

Design Rationale

The project is seeking a text amendment to the CD-1(365) Jervis Street By-Law. The CD-1 (365) 301 Jervis Street By-Law came into effect in 1996 and was last amended in 2003. In response to the changes in policy, site conditions and building requirements, the project is seeking a text amendment to the CD-1(365) Jervis Street By-Law to modify the following:

- **Maximum Number of Dwelling Units:** A proposed increase to the number of Social Housing Units from 40 to 60 units.
- **Maximum Floor Area:** A proposed increase to the Residential Use floor area from 4,170 m² to 5,472.7 m²
- **Maximum Height:** A proposed increase to the building height from 30 m to 38.86 m

The requested text amendments to the CD-1(365) Jervis Street By-Law will address the following key inter-related factors:

- The provision of additional **Social Housing** will support the financial viability of the project. This impacts the unit numbers, floor area and height.
- The project will be designed to the **highest sustainability standards** include Passive House and LEED Gold Certification. Achieving these targets adds floor area and height to the building.
- The method for calculating **Building Height** has changed and the new methodology results in a lower Base Plane elevation and higher Building Height compared to the originally approved Pre-DP.
- **The height of the building and elevation of Level 1** has been modified in response to flood plain and sea level changes, increasing the height of Level 1 from 4.5 m to 4.8 m.
- The previous Pre-DP included **building services** and program areas below the flood plain level. All essential building services and program areas, including the gym, are now required to be above the flood plain level, and require an increase to the building height to accommodate.



View from Coal Harbour Park looking West