior to occupancy to reduce automobile dependency and facilitate other modes of transportation consistent with the objectives of the SEFC ODP. Guarantee of zero-based unbundled parking assignment (all dwelling unit owners must elect to purchase each and every parking space as a distinct option when buying the dwelling unit) shall result in a 10% reduction in the minimum requirement.

2. Cultural/Recreational, *restaurant [under 250 m² GFA]*, office, and retail use

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

3. Live-Work

- Required parking shall be as follows:

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

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

- Loading is required as per Section 5.2.9 of the Parking By-law, governing live-work use.

Note: The total number of Live-Work units is to be included in the total number of residential units when calculating co-op vehicle & vehicle space, visitor parking and loading requirements.

4. Social Housing

There are three categories for the number of required and permitted parking spaces:

Minimum Maximum

- a) Seniors 1 per 6 units 1 per 3 units
- b) Families 0.5 per unit 1 per unit
- c) Other (*calculated by total GFA*)
 - <37 m² none required 1 per 6 units
 - >=37 m² 1 per 6 units 1 per 3 units

Note: The total number of Social Housing units is to be included in the total number of residential units when calculating co-op vehicle & vehicle space, visitor parking and loading requirements.

5. Restaurants >= 250 m²

Parking requirement:

A minimum of 1 space for each 50 m² GFA up to 100 m² GFA, one additional space for each additional 10 m² GFA up to 500 m², and 1 additional space for each 20 m² of gross floor area over 500 m². The maximum allowed = minimum + 10%.

6. Grocery Store (excluding Neighbourhood Grocery Store), Drug Store, Small-scale Pharmacy, and Liquor Store:

Parking requirement:

A minimum of 1 space for each 100 m² GFA up to 300 m² GFA, and one additional space for each additional 50 m² GFA. The maximum allowed = minimum +10%.

Attached is the URL for easy COV website access to the Parking By-law, Parking and Loading Design Supplement and the Bicycle Parking Design Supplement:

<http://www.vancouver.ca/engsvcs/parking/admin/developers.htm>

Landscape and Water

1. Dual-flush toilets that meet or exceed 6/3 litre dual-flush toilets.
2. Low-flow faucets and showerheads to meet or exceed flow rates of 1.8 gpm.
3. Specify drought-resistant and/or native indigenous planting species to ensure reduced irrigation demands; where ornamental landscapes are chosen for specific applications, specify high-efficiency irrigation system (drip irrigation) and/or stormwater reuse.
 - ** Pursue zero potable water for site irrigation in conjunction with rain water reuse.
 - ** Landscaped space designed for urban agriculture for building occupants is encouraged.

4. Rain water not managed through green roofs and on-site infiltration and irrigation and other reuse strategies shall be transmitted to neighbouring off-site rain water management systems as specified at the time of development and in a rate and quantity to be determined by the City Engineer on a site by site basis.

*** Green roofs on 50% of all roof surfaces are encouraged but not required.*

Waste Management

1. Composting for on-site gardens and/or landscaping.
2. Provision for three streams of waste collection (on-site infrastructure should be provided for organic pick-up, for future implementation if no organic pick-up is available at time of development).
3. Management of construction and demolition waste, ensuring a minimum of 75% landfill diversion through construction process.

PART 2: THE STEPS TOWARDS A LEED™ CERTIFIABLE BUILDING

Submission and verification according to the prescribed City of Vancouver regulatory review process of LEED™ Silver with a minimum target of 36 points is necessary to ensure full compliance with the SEFC baseline green building strategy.



LEED Canada-NC 1.0 Project Checklist

188 East 1st Ave

Vancouver BC

Yes ? No

10	3	1	Sustainable Sites	14 Points
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Y					
1			Prereq 1	Erosion & Sedimentation Control	Required
			Credit 1	Site Selection	1
		1	Credit 2	Development Density	1
1			Credit 3	Redevelopment of Contaminated Site	1
1			Credit 4.1	Alternative Transportation, Public Transportation Access	1
1			Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1
		1	Credit 4.3	Alternative Transportation, Alternative Fuel Vehicles	1
1			Credit 4.4	Alternative Transportation, Parking Capacity	1
		1	Credit 5.1	Reduced Site Disturbance, Protect or Restore Open Space	1
		1	Credit 5.2	Reduced Site Disturbance, Development Footprint	1
1			Credit 6.1	Stormwater Management, Rate and Quantity	1
1			Credit 6.2	Stormwater Management, Treatment	1
1			Credit 7.1	Heat Island Effect, Non-Roof	1
1			Credit 7.2	Heat Island Effect, Roof	1
1			Credit 8	Light Pollution Reduction	1

Yes ? No

4	1		Water Efficiency	5 Points
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1			Credit 1.1	Water Efficient Landscaping, Reduce by 50%	1
		1	Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	1
1			Credit 2	Innovative Wastewater Technologies	1
1			Credit 3.1	Water Use Reduction, 20% Reduction	1
1			Credit 3.2	Water Use Reduction, 30% Reduction	1

Yes ? No

9	4	4	Energy & Atmosphere	17 Points
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Y			Prereq 1	Fundamental Building Systems Commissioning	Required
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Y			Prereq 2	Minimum Energy Performance	Required
Y			Prereq 3	CFC Reduction in HVAC&R Equipment	Required
6	2	2	Credit 1	Optimize Energy Performance	1 to 10
	1		Credit 2.1	Renewable Energy, 5%	1
		1	Credit 2.2	Renewable Energy, 10%	1
		1	Credit 2.3	Renewable Energy, 20%	1
1			Credit 3	Best Practice Commissioning	1
1			Credit 4	Ozone Protection	1
1			Credit 5	Measurement & Verification	1
	1		Credit 6	Green Power	1
Yes	?	No			

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

10	5		Indoor Environmental Quality	15 Points
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Y			Prereq 1	Minimum IAQ Performance	Required
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
	1		Credit 1	Carbon Dioxide (CO₂) Monitoring	1
	1		Credit 2	Ventilation Effectiveness	1
1			Credit 3.1	Construction IAQ Management Plan: During Construction	1

	1		Credit 3.2	Construction IAQ Management Plan: Testing Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials: Adhesives & Sealants	1
1			Credit 4.2	Low-Emitting Materials: Paints and Coating	1
1			Credit 4.3	Low-Emitting Materials: Carpet	1
1			Credit 4.4	Low-Emitting Materials: Composite Wood and Laminate Adhesives	1
1			Credit 5	Indoor Chemical & Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems: Perimeter Spaces	1
	1		Credit 6.2	Controllability of Systems: Non-Perimeter Spaces	1
1			Credit 7.1	Thermal Comfort: Compliance	1
	1		Credit 7.2	Thermal Comfort: Monitoring	1
1			Credit 8.1	Daylight & Views: Daylight 75% of Spaces	1
1			Credit 8.2	Daylight & Views: Views 90% of Spaces	1

Yes ? No

3	2	Innovation & Design Process	5 Points
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1			Credit 1.1	Innovation in Design	1
1			Credit 1.2	Innovation in Design	1
	1		Credit 1.3	Innovation in Design	1
	1		Credit 1.4	Innovation in Design	1
1			Credit 2	LEED® Accredited Professional	1

Yes ? No

43	16	Project Totals (pre-certification estimates)	70 Points
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Certified 26-32 points Silver 33-38 points Gold 39-51 points Platinum 52-70 points

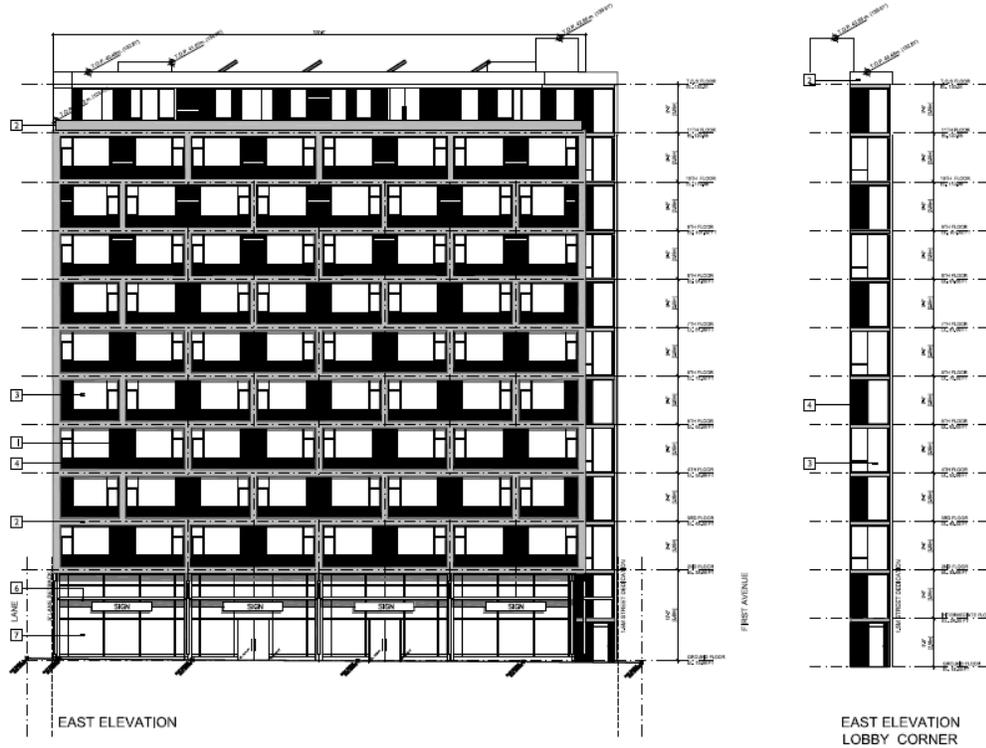
The SAFER Home™ Certification Criteria

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

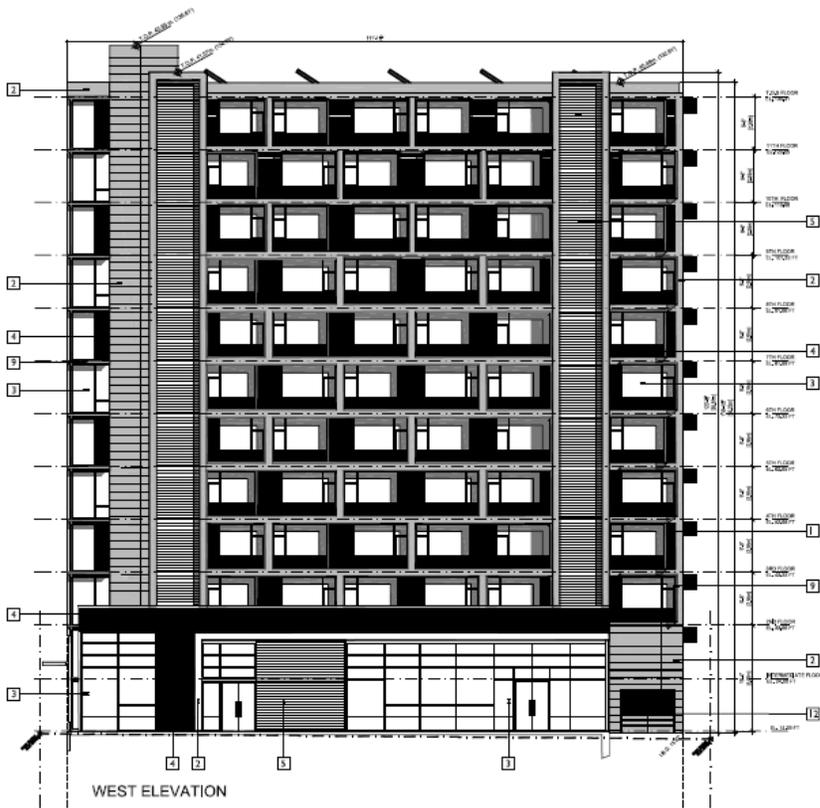
- All exterior thresholds are flush
- Interior thresholds meet minimal code constraints
- Bath and shower controls off set from centre
- Pressure/temperature control valves on all shower faucets
- 2"x12" blocking lumber in all washrooms tub, shower, and toilet locations
- Waste pipes brought in at 12" to the centre of the pipe from floor level
- Cabinets underneath sinks easily removable
- Doors a minimum of 34" wide but should ideally be 36"
- Hallways and stairways a minimum of 40" wide but should ideally be 42" wide
- Light switches 42" floor to the centre of the electrical box from the finished floor
- Receptacles 18" floor to the centre of the electrical box from the finished floor
- Electrical receptacles placed as follows:
 - Beside windows, especially where draperies may be installed
 - Top and bottom of stairways
 - Beside the watercloset
 - Above external doors (outside and inside)
 - On front face of kitchen counter
 - At Node Zero Location
- Larger grey electrical boxes utilized
- Four-plex receptacles in master bedroom, home office, garage, and rec room
- Level 5 (4 pair) telephone pre-wire to all areas returning to one central area
- RG-6 coaxial cable runs returning to one central area
- All low-voltage runs returning to one central area
- NA Walls at the top of stairs reinforced with 2"x12" at 36" to centre
- NA Either: allowance made for elevator in stacked closets, or make the staircase 42" wide

EQUIVALENT
NON COMBUSTIBLE
BLOCKING

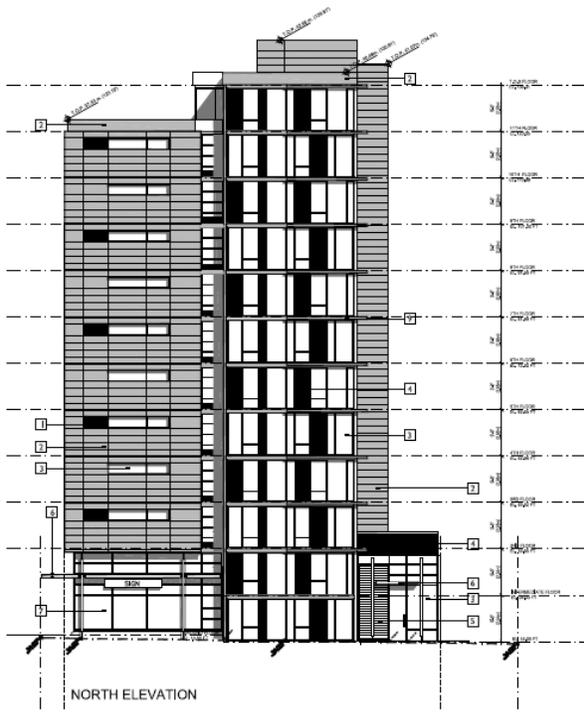
Main Street (East) Elevation



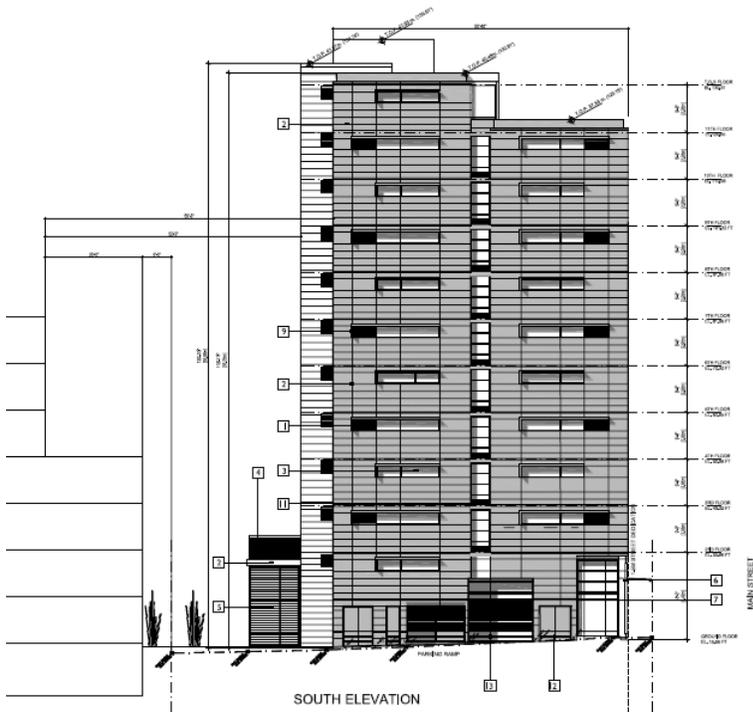
West Elevation



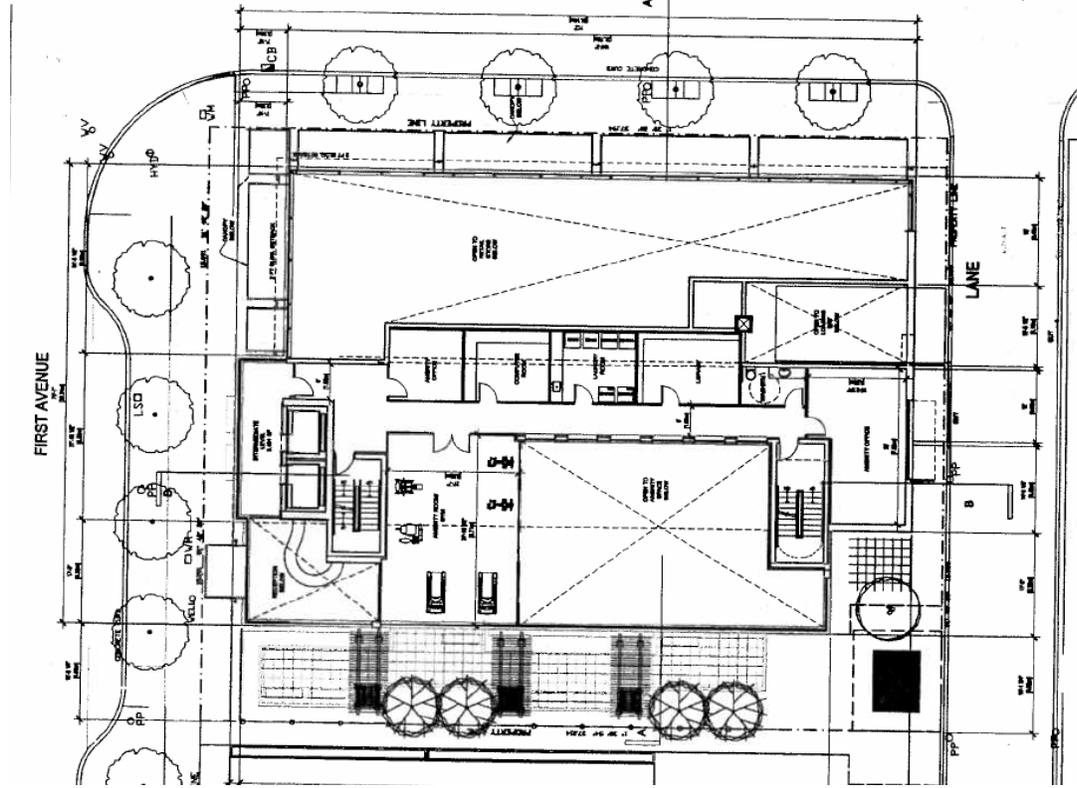
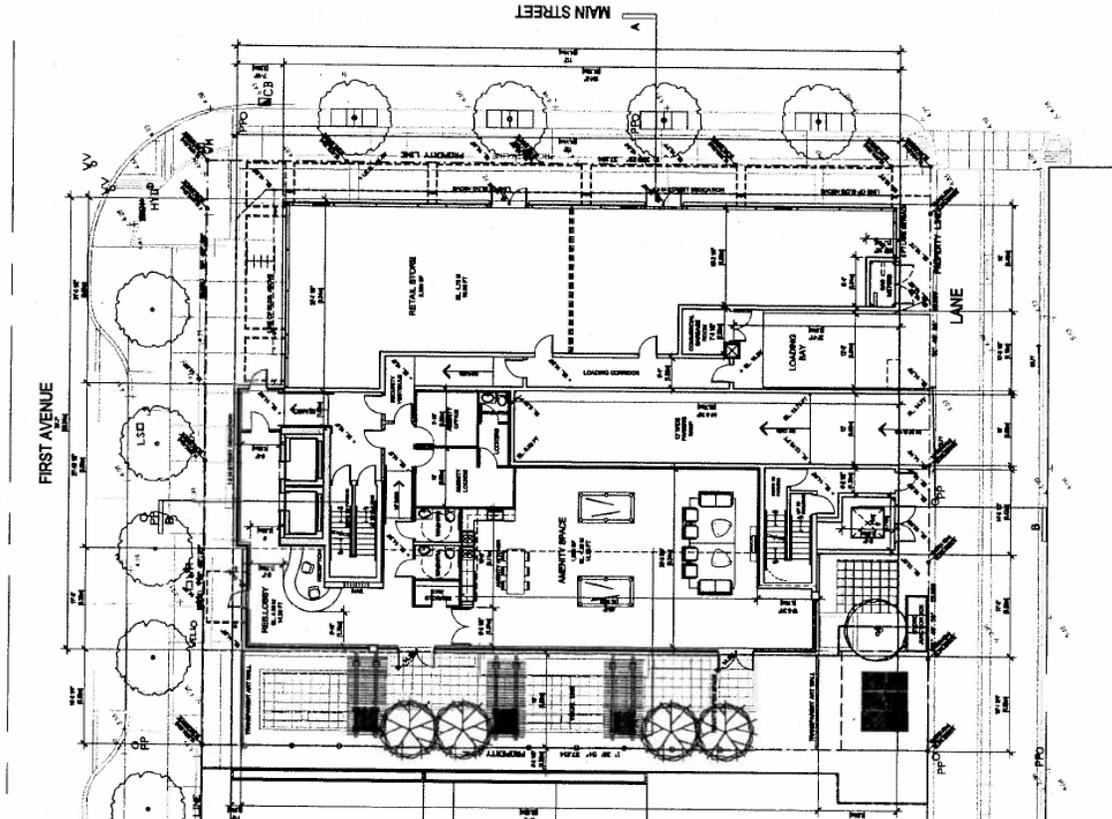
North Elevation



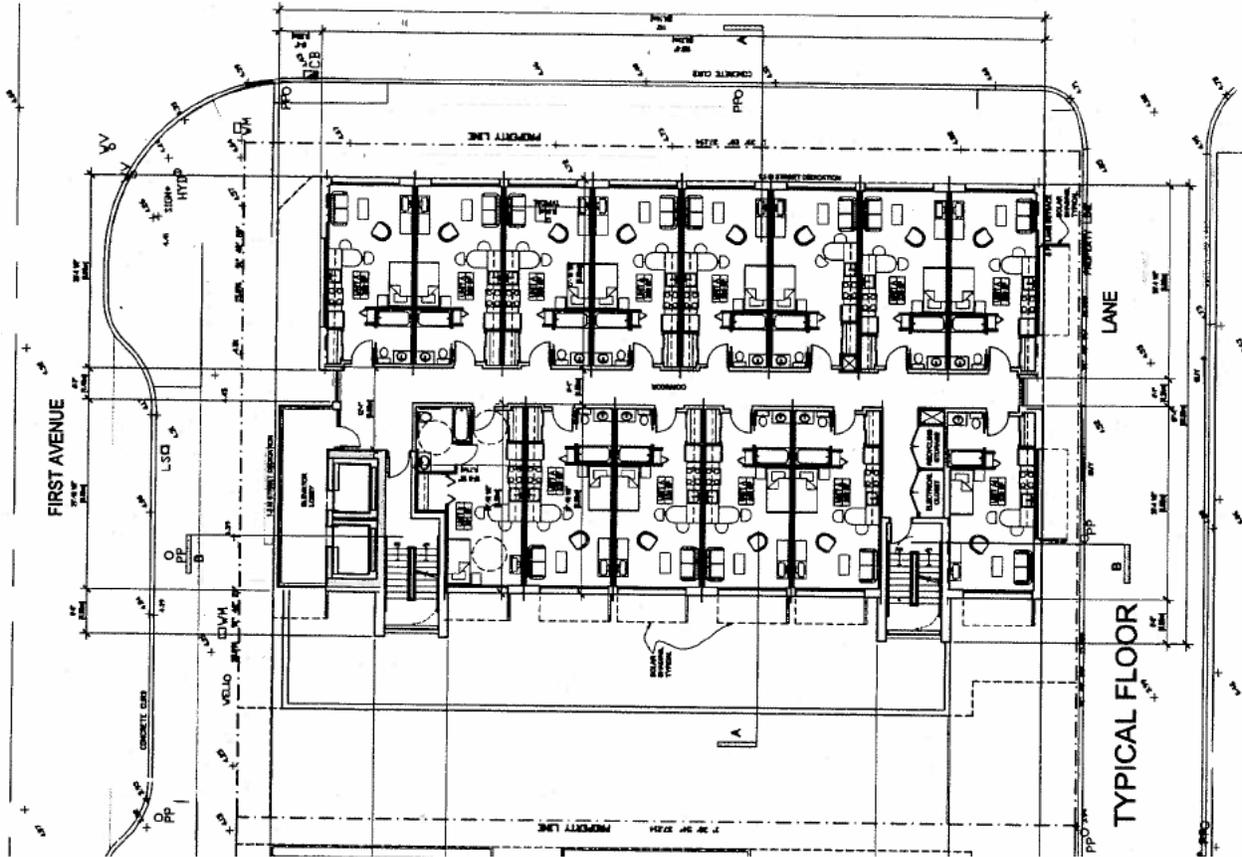
South Elevation



Ground Floor, Mezzanine Floor Plans



Typical Residential Floor Plan



APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	188 East 1st Avenue
Legal Description	Lots 7 and 8; BL 7; PLAN 197; DL 200A NWD
Applicant	Amela Brudar
Architect	GBL Architects
Property Owner	City of Vancouver
Developer	Karen O'Shannacery, Lookout Emergency Aid Society

SITE STATISTICS

	GROSS	DEDICATIONS	NET
SITE AREA	1 123 m ²	231.2 m ²	891.8 m ²

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (if different than proposed)
ZONING	M2	CD-1	
USES	Manufacturing Uses, Limited Service Uses; Retail Uses; Transportation and Storage Uses; Utility and Communication Uses; and Wholesale Uses	Dwelling Uses, in conjunction with; Limited Cultural and Recreational Uses; Institutional Uses, Retail Uses, Service Uses, Accessory Uses customarily ancillary to the above uses; and Interim Uses	
DWELLING UNITS		129	
MAX. FLOOR SPACE RATIO		5.42	
MAXIMUM HEIGHT		38 m	
MAX. NO. OF STOREYS		12	
PARKING SPACES		13	