
155 EAST 37TH AVENUE (COMPLETE APPLICATION)
DE416511 - ZONE RM-3A

PStM/JMB/CL/LH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
R. Thé, Engineering Services
L. Gayman, Real Estate Services
D. Naundorf, Social Infrastructure
T. Driessen, Park Board

Also Present:

P. St. Michel, Urban Design & Development Planning
J. Bosnjak, Development Services
C. Lau, Development Services
A. Law, Development Services

APPLICANT:

Gair Williamson Architect Inc.
Attention: Gair Williamson
219 - 209 Carrall Street
Vancouver, BC
V6B 2J2

PROPERTY OWNER:

Holborn Properties
10 - 698 Seymour Street
Vancouver, BC
V6B 3K6

EXECUTIVE SUMMARY

- **Proposal:** To develop the site with a five storey multiple dwelling, containing 53 social housing units for seniors and families, with 11 surface parking spaces, having vehicular access from Grouse Walk off of East 37th Avenue.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Processing Centre - Building comments

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

● **Issues:**

1. As this development is proceeding under the existing RM-3A zoning in the interests of accelerating the provision of social housing on the site, a relaxation of building height is required to allow this 5-storey residential building.
 2. Further information and documentation is required to ensure that grades at the north end of the building site will enable an appropriate street design and the healthy retention of significant trees on the north side of the new future street and public plaza.
- **Urban Design Panel:** This proposal was reviewed on January 30, 2013 and received unanimous support from the Urban Design Panel (10-0).
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DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE416511 submitted, the plans and information forming a part thereof, thereby permitting the development of a five storey multiple dwelling, containing 53 social housing units for seniors and families, with 11 surface parking spaces, having vehicular access from Grouse Walk off of East 37th Avenue, 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 the new road, building placement, and associated elevations of street and building to ensure the retention of existing trees within an appropriate public realm and street design as indicated in the policy statement. Essential to be retained are the four trees at the Community Plaza and the three trees aligned along the future road to the west. The role of these trees as the focal point and form-giver of the future public plaza must be given the highest priority in the design, with all other decisions flowing from this;

Note to Applicant: Staff review of preliminary information indicates that current proposed building placement and the future street Right-of-Way may not provide sufficient assurance of retention of the easternmost tree. The northern edge of the building needs to provide 2 ft. more clearance which may be achieved by relocation of the entire building 2 ft. to the south. Additionally, the relocated building and its future landscape should be designed to anticipate a 6 ft. setback from the future street Right-of-Way to enable street design options that sufficiently assure retention of the tree grouping. Please refer to the Engineering and Landscape conditions for further information on required documentation.

- 1.2 design development to improve the clarity of the main entry of the building by downplaying the visual importance of the secondary secured resident only entry on 37th Avenue and to provide, if possible, a barrier-free path to the door to improve its usability for all residents;

Note to Applicant: A suggested approach is to reorient the access path to create a less direct link to one of the public paths on either side of the building.

- 1.3 design development to provide ground level units with universal access from private patio areas to the public walks along the building where possible;

- 1.4 design development to the residents' outdoor amenity space to wrap around the north face of the building creating an outdoor place from which to engage and enjoy the future public plaza;

Note to Applicant: Consideration should be given to introducing elements which provide some definition to the residents' outdoor space while maintaining an open and informal relationship with adjacent public paths.

- 1.5 design development to the fifth level roof terrace to accommodate a variety of uses and to consolidate and enlarge planters to be located to one side of the space so that other programmed uses may be incorporated;

Note to Applicant: Consideration should be given to concentrating urban agriculture uses to enable other areas to be available for resident activities and gatherings. Consideration should be given to relocating the residents' barbeque facility to this semi-private location to enjoy the evening sun.

- 1.6 make arrangements to the satisfaction of the Director of Legal Services and the Managing Director of Social Development to enter into a Housing Agreement for 60 years or the life of the building, whichever is greater, securing the 53 dwelling units proposed in this application as social housing; returning residents of Little Mountain to be given first right of refusal on units suitable to their needs at rents comparable to what they formerly paid (adjusted for the Consumer Price Index for Vancouver and subject to normal income testing). If any of the replacement social housing units proposed by this application are surplus to interested returning residents, rents for these units should be set at levels no greater than rents affordable to Housing Income Limits as published by Canada Mortgage and Housing Corporation (CMHC) for Metro Vancouver; and

- 1.7 design development to locate utilities to ensure appropriate placement and relationship to the public realm.

Note to Applicant: Where possible anticipated utilities (pad mounted transformers, "Vista" junctions, etc.) should be placed in a manner that is not disruptive to the quality and experience of the public realm. Where utilities must be located near a street or sidewalk, a secondary circulation route is the preferred location. Every effort should be made to integrate utility access into structures and behind lockable, decorative gates or screened with landscaping.

- 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 | PROPOSED |
|------------------------------|------------------------|--|--|
| Site Size | - | - | Irregular |
| Site Area ¹ | - | - | 665,702 sq. ft. |
| Floor Area | 665,702 sq. ft. | | 43,336 sq. ft. |
| FSR | 1 | | 0.06 |
| Height ² | 35.10 ft. | | Top of Parapet Wall 57.79 ft. |
| Parking | | (4.2.1.9) Family 4 (4.2.1.8) Senior 8 Total 12 Disability Spaces: 3 | Standard 8 Disability 3 Total: 11(14 with Bonus) |
| Bicycle Parking ³ | | Class A Class B Family 9 6 Senior 12 0 Total 21 6 | Class A Class B Total 13 0 |
| Unit Type | | | One-bedroom 47 Two-bedroom 6 Total 53 |

¹ **Note on Site Area:** The proposed site area is based on Parcel C (Ref. Plan 3508), District Lot 637 and 638, GP.1 and is intended to be subdivided after rezoning.

² **Note on Height:** The height of the building is above the maximum permitted in the RM-3A District Schedule. There is no relaxation clause for height in the RM-3A district schedule. The height was calculated using the existing grades around the site with the lowest elevation of 251.96 ft. as the base elevation. Staff support the proposed height and ask the Development Permit Board to use Section 3.2.4 of the Zoning and Development By-law to grant this relaxation.

³ **Note on Bicycle Parking:** Standard Condition A.1.1 seeks compliance with Section 6.2.1.2 - Bicycle Parking of the Parking By-law.

● **Legal Description**

Parcel C (Reference Plan 3508)
 District Lots 637 & 638
 Group 1 New Westminster District

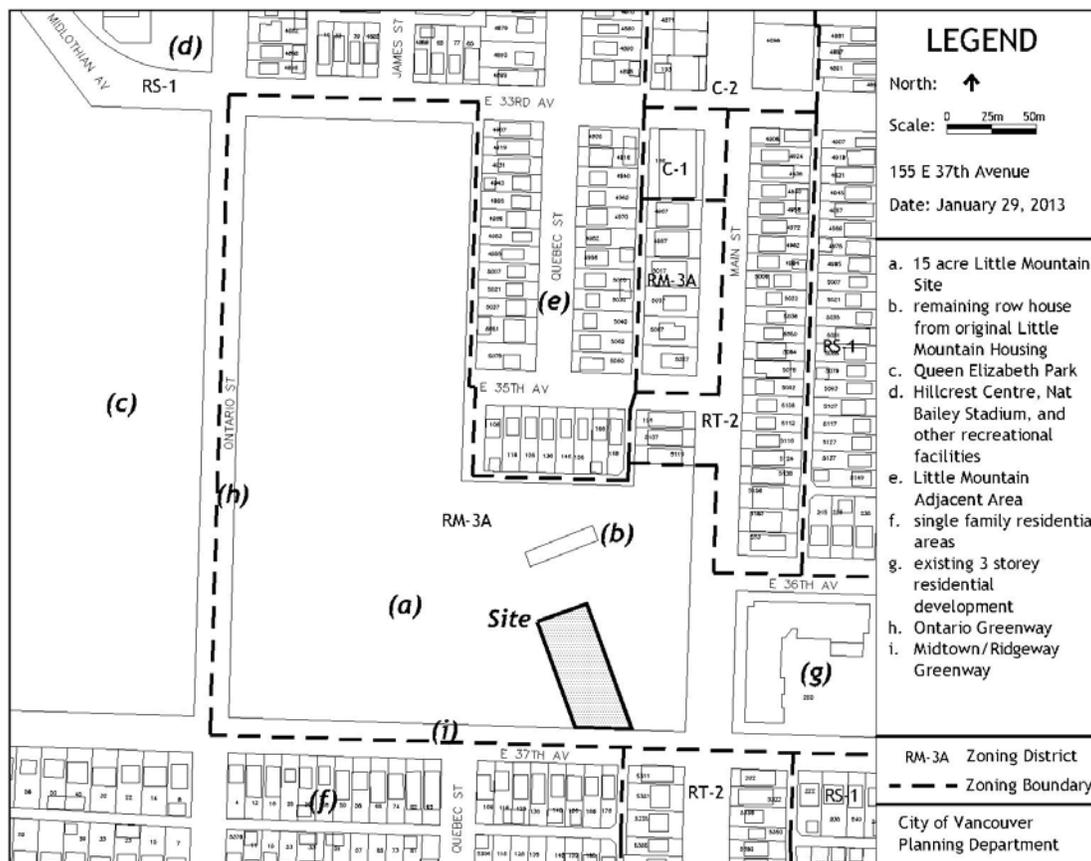
● **History of Application:**

13 01 21 Complete DE submitted
 13 01 30 Urban Design Panel
 13 03 13 Development Permit Staff Committee

● **Site:** The proposed building site is located in the southeast quadrant of the approximately 15 acre Little Mountain site along the 37th Avenue frontage. The application is being considered on the unsubdivided larger site, from which the parcel will be subdivided in the future. The Little Mountain site is located in the Riley Park neighbourhood on the west side of Main Street and is adjacent to Queen Elizabeth Park between 33rd Avenue and 37th Avenue. The site is bordered by the Ontario and Midtown-Ridgeway Greenways. To the northwest is Hillcrest Park and a number of recreational venues, including Nat Bailey Stadium and Hillcrest Centre. To the north, south and east are primarily single family neighbourhoods, with some mixed use and multiple family developments on Main Street.

The Little Mountain site was home to Vancouver's first public housing project built in 1956. The former housing that occupied the site was demolished in 2009, except for a four unit rowhouse building that is still occupied in the southeast quadrant of the site. The proposed building will be located in this same quadrant along the 37th Avenue frontage and the parcel will be subdivided in the future as part of the overall redevelopment of the larger site. Numerous significant trees remain on the site, many of which will be retained in the future redevelopment.

● **Context:** Significant adjacent development includes:



• **Background:**

This will be the first project to proceed on the Little Mountain Housing site. The Little Mountain Policy Statement guiding future development of the site was approved by Council in June 2012. The Policy Statement was the result of a planning program that commenced in late 2009 and which extensively engaged the community through a series of open houses and numerous meetings with a community advisory group.

Staff anticipates receiving a rezoning application from James KM Cheng Architects Inc. on behalf of Holborn Properties, however, the rezoning process for a site of this scale is likely to take a significant length of time. Therefore, in the interests of accelerating the delivery of social housing units on the site, this proposal is being considered under the existing RM-3A zoning in advance of the anticipated CD-1 rezoning.

This project is located in the southeast quadrant of the site, which will be the first phase of development, near Main Street and off of 37th Avenue. The Policy Statement identifies this southeast quadrant as the community heart. The focus of the area will be a Community Plaza organized around four existing retained trees. A neighbourhood house, childcare and local retail will be important to the public life of the plaza. The proposed building is located between this future plaza and 37th Avenue. Its main entrance will be addressed from a new future street between the building and the plaza.

BC Housing has committed to a one-to-one replacement of the former 224 social housing units on the Little Mountain Housing site, plus the provision of an additional 10 units for urban aboriginals. Recognizing that many of the relocated former Little Mountain residents have a strong desire to move back to the neighbourhood as soon as possible, all 234 social housing units are to be built in the first phase of development.

• **Applicable By-laws and Guidelines:**

The existing RM-3A zoning allows multiple dwellings up to a density of approximately 1.45 floor space ratio (FSR) and a height of 35 ft. While the density is not an issue because the approximately 15 acre site is not yet subdivided, the five storey height of 57.79 ft. proposed requires a relaxation by the Development Permit Board. Section 3.2.4 of the Zoning and Development By-law enables the Board to grant a relaxation due to unnecessary hardship, having regard to the intent of the By-law and applicable policies and guidelines adopted by Council.

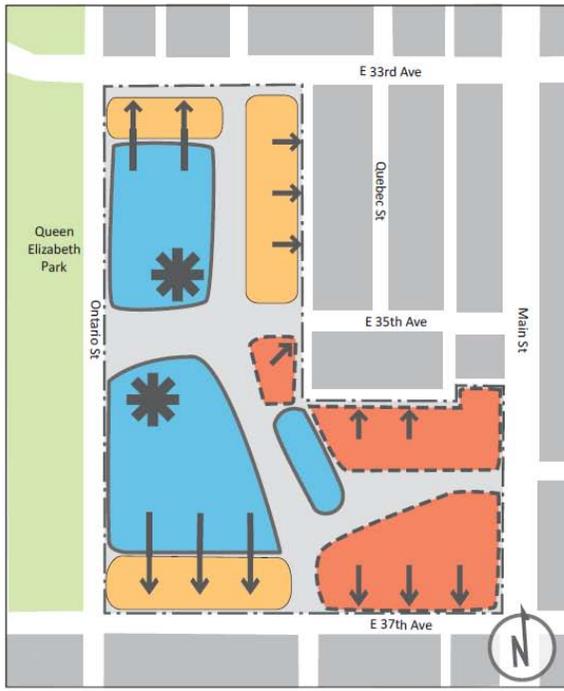
The Little Mountain Policy Statement supports an overall density of 2.3 to 2.5 FSR over the site (approx. 1,500,000 to 1,670,000 sq. ft.), with building heights generally 4 to 10 storeys, up to 12 storeys in two key locations and transitioning to 3 or 4 storeys at the edges of the site shared with single family. The site is organized around a central mews/street connecting 33rd Avenue to Main Street. Fundamental to the site planning is the expression of the memory of the former development through the retention of existing trees and reflection of its angled geometry. While guidelines will be part of the rezoning and thus are not as yet in place, the following excerpts from the Policy Statement provide guidance:

- limit building heights in the transitional edges to 6 storeys, stepping down to 3 or 4 storeys approaching the boundaries of the site;
- ensure that courtyard configurations and widths provide amenable outlooks and access to sunlight and daylight;
- ensure that building 'footprints' support highly livable dwellings in terms of depth, outlook and daylight access;
- upper levels of taller street-wall buildings should be terraced and stepped back to create interest, improve access to light and views, create outdoor opportunities at upper levels and reduce apparent bulk;

- buildings are to visibly express green elements as well as embody green building and passive design: green roofs and terraces, roof top gardens, trees and plantings on upper levels and balconies, green walls and supports for vertical plant growth;
- create a rich and varied interface with the adjacent neighbourhood streets and Queen Elizabeth Park through a variety of building setbacks, edge treatments and retained trees; and
- enliven streets, mews and open spaces with frequent front doors and overlook from dwellings.

Little Mountain Policy Statement height diagram and illustrative development concept plan

As prepared by James Cheng Architecture and PFS Studio for Holborn Properties.



- 4 to 6 storey (40' to 60')
- 4 to 8 storey (40' to 80')
- 6 to 10 storey (60' to 100')
- 12 storeys (120')
- downward height transitions



Revised Configuration of proposed building in southeast quadrant



Conceptual Illustration of the Community Plaza focused around existing trees, from the approved Little Mountain Policy Statement.

As prepared by James Cheng Architecture and PFS Studio for Holborn Properties.



● **Response to Applicable By-laws and Guidelines:**

Planning and consultation for the redevelopment of Little Mountain has been extensive to create a Policy Statement that addresses the complexities of the site and its importance socially, historically, and physically within the community and the city. Most former residents were relocated from the Little Mountain Housing site in 2009, and many have expressed a strong desire to return. Staff believe that delaying the provision of social housing on the site until rezoning is complete, and thereby extending the duration of time before any former residents may return to live on the site is an unnecessary hardship. By advancing the construction of this first housing project with a height relaxation under the existing zoning, the residents that currently live in the remaining rowhouse will be able to move directly to their new homes, without ever having to move away.

The building footprints envisioned in the policy statement called for a smaller 4 to 5 storey east-west oriented building at the site's edge, sharing an east-west courtyard with a taller 4 to 7 storey building at its northern edge. However, in the design process, it was recognized that reorienting the buildings would create more livable relationships between them, improve access to sunlight and enhance permeability to the site from the neighbourhood to the south. This reorientation also gives the building both a presence on the new plaza and to the existing neighbourhood on 37th Avenue.

The proposed building embodies key elements in the policy:

- permeability through the introduction of two public paths on each side of the building that invite people into the site and to the future Community Plaza;
- enlivening streets and mews with overlook, unit entries, raised patio areas and gardens;
- a rich and varied interface along 37th Avenue through a variety of setbacks and retained trees;
- scale transitions to the neighbourhood by stepping down to 3 storeys along 37th Avenue and the creation of a townhouse-like building scale and expression along this interface with single family neighbours;
- ensuring good sunlight access to public spaces by stepping down to four storeys adjacent to the future public plaza ;
- the building's lobby and amenity space face directly onto the Community Plaza to provide animation and interest in the plaza; an upper level roof terrace for the residents also overlooks this space;
- memory is reflected in the angled orientation of the building that picks up on the orientation of the former Little Mountain Housing buildings and retention of nearby existing trees; and
- visible green through roof top urban agriculture gardens and supports for vertical plant growth.

The building is designed with temporary surface level parking, bike storage and garbage and recycling area. A small basement level will enable the development to be connected underground in the future to a neighbouring social housing project to the east. The policy statement supports a road configuration that limits vehicular site access to 33rd Avenue and Main Street and protects the Ontario and Midtown-Ridgeway Greenways by allowing only pedestrian and cyclist access along these frontages of the site. However, staff recommend approving temporary vehicular access from 37th Avenue serving the temporary surface level parking as this will enable safe access and separation from construction activity in the rest of the first phase of development.

The rezoning for the Little Mountain Housing site will meet or exceed the City's criteria for sustainable large development planning including feasibility of low carbon energy supply, rainwater management and other elements. The building will achieve LEEDTM Gold certification and will be designed to be served by a future potential neighbourhood energy utility. Sun shades on the building reflect passive design principles as well as enhance the identity and expression of individual elements.

As the development is proceeding in advance of the rezoning for the site, detailed design has not yet been established or reviewed for the future road and public spaces on the site. There are several existing trees to the north of the site that are identified for retention as key elements in the public

open space. The retention and long term health of these trees will be impacted by the design and elevations of the road. Recommended Condition 1.1 requires design development to the new road, building placement, and associated elevations of street and building to ensure the retention and continued health of these existing trees within an appropriate public realm and street design as indicated in the policy statement.

The building entry is located on the north side of the building facing the future public plaza. A secondary secured exit/resident-only entry is on the south end of the building to 37th Avenue. The currently proposed path to the door leads directly from the public sidewalk on 37th Avenue and reads potentially as the building entry. Recommended Condition 1.2 addresses the clarity of access to the building. It also encourages a barrier-free path to enhance the useability of this alternate door for seniors and people of all abilities.

The floor level of the ground level units is somewhat elevated above the adjacent paths, creating a comfortable public private relationship. However, the current design illustrates all ground floor units with some steps between the private patio areas and the public paths. Recommended Condition 1.3 requests further design development to eliminate steps where possible to provide barrier free access from patios to the public path.

Recommended Condition 1.4 requests design development of the outdoor amenity area at grade to provide a place for residents to engage and enjoy the future public plaza. Recommended Condition 1.5 requests design development to the upper roof terrace to enhance its utility for residents.

● **Conclusion:**

Staff believe that the proposed housing project represents a good first move in the redevelopment of the former Little Mountain Housing site and that the building embodies key planning principles outlined in the Little Mountain Policy Statement. The proposed height is consistent with the Council approved policies for the site and the future context of the development. Staff recommend that the Development Permit Board grant a relaxation of the RM-3A height based on Section 3.2.4 of the Zoning and Development By-law, and approve the proposed development subject to the conditions in this report.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on January 30, 2013 and provided the following comments:

EVALUATION: SUPPORT (10-0)

- **Introduction:** Ms. St. Michel, Senior Planner, introduced the proposal for a 5-storey 53 unit senior's social housing project that will be the first project to proceed on the Little Mountain Housing site. The Urban Design Panel reviewed and commented on the Little Mountain Housing policy statement guiding redevelopment of the site in a workshop in May 2012, and it was approved by Council in June 2012.

Ms. St. Michel stated that they anticipate receiving a rezoning application in the near future from James KM Cheng Architects on behalf of Holborn Developments, but in the interests of advancing the provision of social housing on the site are considering this proposal under the existing zoning. The RM-3A zoning allows a density of about 1.45 FSR and a height of 35 ft. As this is still one large site the density itself is not a problem, but the height will require a relaxation request that will be considered by the Development Permit Board in April. The Little Mountain Housing Policy

Statement supports a density overall of about 2.3 to 2.5 FSR over the site with building heights that range from 4 to 10 storeys typically with 12-storey maximum at the central portion on the site.

The fundamental idea of massing on the site is that it should transition down towards the edges of the site to relate to the surrounding community. Ms. St. Michael said staff are considering this in advance of the rezoning because it is a public interest project. The usual requirements for the Urban Design Panel have been waived--specifically a detailed model--but a massing model and detailed renderings were provided. Key to the organization of the site is a main street or mews that runs through from East 33rd Avenue at the top of the site connecting to Main Street at the eastern edge. As well, the trees will be retained which reflect the memory of the site and also a reflection of the former angle of the previously existing building on the site.

Ms. St. Michel noted that the building's footprint envisioned in the Policy Statement first foresaw having an east-west oriented building in this portion of the site. Late in the process it was realized that if the building orientation was switched to be primarily north-south it could achieve better permeability into the site and a far better relationship in liveability with respect to the adjacent buildings.

The proposed building embodies the following key elements in the policy:

- permeability through the two public paths;
- enlivening streets and mews with front doors and overlook;
- a rich and varied interface along East 37th through a variety of setbacks;
- scale transitions to the neighbourhood by stepping down to 3 or 4 storeys along East 37th Avenue;
- ensuring good sunlight access to public spaces by stepping down to the future Community Plaza;
- The building's lobby and amenity space face directly onto the Community Plaza to provide animation and interest in the plaza;
- memory as reflected in the angled orientation of the building; and
- visible green: roof top gardens and supports for vertical plant growth.

Ms. St. Michel mentioned that the building was designed for temporary surface level parking and in the future it will be connected underground to a neighbouring social housing project to the east.

The rezoning for the Little Mountain Housing site will meet or exceed the city's criteria for sustainable large development planning including feasibility of low carbon energy supply, rainwater management and other elements. As well the building will achieve LEED™ Gold certification.

Advice from the Panel on this application is sought on the following:

- The landscape treatment of the outdoor amenity space at grade in relation to the public walkway. Should there be some delineation of this space from the walk?

Ms. St. Michel took questions from the Panel.

- **Applicant's Introductory Comments:** Mr. Williamson addressed the guiding principles and how they apply to the project. He noted that the building steps down three storeys at the front at the main street and goes back about 21 ft. so there is a 20 yd. setback. There will be a mews on the east side of the project which goes up to the public plaza. There is a path proposed that will connect between the future buildings to the west and that will connect to the plaza as well. Through the middle of the project at the ground floor, the building can be exited on East 37th Avenue although anybody exiting will not necessarily have to go around to the plaza itself. Currently there is a bikeway along East 37th Avenue. Mr. Williamson noted that eventually the temporary surface parking will be located to the east as underground parking. The building fronts on the public plaza and there is a mews which connects to the public plaza on East 37th Avenue. There are two existing

trees along East 37th Avenue that will be retained however two trees will be removed because they are in poor health and are in conflict with the building. There is amenity space planned next to the mews with an outdoor space. The proposed public space off the amenity space is on the mews at the north-east corner of the building.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - consider increasing the openness of the outdoor amenity space;
 - consider programming of the outdoor space in terms of its orientation and placement within the proposal;
 - Re-consider the exit route in order to emphasize the main building entry; and
 - Consider barrier free access to some of the patio spaces.
- **Related Commentary:** The Panel supported the proposal and thought it was well done.

The Panel supported the response to the urban plan including the re-orientation of the building. They liked the provision of the light at the end of the corridors, the French balconies, the management of the roof garden and the floor to ceiling height of the units. The Panel agreed that there were a number of items in the project that have been well handled.

The Panel supported the landscape treatment of the outdoor amenity but some felt that it needed the barriers to be more formal between the amenity space and the public circulation path. A couple of Panel members thought it could have some openness with a modest degree of separation. A couple of Panel members asked the applicant to take every opportunity to retain the trees as they are a significant aspect of the site.

The Panel felt that it was important to program the space with perhaps a barbeque area or eating function. A couple of Panel members suggested adding a roof or other shading device to make it more useable during the day.

Most of the Panel thought there should be more clarity regarding the entrance on East 37th Avenue. One Panel member suggested developing the exit route along a barrier free path.

The Panel supported the landscape plans however a couple of Panel members suggested combining the roof decks or perhaps adding more urban agriculture beds. Combining the roof decks would allow for more social interaction between the residents.

A couple of Panel members had some concerns with respect to acoustics considering the amount of construction that will happen on the site over the next several years.

Regarding sustainability, the applicant was asked to consider more emphasis on the passive design of the building and to take the opportunity to add future solar panels on the roof.

The Panel also thought the applicant should consider locating an art piece that is visible in the amenity space that speaks to seniors' interest and culture.

- **Applicant's Response:** Mr. Williamson thanked the Panel for their comments.

ENGINEERING SERVICES

The Little Mountain Housing Policy Statement identifies a new public street upon redevelopment that connects East 33rd Avenue to Main Street, preventing any access off the adjacent greenways. The current development application under existing zoning proposes temporary vehicular access off of East

37th Avenue until the site rezones. At that time, access can be achieved from the new public street and the temporary surface parking will be relocated to the underground parking provided by the future building to the east. Direct access to the relocated spaces will be achieved by a knock out panel provided at the basement level.

Staff support this temporary arrangement as the traffic volumes generated by the 11 spaces are anticipated to be less than what was previously encountered on the site and is expected to have minimal impact to the neighbourhood and greenways. A draft phasing plan is required to reflect the sequence of events that confirms the closure of the 37th Avenue access and that all future vehicular access including construction can be taken directly off the arterial street network, see Standard Condition A.2.3. All loading and servicing activities are to be served onsite.

The building's north façade and principle entry fronts the future public street. There are a number of significant trees to the north that must be retained as part of the Policy Statement's overall site planning strategy to reflect the memory of the former development. A preliminary design of the future public street is required to confirm that the relationship between the proposed building and the new public street can allow for the retention of the trees, see Standard Condition A.2.1.

The recommendations of Engineering Services are contained in the prior-to conditions noted in Appendix A attached to this report.

LANDSCAPE

The project is the first building proposed for the Little Mountain Site. The challenge for the design team is to extrapolate building grades and building location to maximize tree retention and public realm quality within a future road/sidewalk/plaza to the north, while respecting the existing street grades along East 37th Avenue and the overall master plan. Tree retention is a top priority, in part to satisfy general policies to conserve tree resources, but also to respond to the concerns of the community identified in the public consultation process. The future plaza with special tree retention to the north will be adjacent to a future development. It will celebrate the retained trees as a primary feature of the public realm.

In a meeting with staff on March 6, 2013, the design team presented revised documents and a schematic solution to the phasing of public infrastructure within the tree root protection zone of seven linden trees identified as long term retention candidates. Instead of lowering the site to the meet the grade of the undisturbed tree root zone, the strategy is to raise the grades for buildings, adjacent roads and sidewalks to a preset boundary near the trees in coordination with the project arborist who has provided interim confidence that the solution is feasible. The majority of the critical root zone of the trees will be need to be undisturbed and any adjacent road or sidewalk surfaces will be floating decking above the undisturbed grade. Where interventions are necessary within the critical root zone, special engineered methods will be used to maintain the existing growing condition and encourage root growth.

To ensure that tree retention is feasible and public realm quality is maximized, further coordination with Engineering and Planning staff will be needed, particularly where any non-standard street design elements are proposed. The landscape conditions seek a resubmission, in greater detail, of documents/information presented on March 6, 2013. Recommended Condition 1.1 that proposes relocation of the north face of the building and a reduced setback to the future property line provides greater flexibility with respect to street and public realm design, and enhanced likelihood of a healthy outcome for the retained trees.

SOCIAL DEVELOPMENT

This application for a 53 unit social housing development is consistent with and helps facilitate Council's policies and priorities for housing on the Little Mountain Site.

In July 2007, a Memorandum of Understanding (MOU) was signed between BC Housing and the City of Vancouver regarding the future of the Little Mountain site. The MOU confirmed that the 224 social housing units would be replaced by BC Housing on-site using the proceeds from the land sale, that existing tenants would have first opportunity to move back when the redevelopment was complete and that the City would lead a collaborative Major Projects planning process to develop new policy for the site. It also stated that the City would reinvest all of the Development Cost Levies generated by the redevelopment into public amenities to serve the site and to address any service gaps in the immediate neighbourhood.

In September 2009, BC Housing and the City of Vancouver signed a Letter of Understanding which stated that BC Housing was willing to relocate all remaining residents into a single building on site, that social housing would be a priority in the first phase of redevelopment and that the City would issue permits for the removal of hazardous material and the clearance of structures.

In June 2012, Council approved the Little Mountain Policy Statement, which calls for:

- 20% of units to be social housing, achieved through the rezoning process;
- at least 234 units of social housing are to be provided in the first phase of development;
- a minimum of 184 of the 234 units of replacement social housing will be suitable for families;
- returning residents of Little Mountain are to be given first right of refusal on units suitable to their needs and at rents comparable to what they formerly paid (adjusted for Canadian Price Index and subject to normal income testing); and
- replacement social housing units beyond those allocated to returning residents should be set at rents no greater than rents affordable to Housing Income Limits as published by Canada Mortgage and Housing Corporation (CMHC) for Metro Vancouver.

On October 26, 2012, the City of Vancouver, Government of British Columbia and Holborn Properties signed an agreement to pursue the development of approximately 50 units of replacement social housing at Little Mountain site prior to the completion of the rezoning process. This application is consistent with and fulfills the intent of that agreement.

The Director of Social Development requires that the owner enter into a housing agreement to secure the 53 dwelling units proposed in this application as social housing; returning residents of Little Mountain to be given first right of refusal on units suitable to their needs at rents comparable to what they formerly paid (adjusted for the Consumer Price Index for Vancouver and subject to normal income testing.) If any of the replacement social housing units proposed by this application are surplus to interested returning residents, rents for these units should be set at levels no greater than rents affordable to Housing Income Limits as published by CMHC for metro Vancouver. (See condition 1.8)

- **Indoor and Outdoor Amenity**

The proposed 5 storey building on this site, include 6 units with two or more bedrooms (11% of total units) which may be suitable for families with children. The High Density Housing for Families with Children Guidelines are therefore being considered in the review of plans for this site. Consistent with these guidelines, a multi-purpose amenity room with accessible washroom is proposed adjacent to an outdoor amenity area with common dining table and outdoor counter space / BBQ area / kitchenette on the ground floor. Design development is required to the proposed multi-purpose amenity rooms to add an indoor kitchenette and storage closet. (See Standard Condition A.1.21)

A rooftop fifth floor outdoor amenity deck is proposed, consideration should be given to include an area suitable for a range of children's play activity which encourage motor skills development and

imaginative play on a soft play surface. Play equipment is not required for the children's play area, but a soft surface play area and creative landscape/play features (such as balancing logs and boulders, creative motor-skills developing features etc.) which provide a myriad of creative play opportunities for a range of ages is encouraged. (See Standard Condition A.1.22)

- Urban Agriculture

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The "Urban Agriculture Guidelines for the Private Realm" encourage edible landscaping and shared gardening opportunities in new developments. Consistent with these Guidelines, plans for 155 East 37th Avenue include a garden planter and rainwater collection. Design development is needed to include the necessary infrastructure to support urban agricultural activity such as compost bins, tool storage, a potting bench and hose bib locations on the fifth floor roof terrace. (See Standard Condition A.1.23)

PROCESSING CENTRE - BUILDING

This Development Application submission has not been fully reviewed for compliance with the Building By-law. The applicant is responsible for ensuring that the design of the building meets the Building By-law requirements. The options available to assure Building By-law compliance at an early stage of development should be considered by the applicant in consultation with Processing Centre-Building staff.

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law requirements which may affect the building design and internal layout. These would generally include: spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, fire-fighting access and energy utilization requirements.

Further comments regarding Building By-law requirements are contained in Appendix C attached to this report.

NOTIFICATION

On February 15, 2013, 998 notification postcards were sent to neighbouring property owners advising them of the application and offering additional information on the city's website. On February 21, 2013, the notification letter was sent to a total of 176 former and present Little Mountain households. Eight responses to notification were received. A presentation was made to the Little Mountain Community Advisory Group on February 19, 2013.

Comments are summarized below:

- *Concern that not enough parking is provided for residents and guests*
- *Impacts on the bike route*
- *Lack of bicycle parking*
- *Width of path to east of building excessive - more permeable landscaped area needed*
- *Safety and livability on site during construction of surrounding development*
- *The proposed density of the future Little Mountain redevelopment site is too much for the surrounding area*
- *Ground level unit outdoor areas should be accessible from the paths for people with mobility issues*
- *Elevators are needed at both ends of the building or stair lift at the south entrance needed for residents and visitors with mobility issues*

- *The three-sided windows and 12 inch balconies are not sufficient*

Staff Response:

The most common concern raised was about the amount of parking being provided and the temporary access from 37th Avenue. Parking will be provided in accordance with standard City of Vancouver requirements for social housing for the proposed mix of seniors and family units. Bicycle parking requirements will also be met, see Standard Condition A.1.1. With respect to impacts to the adjacent bike routes, the proposed access from 37th Avenue is temporary. It enables safe and convenient access to be provided to the building, with construction access and activity clearly separated and accessed from Main Street. As the rezoning proceeds and the new road onsite is constructed, the temporary access from 37th Avenue will be closed. Standard Condition A.2.3 requires the provision of a draft phasing plan confirming closure of the temporary vehicle access. Another circulation issue raised was a concern that the proposed width of the public path to the east of the building is excessive. However, staff believe that the 15 ft. width proposed is suitable given that this will be a convenient and shared route for both pedestrians and cyclists to the Community Plaza/Hub area.

With respect to the design of the building, a concern was raised about the adequacy of the elevator placement for addressing the needs of people with mobility issues. Staff note that the location of the two elevators in the core offer closest proximity to the community plaza, the neighbourhood house, future on-site shopping, vehicular drop-off and bus-stop locations on Main Street.

Regarding the unit balcony and window designs, staff believe the projecting window bays offer superior access to light and views down the public walkways compared to typical apartment construction. The access doors to the 'Juliet' balconies fully open across the width of the balcony and enable easy threshold-free access to light, air, views down the walkways and a place for plants. Expansive roof decks on the fifth level offer residents a high amenity sunny area for social activities and urban agriculture.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law it requires decisions by both the Development Permit Board and the Director of Planning.

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.

This development is proceeding under the existing RM-3A zoning ahead of the rezoning of the entire site in order to accelerate the provision of social housing. The RM-3A District Schedule does not contain a relaxation provision for height so the Board may only consider a relaxation under section 3.2.4 of the Zoning and Development By-law, this enables the Board to grant a relaxation in any case where literal enforcement would result in unnecessary hardship having regard to the intent of the By-law and applicable policies and guidelines adopted by Council. Staff Committee believes that delaying the delivery of social housing on the site until the rezoning is complete is an unnecessary hardship and thus supports the relaxation proposed.

With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that it does not require a relaxation of the By-law provisions.

J. Greer
Chair, Development Permit Staff Committee

P. St. Michel
Development Planner

J. Bosnjak
Project Coordinator

Project Facilitator: C. Lau

DEVELOPMENT PERMIT STAFF COMMITTEE 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 compliance with Section 6 - Bicycle Parking of the Parking By-law;

Note to Applicant: A total of 21 Class A bicycle and 6 Class B bicycle spaces are required for this site.

A.1.2 details of bicycle rooms, in accordance with Section 6 of the Parking By-law, which demonstrate the following:

- a minimum of 20 percent of the bicycle spaces to be secured via lockers;
- a maximum of 30 percent of the bicycle spaces to be vertical spaces;
- a provision of one electrical receptacle per two bicycle spaces for the charging of electric bicycles; and
- notation (on the plans) that "construction of the bicycle rooms to be in accordance with Section 6.3 of the Parking By-law";

A.1.3 provision of a minimum of 5.7 cu. m (200 cu. ft.) of useable storage space for each dwelling;

Note to Applicant: This space is for the storage of bulky items, [e.g., winter tires, ski and barbecue equipment, excess furniture, etc.] The storage area[s] may be below grade with individual lockers in a common space; however, laundry facilities should not be located inside such storage areas. Refer to Bulk Storage - Residential Development bulletin for more information.

A.1.4 revisions to the statistics on Page A0.01;

Note to Applicant: Please contact the Project Coordinator for more information on this condition.

A.1.5 complete and fully-dimensioned floor plans;

Note to Applicant: Dimensions are to be noted with outside wall to outside wall dimensions, as well as any other dimension with regards to the interior.

A.1.6 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm;

A.1.7 labeling each unit as either a senior unit or family unit;

Note to Applicant: The number of units for each use will confirm the required parking for this proposal.

A.1.8 compliance with Section 4.8.1(c) of the Parking By-law;

Note to Applicant: Proposed disability spaces to not meet the minimum required width.

Standard Landscape Conditions

- A.1.9 design development to the building perimeter grades, retaining walls, walkways and structural elements, to maximize plant growing conditions (exceed BCLNA Landscape Standard);

Note to Applicant: Public and private trees will need to be planted at grade and not placed in above-grade planters, wherever possible, to achieve soil depth. Structural soils and variations in the slab may be required. Planted areas adjacent to structures and on slab to contain contiguous soil volumes.

- A.1.10 broad context plans showing the final building:

- i. set into the interim condition with temporary access roads, surface parking, topography, existing landscape and trees; and
- ii. located in the future master plan (future roads, buildings, trees, context);

- A.1.11 large scale public realm plan(s) to include the perimeter of the building, East 37th Avenue interface and to include option(s) for future street design and plaza to the north;

Note to Applicant: Special attention should be paid to the north side of the building extending across to the future plaza, street design and retained trees. To the east and west (where information can be provided at this time) grading and alignment for future undeveloped streets and buildings should be shown, if only as a schematic or as "shadowed".

- A.1.12 a detailed landscape plan illustrating soft and hard landscaping for the building site, the adjacent public realm and the plaza to the north;

Note to Applicant: As this is the first project to be constructed within the master plan (pending), there must be a sufficient level of design development and detail (streets, trees, elevations, building grades) adjacent the building and across the future north road and plaza to verify that phasing of future projects and special tree retention measures can be seamlessly integrated. The location and final elevation of the building should seek to maximize the quality of the pedestrian environment while balancing tree retention expectations. The plans should be at 1/8" to 1' scale minimum. The Plant List should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, pad-mounted or 'Vista' transformers and public utilities such as lamp posts, hydro poles and fire hydrants.

- A.1.13 a grading plan or equivalent, to clearly illustrate existing and proposed grades to the perimeter of the building, East 37th Avenue interface and future street design and plaza to the north;

- A.1.14 provision of arborist services, as follows:

- i. preparation of an arborist report; and
- ii. letter of assurance that they have been hired to provide services, on an as needed basis, including overseeing the report recommendations and guidelines in the field;

Note to Applicant: The comprehensive arborist report should:

- assess the health of the retained trees;
 - verify that tree retention methods proposed are optimized given the challenges of the site;
-

- comment on the feasibility of retaining the trees in a manner that is safe and minimizes impacts to the roots and canopy;
- contain arborist recommendations for supervision and remediation, where necessary;
- provide detailed construction drawings and sections through any special tree protection zones;
- provide root zone protection fence dimensions; and
- verify that the arborist has viewed the most recent development plans.

A.1.15 a large scale tree plan for the southeast quadrant;

Note to Applicant: The plan or plans should clearly illustrate all trees to be removed and retained, including any tree protection barriers and important construction management directives drawn out of the arborist report(s). Consider including, but not limited to, the location of construction materials, temporary structures, utilities, site access and development phasing.

A.1.16 provision of large scale, detailed tree retention plans and cross sections at several points through the north street, plaza, sidewalk, buildings edge illustrating the placement of the trees in the public realm, including the tree canopy, trunk, sub-grade, growing medium, root ball, surface material (decking), street furniture, lighting and any related special street design treatment;

A.1.17 provision of detailed cross sections (minimum 1/4" scale) through all proposed common open spaces and semi-private patio areas (typical) on the development site (See also Standard Condition A.1.23);

Note to Applicant: The sections should illustrate the relationship between any underground slabs, soil, tree root ball, retaining walls, steps and part of the residential unit.

A.1.18 provision of a large scale detailed landscape/planting plan(s) for upper level urban agriculture areas;

Note to Applicant: Further design development and programming to include starter plant list, work station, compost, irrigation, benches, any vertical landscaping and additional fruit trees and/or structures. Provide a detailed section through the garden plot area to indicate materials, grading, soil depth and function.

A.1.19 provision of high efficiency irrigation for all planted areas, including urban agriculture areas and hose bibs for all private patios of 100 sq. ft. (9.29 sq. m);

A.1.20 consideration to the (short term) retention of two trees to the west of the building;

Note to Applicant: The trees may be too close to the excavation to be retained. The arborist report should respond to this accordingly.

Standard Social Development Conditions

A.1.21 design development to the amenity room to add a kitchenette and storage closet;

A.1.22 consideration should be given to include an area suitable for a range of children's play activity which encourage motor skills development and imaginative play on a soft play surface on the fifth floor roof terrace. Play equipment is not required for the children's play area, but a soft surface area and creative landscape/play features (such as balancing logs and boulders,

creative motor-skills developing features, etc.) which provide a myriad of creative play opportunities for a range of ages is encouraged; and

- A.1.23 design development is needed to include the necessary infrastructure to support urban agricultural activity such as compost bins, tool storage, a potting bench and hose bib locations on the fifth floor roof terrace.

A.2 Standard Engineering Conditions

- A.2.1 provision of a preliminary design for the future public street to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: The building is located against the southern edge of the future street that is to be dedicated to the City as part of the site's overall rezoning. A preliminary street design is required to confirm that the building design still allows for a typical street section while retaining the significant trees to the north. The design must include details on the street grading, utilities and City standard street and sidewalk sections.

- A.2.2 arrangements are to be made to the satisfaction of the General Manager of Engineering Services, the Director of Planning and the Director of Legal Services for a surface Statutory Right of Way for the two proposed public walkways on either side of the development;

- A.2.3 provision of a draft phasing plan confirming that vehicle access from East 37th Avenue will be closed with the next phase of development;

Note to Applicant: A preliminary or draft phasing plan is required to reflect the sequence of events that confirms the closure of the East 37th Avenue access and that all future vehicular access including construction can be taken directly off the arterial street network. No vehicular access off of the adjacent residential streets will be permitted once the site rezones and future development occurs.

- A.2.4 deletion of all reference to an on-street 'loading area' as shown on drawings L1.3/L2.0;

Note to Applicant: Street space may eventually be available but no on-street loading zones will be approved as part of this Development Application. On-street loading zones are reviewed and approved as part of a separate application to the General Manager of Engineering Services and cannot be guaranteed.

- A.2.5 provision of building grades;

Note to Applicant: The application process has been begun. Final building grades can be issued once the preliminary design for the future road is acceptable. See also Standard Condition A.2.1

- A.2.6 clarification of the garbage pick-up operations for the interim and future conditions are required;

Note to Applicant: Loading operations for garbage must not rely on any storage of bins on public property or in locations that would impede vehicular movement.

- A.2.7 the General Manager of Engineering Services will require all utility services to be underground for this "conditional" development. All electrical services to the site must be primary with all electrical plant, which include but not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non-BC Hydro kiosks) are to be located on private property.
-

It is presumed with your consultation so far with BC Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

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 contained in the Staff Committee Report dated March 13, 2013. 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 **September 25, 2013**, 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.1.6 Application for street names on private property must be submitted to the Staff Naming Committee. All new street names must be approved before Building Permits can be issued.
- B.1.7 Unit numbers to be assigned for example 1st storey (100 series), 2nd storey (200 series) etc... Floor layout plan including addressing and unit numbers to be submitted prior to Building Permit issuance and shown on drawings submitted with Building Permit application. For information please contact Bonnie Lee at (604) 873-7986.

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 prior to the 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 prior to the 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 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
 - B.2.4 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.
-

- B.2.5 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
- B.2.6 The site shall be maintained in a neat and tidy condition.
- B.2.7 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.
-

Processing Centre - Building comments

The following comments have been made by the Processing Centre - Building and are based on the architectural drawings submitted for the proposed Development Application. This is a preliminary review in order to issues which do not comply with the 2007 Vancouver Building By-law #9419 and its amendments. A review of compliance with Subsection 3.2.5 ("Provisions For Firefighting") of the Building By-law has also been done.

1. * A minimum of 2 exits are required to serve the basement floor area as per Sentence 3.4.2.1.(1) of the Building By-law. Only one stair (Stair #1) serves this floor area and it is not an acceptable exit since it leads to a ground floor lobby /amenity room which is also open to the public corridor of the ground floor. Exits are required to be separated from the remainder of the building as per Subsection 3.4.4 of the Building By-law and if the exit is via a lobby then the lobby must conform to Article 3.4.4.2 of the Building By-law. The design shown on the submitted plans does not comply, plus the basement must have a second acceptable exit. Resolution of conformance with Subsection 3.4.4 and Article 3.4.4.2 is also required to ensure that Stair #1 will be an acceptable exit for the North end of the second thru fifth floors of the building.
2. * At floor levels 2 and 3 the dead end public corridor near the elevators exceeds the 6 m maximum length permitted by Sentence 3.3.1.9.(7) of the Building By-law.
3. * At the vestibule of the ground floor garbage room there is not 600 mm clearance to the latched side of the door leading from the vestibule to the public corridor nor is there a clear level area of the minimum dimensions required by Sub-Clause 3.3.1.13.(10).(b).(i) of the Building By-law. This must be resolved to address the requirement for disabled access to this room as per Clause 3.8.2.27.(4).(e) of the Building By-law.
4. Access for Fire department vehicles and firefighters must comply with Articles 3.2.5.5 and 3.2.5.6 of the Building By-law. The design appears to comply regarding the access route design and travel distances however this will need to be reviewed in detail when the application proceeds to the Building Application review stage.

*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 a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impacts on the proposal. Failure to address these comments may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

LITTLE MOUNTAIN NON-MARKET HOUSING PHASE ONE

VERICOUVER, B.C.

DEVELOPMENT PERMIT APPLICATION

DATE: 2024-08-26
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]

SCALE: 1:100

DO NOT SCALE DRAWING
 ALL DIMENSIONS TO BE CONFORMANT WITH
 BC BUILDING DEPARTMENT
 REGULATIONS AND CODES
 NOT FOR CONSTRUCTION
 PRELIMINARY DRAWING ONLY

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GAERTEL & ASSOCIATES
 ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 100
 VANCOUVER, BC V6H 2G6
 TEL: 604-681-1111
 FAX: 604-681-1112
 WWW.GAERTEL.COM

PROJECT: LITTLE MOUNTAIN
 PHASE ONE HOUSING
 DEVELOPMENT PERMIT APPLICATION
 DRAWING NO: [Number]
 SHEET NO: [Number]
 TOTAL SHEETS: [Number]

A0.01

PROJECT INFORMATION
 DEVELOPER: [Name]
 PROJECT NO: [Number]
 SITE NO: [Number]
 ZONING: [Code]
 PROPOSED UNIT TYPES:
 1-BED APARTMENT
 2-BED APARTMENT
 3-BED APARTMENT
 TOTAL UNITS: [Number]

PROPOSED DEVELOPMENT
 TOTAL FLOOR AREA: [m²]
 TOTAL GROSS FLOOR AREA: [m²]
 TOTAL VOLUME: [m³]
 TOTAL HEIGHT: [m]
 TOTAL LOT AREA: [m²]
 TOTAL LOT WIDTH: [m]
 TOTAL LOT DEPTH: [m]

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 TOTAL LOT WIDTH: [m]
 TOTAL LOT DEPTH: [m]

Appendix D; page 1 of 32

DATE: 10/15/2013
 DRAWN BY: J. L. HARRIS
 CHECKED BY: J. L. HARRIS
 PROJECT: 10-15-13-001

SCALE: AS SHOWN

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS TO BE OBTAINED ON-SITE.
 THE ARCHITECT IS NOT RESPONSIBLE FOR THE OBTAINING OF PERMITS.
 THE ARCHITECT IS NOT RESPONSIBLE FOR THE OBTAINING OF PERMITS.
 THE ARCHITECT IS NOT RESPONSIBLE FOR THE OBTAINING OF PERMITS.

| NO. | DESCRIPTION | DATE |
|-----|-----------------------|------------|
| 1 | ISSUED FOR PERMITTING | 10/15/2013 |
| 2 | ISSUED FOR PERMITTING | 10/15/2013 |
| 3 | ISSUED FOR PERMITTING | 10/15/2013 |
| 4 | ISSUED FOR PERMITTING | 10/15/2013 |
| 5 | ISSUED FOR PERMITTING | 10/15/2013 |
| 6 | ISSUED FOR PERMITTING | 10/15/2013 |
| 7 | ISSUED FOR PERMITTING | 10/15/2013 |
| 8 | ISSUED FOR PERMITTING | 10/15/2013 |
| 9 | ISSUED FOR PERMITTING | 10/15/2013 |
| 10 | ISSUED FOR PERMITTING | 10/15/2013 |

CAUTION: LAMINATED SHEETS
 DO NOT REMOVE OR DESTROY
 THIS SHEET OR ANY OTHER SHEET
 IN THIS SET.

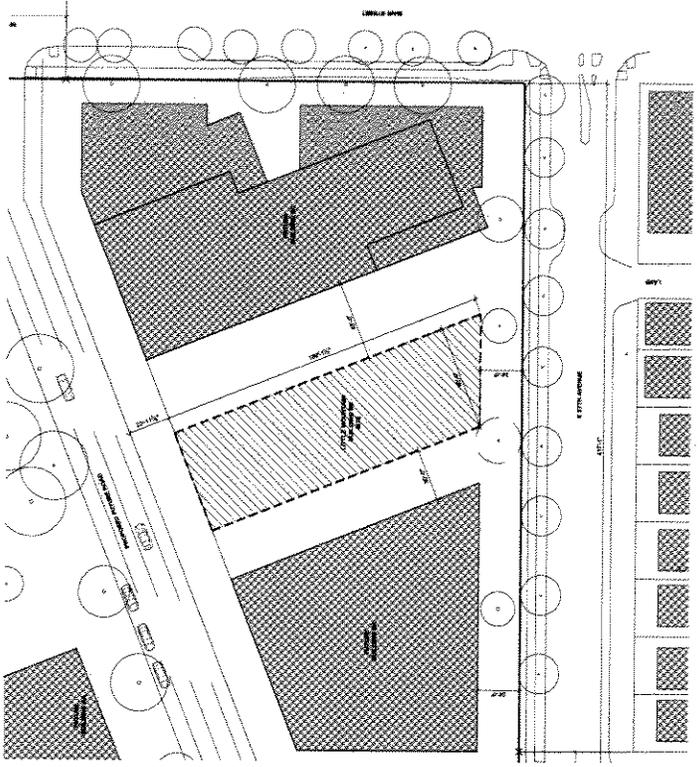


PROJECT: LITTLE MOUNTAIN
 1074 MARKET HOURSING
 1074 MARKET HOURSING
 1074 MARKET HOURSING

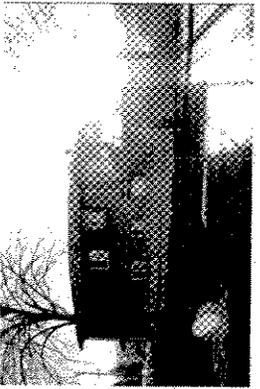
CONTRACTOR: J. L. HARRIS
 ARCHITECT: J. L. HARRIS
 DATE: 10/15/2013

SCALE: AS SHOWN
 PROJECT: 10-15-13-001
 SHEET: A0.05

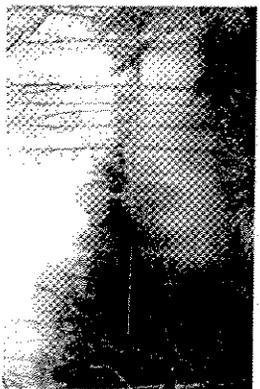
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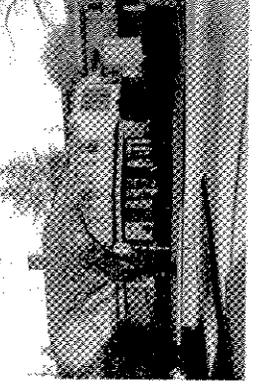
CONTEXT PLAN
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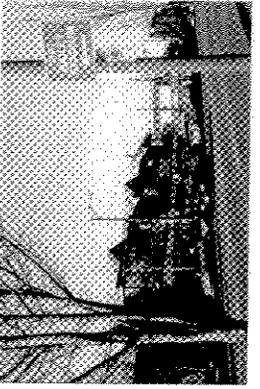
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 SCALE: 1/8" = 1'-0"



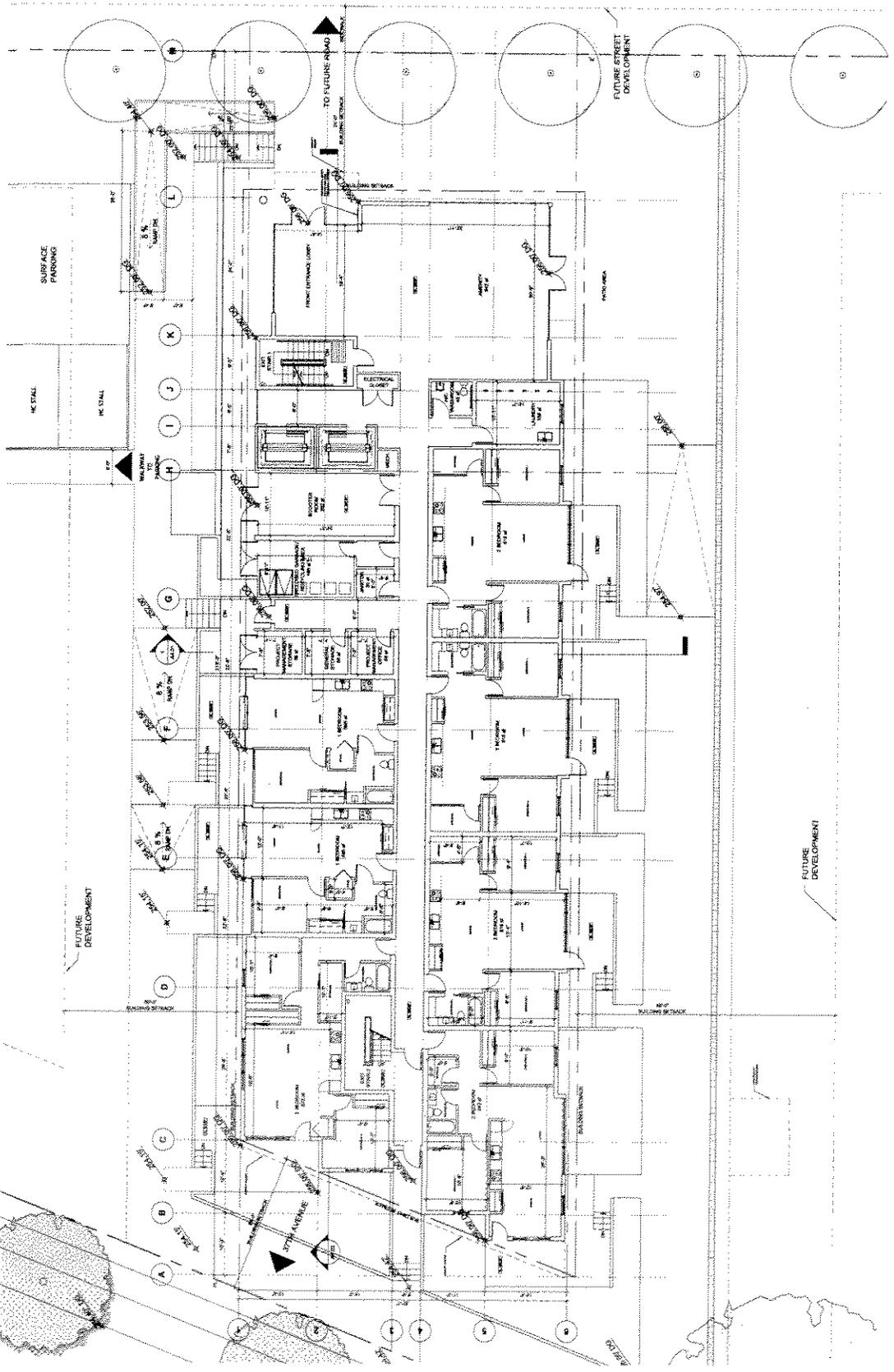
EXISTING - QUEEN ELIZABETH PARK
 SCALE: 1/8" = 1'-0"



EXISTING - E 37 AVE LOOKING SOUTH
 SCALE: 1/8" = 1'-0"



EXISTING - MAIN ST LOOKING NORTH
 SCALE: 1/8" = 1'-0"



NOTES:
 1. ALL DIMENSIONS TO BE CONFIRMED ON SITE.
 2. ALL DIMENSIONS TO BE CONFIRMED ON SITE.
 3. ALL DIMENSIONS TO BE CONFIRMED ON SITE.
 4. ALL DIMENSIONS TO BE CONFIRMED ON SITE.
 5. ALL DIMENSIONS TO BE CONFIRMED ON SITE.
 6. ALL DIMENSIONS TO BE CONFIRMED ON SITE.
 7. ALL DIMENSIONS TO BE CONFIRMED ON SITE.
 8. ALL DIMENSIONS TO BE CONFIRMED ON SITE.
 9. ALL DIMENSIONS TO BE CONFIRMED ON SITE.
 10. ALL DIMENSIONS TO BE CONFIRMED ON SITE.

GARDNER & WHITMAN ARCHITECTS
 1000 15th Street, Suite 1000
 San Francisco, CA 94103
 Tel: 415.774.1000
 Fax: 415.774.1001
 www.gardnerwhitman.com

PROJECT:
 LITTLE MOUNTAIN
 PHASE ONE
 BUILDING ON GARDNER STREET
 1000 15th Street, Suite 1000
 San Francisco, CA 94103
 DATE:
 08/20/2014
 DRAWN BY:
 JAC
 CHECKED BY:
 JAC
 SCALE:
 AS NOTED / 1/4" = 1'-0"
 PROJECT NO.:
 14-001

A2.02

PROPOSED GROUND LEVEL
 SCALE: 1/4" = 1'-0"

Appendix D ; page 12 of 32

DATE: 10/15/2014
 PROJECT: LITTLE MOUNTAIN
 SHEET: A2.03

SCALE: 1/8" = 1'-0"

NOTES:
 1. ALL DIMENSIONS TO BE COMPARED ON SITE
 2. IN THE CASE OF DISCREPANCY
 3. BETWEEN THIS DRAWING AND
 4. ANY OTHER DRAWING, THIS DRAWING
 5. SHALL PREVAIL.
 6. PRELIMINARY DRAWING ONLY

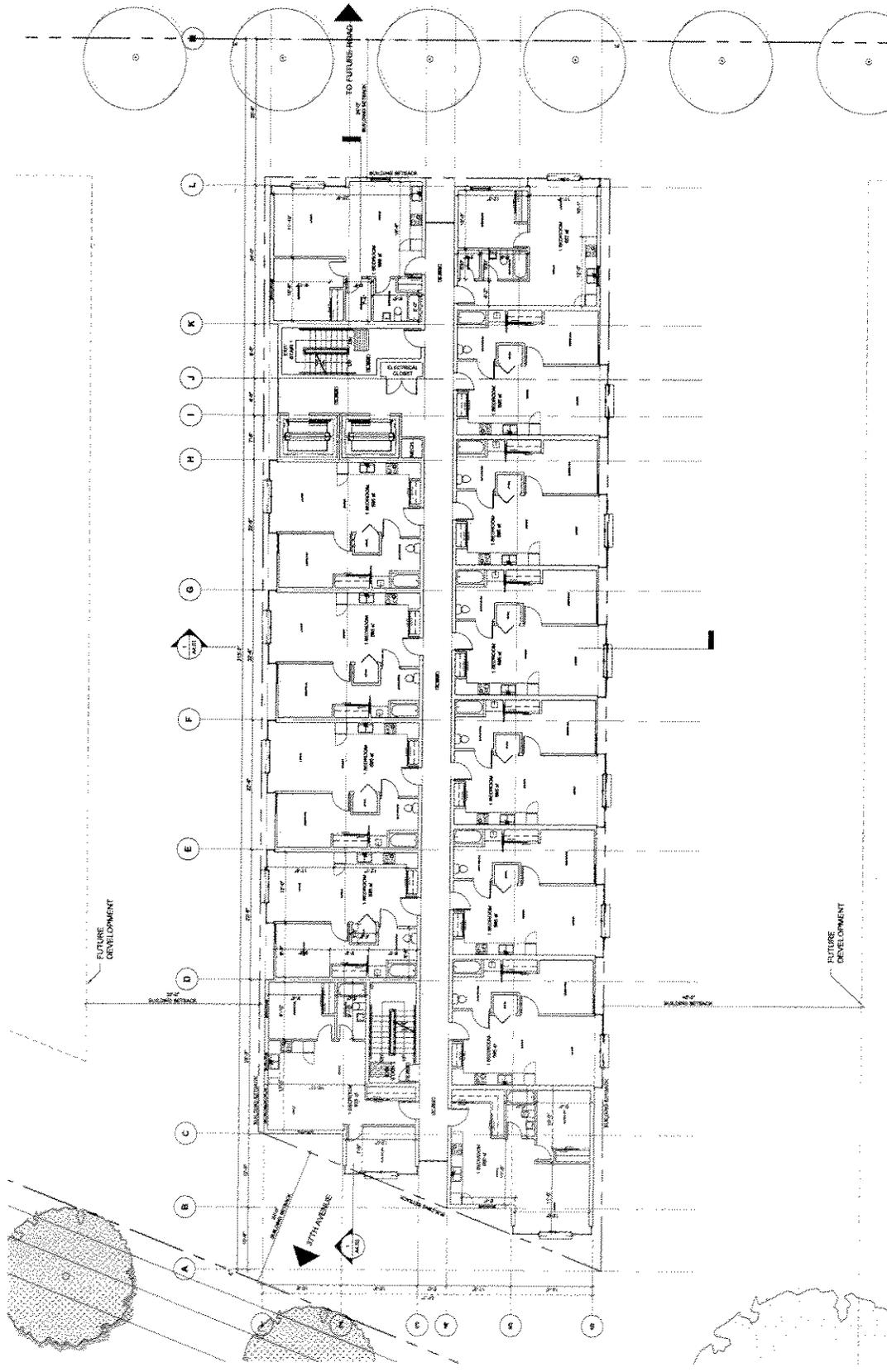
DESIGNED BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

DATE: [Date]

CASSELL & ASSOCIATES
 ARCHITECTS
 1000 10TH AVENUE, SUITE 100
 DENVER, CO 80202

PROJECT: LITTLE MOUNTAIN
 PHASE ONE
 BUILDING ON SITE
 1000 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 SHEET: A2.03
 DATE: 10/15/2014
 SCALE: 1/8" = 1'-0"
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

A2.03



PROPOSED 2ND-3RD LEVEL
 1000 10TH AVENUE, SUITE 100

Appendix D ; page 32

DATE: 10/15/2014
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT NO.: 14-001

SCALE: 1/8" = 1'-0"

DO NOT SCALE DIMENSIONS
 ALL DIMENSIONS TO CENTERLINE UNLESS
 OTHERWISE NOTED
 IN THE CASE OF DISCREPANCY
 BETWEEN DIMENSIONS AND
 NOTATIONS, THE DIMENSIONS
 SHALL GOVERN
 NOT FOR CONSTRUCTION
 PRELIMINARY DRAWING ONLY

DATE: 10/15/2014
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT NO.: 14-001

SCALE: 1/8" = 1'-0"

GENERAL CONDITIONS FOR ALL PROJECTS
 SEE THE PROJECT MANUAL FOR COMPLETE LISTING

PROJECT: LITTLE MOUNTAIN
 PHASE ONE
 BUILDING FOR PHASE ONE

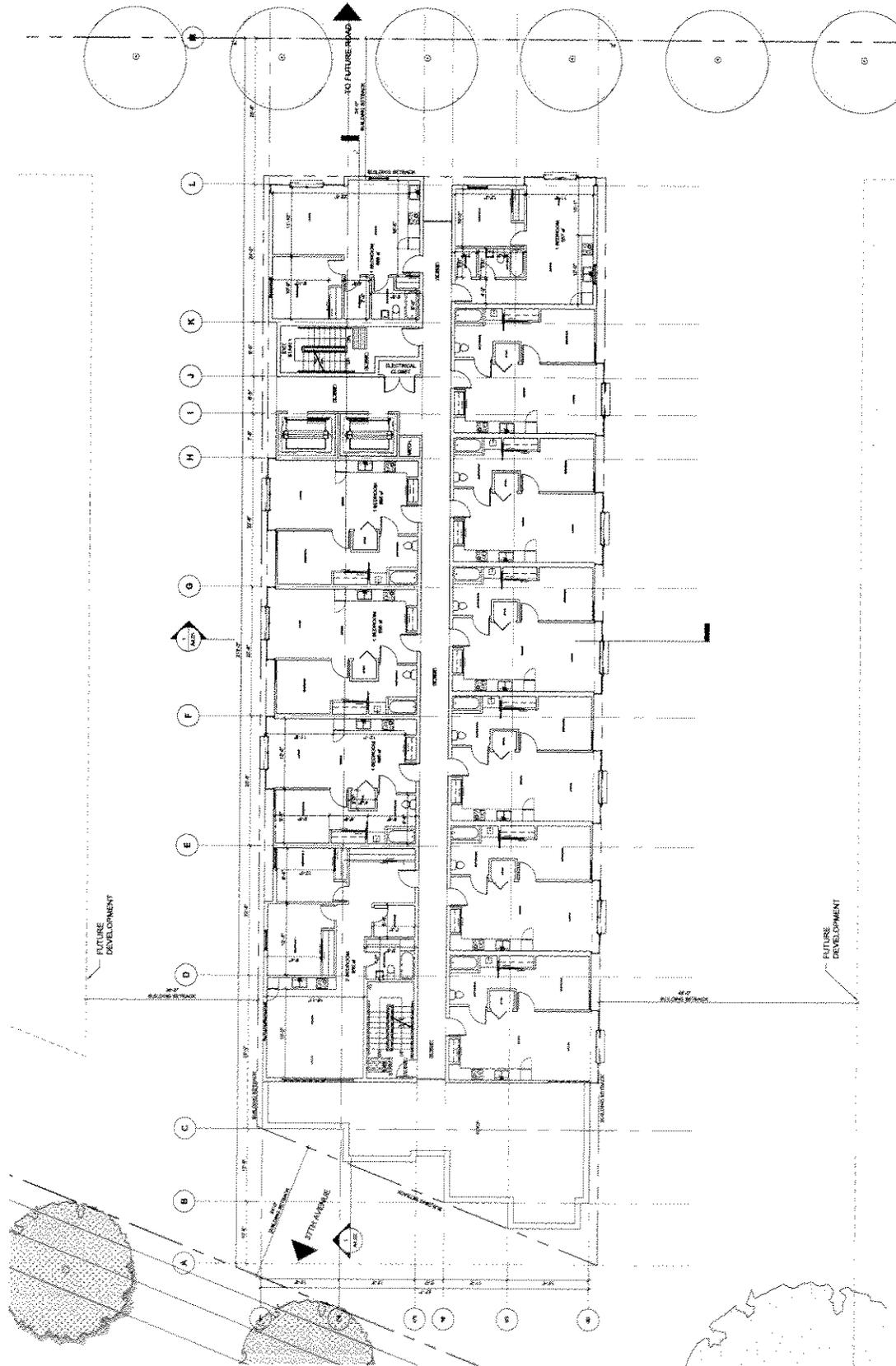
DATE: 10/15/2014
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT NO.: 14-001

SCALE: 1/8" = 1'-0"

DATE: 10/15/2014
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT NO.: 14-001

SCALE: 1/8" = 1'-0"

A2.04



PROPOSED 4TH LEVEL
 NORTH ARROW

Appendix D; page 14 of 32

NOTES:
 1. ALL DIMENSIONS TO BE CONFIRMED ON SITE.
 2. IN THE CASE OF DISCREPANCY, THE DIMENSIONS SHOWN ON THIS DRAWING SHALL PREVAIL.
 3. THIS DRAWING IS FOR INFORMATION ONLY.
 4. NOT FOR CONSTRUCTION.
 5. PRELIMINARY DIMENSIONS ONLY.

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NO: _____

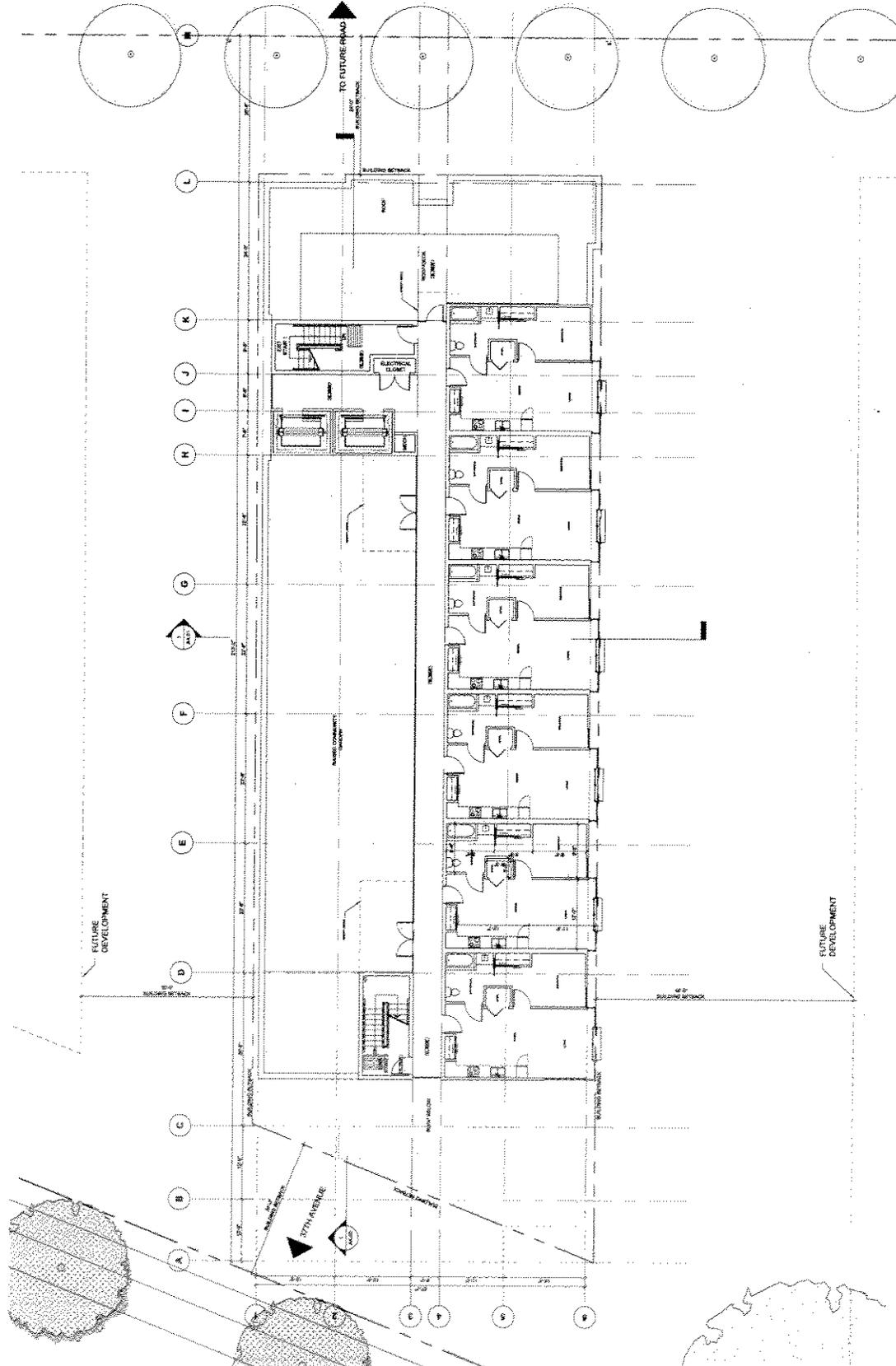
DO NOT SCALE DRAWINGS.
 ALL DIMENSIONS TO BE CONFIRMED ON SITE.
 IN THE CASE OF DISCREPANCY, THE DIMENSIONS SHOWN ON THIS DRAWING SHALL PREVAIL.
 THIS DRAWING IS FOR INFORMATION ONLY.
 NOT FOR CONSTRUCTION.
 PRELIMINARY DIMENSIONS ONLY.

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NO: _____

GASPARI LAMARCA ARCHITECTS
 1000 10th Avenue, Suite 100
 Boulder, CO 80502
 TEL: 303.440.1000
 FAX: 303.440.1001
 WWW: www.gaspari-lamarca.com

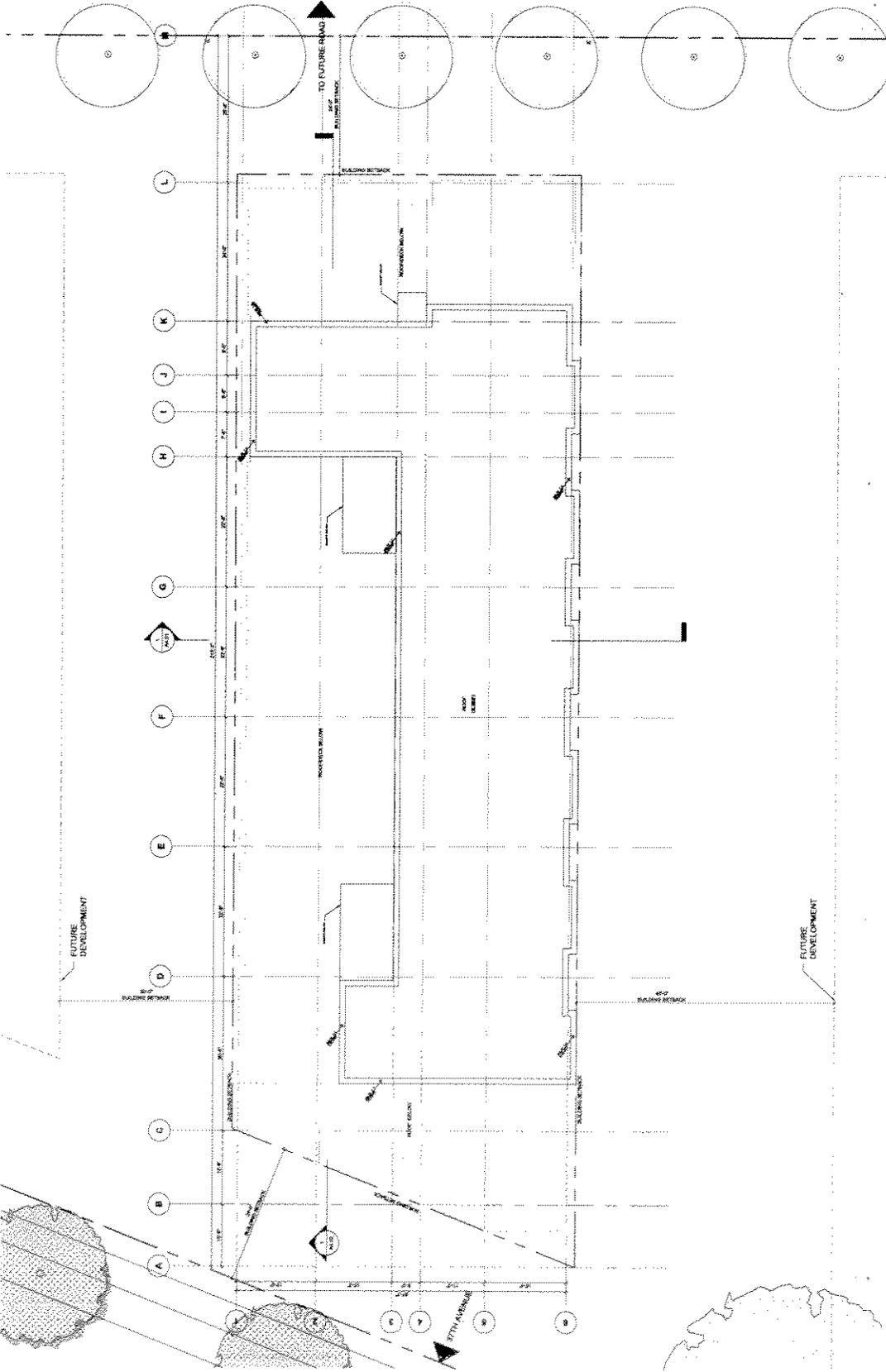
PROJECT: LITTLE MOUNTAIN
 PHASE ONE
 BUILDING ON GROUND WALK
 DRAWING NO: 20-0000-001
 DATE: 10/15/2020
 SCALE: AS SHOWN
 SHEET NO: A2.05
 TOTAL SHEETS: 32

A2.05



PROPOSED 5TH LEVEL
 SCALE: 1/8" = 1'-0"

Appendix D, page 15 of 32



ALL DIMENSIONS TO BE CONFIRMED ON SITE
 IN CASE OF DISCREPANCY
 BEFORE ANY CONSTRUCTION
 NOT FOR CONSTRUCTION
 FOR PLANNET CONSULTANTS ONLY

PROJECT NO. 101
 SHEET NO. 101

GANWILLIAMS ARCHITECTS
 101 BAYVIEW AVENUE, SUITE 101
 SCARBOROUGH, ONTARIO M1S 5B7

PROJECT: CITY OF MISSISSAUGA
 MUNICIPALITY: MISSISSAUGA
 PHASE ONE: PHASE ONE
 DRAWING: 101-01-01-01
 DATE: 2010-01-01
 SCALE: AS NOTED OR AS SHOWN
 NO NOTED OR AS SHOWN

A2.06

PROPOSED ROOF LEVEL
 SCALE: 1/8" = 1'-0"

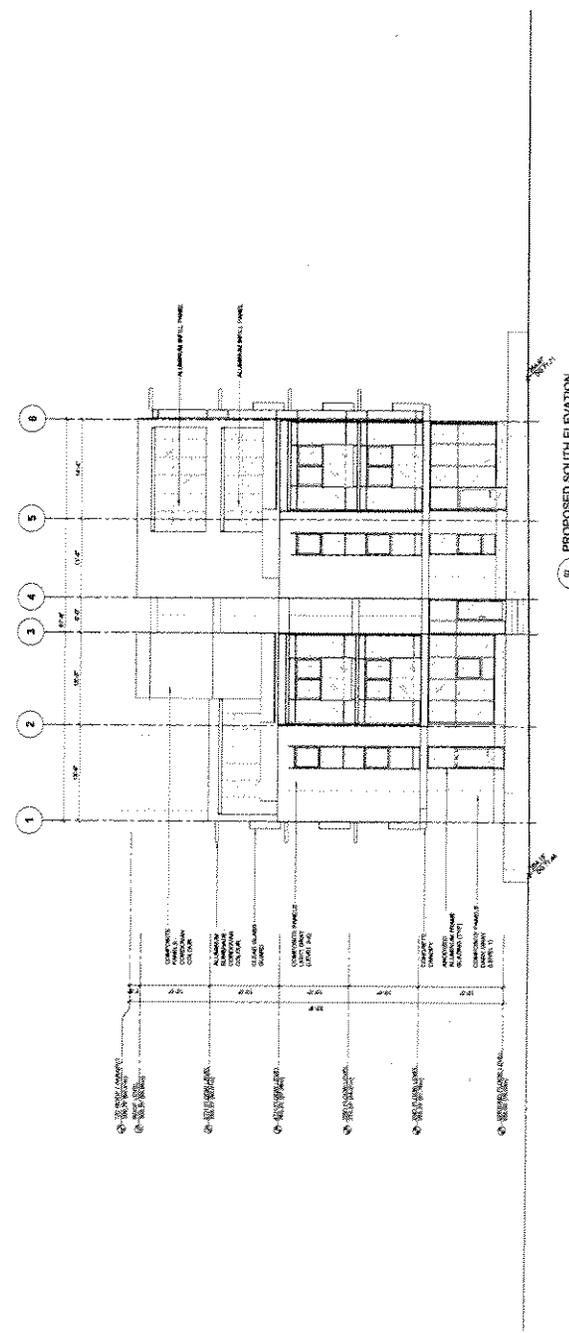
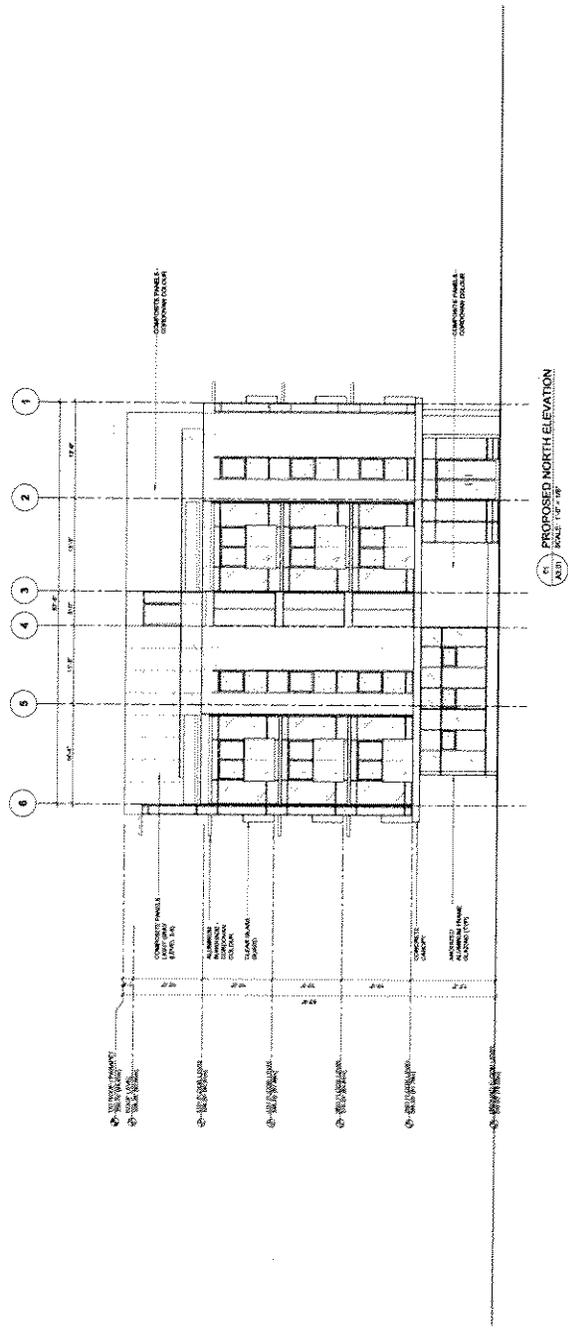
Appendix D; page 6 of 32

ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
 MATERIALS AND FINISHES TO BE DETERMINED BY THE ARCHITECT IN CONSULTATION WITH THE CLIENT AND THE CONTRACTOR.
 THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

GARRETT JAMES & ASSOCIATES
 ARCHITECTS
 1000 15th Street, NW
 Washington, DC 20004

PROJECT: LITTLE MOUNTAIN
 1000 15th Street, NW
 WASHINGTON, DC 20004
 ARCHITECT: GARRETT JAMES & ASSOCIATES
 DATE: 01/11/13
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET NO.: A3.01

A3.01

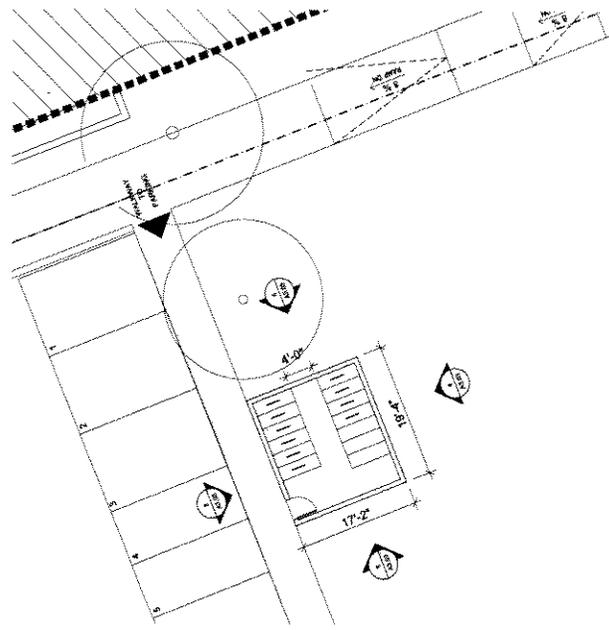


Appendix D: page 17 of 32

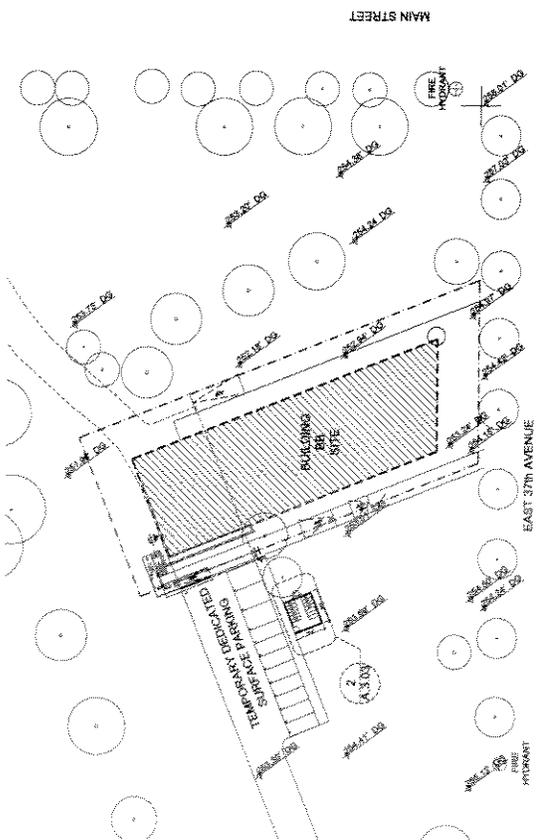
| | |
|--------------|--|
| DATE: | 1/22/2013 |
| PROJECT: | TEMPORARY BIKE ENCLOSURE |
| CLIENT: | SMITHSONIAN INSTITUTION |
| LOCATION: | 1000 MOUNTAIN VIEW DRIVE, WASHINGTON, DC |
| SCALE: | AS SHOWN |
| DESIGNED BY: | DAVID LAMBSON |
| CHECKED BY: | DAVID LAMBSON |
| DATE: | 1/22/2013 |

DAVID LAMBSON ARCHITECTS
 1000 MOUNTAIN VIEW DRIVE
 WASHINGTON, DC 20007
 TEL: 202-338-5500
 WWW.DLARCHITECTS.COM

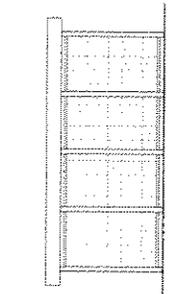
| | |
|--------------|--|
| PROJECT: | TEMPORARY BIKE ENCLOSURE |
| LOCATION: | 1000 MOUNTAIN VIEW DRIVE, WASHINGTON, DC |
| DATE: | 1/22/2013 |
| SCALE: | AS SHOWN |
| DESIGNED BY: | DAVID LAMBSON |
| CHECKED BY: | DAVID LAMBSON |
| DATE: | 1/22/2013 |



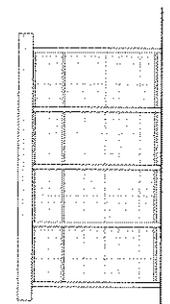
12. TEMPORARY BIKE ENCLOSURE PLAN
 SCALE: 1/8"=1'-0"



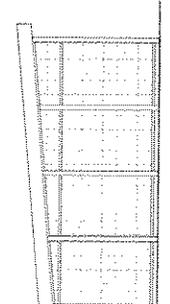
11. SITE PLAN
 SCALE: 1/8"=1'-0"



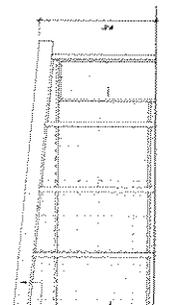
14. TEMPORARY BIKE ENCLOSURE WEST ELEVATION
 SCALE: 1/8"=1'-0"



15. TEMPORARY BIKE ENCLOSURE EAST ELEVATION
 SCALE: 1/8"=1'-0"



16. TEMPORARY BIKE ENCLOSURE SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



13. TEMPORARY BIKE ENCLOSURE NORTH ELEVATION
 SCALE: 1/8"=1'-0"

Appendix D, page 9 of 32

A3.03

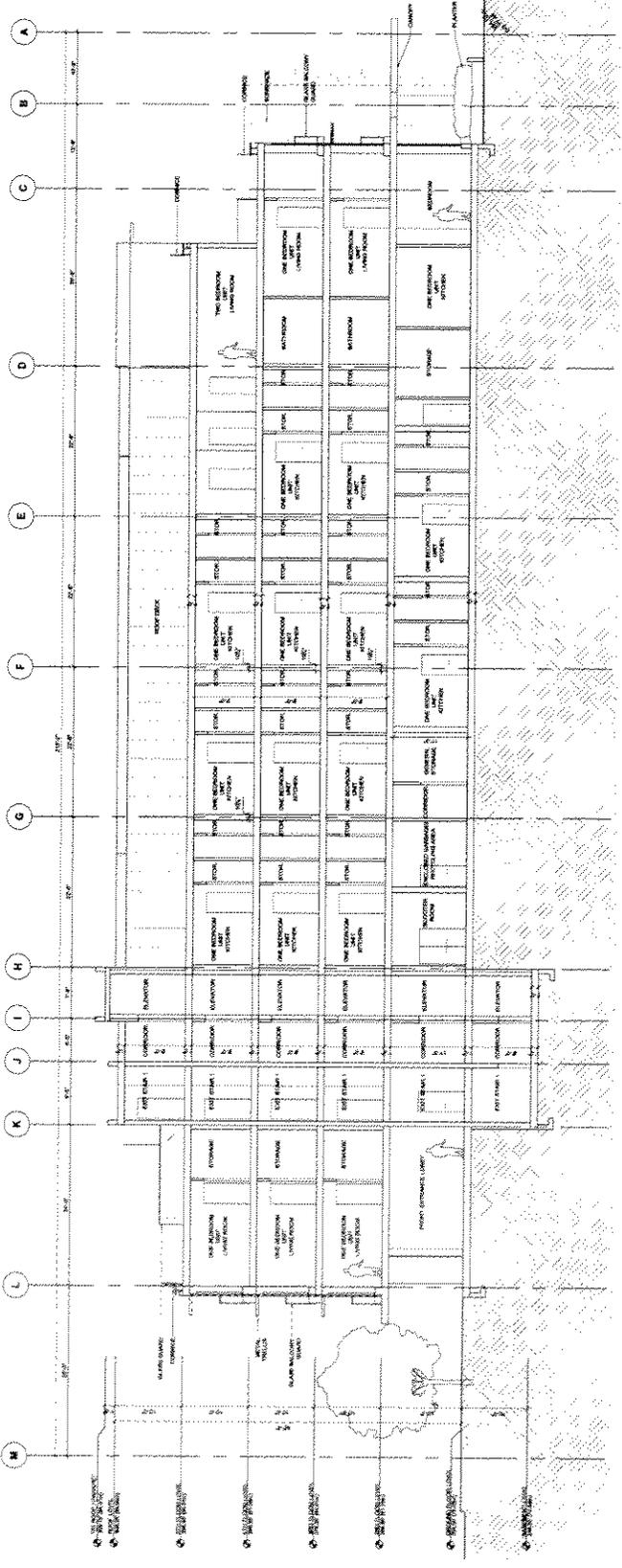
DATE: 01/11/2013
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT: LITTLE MOUNTAIN
 SHEET: A4.02

SCALE: 1/8" = 1'-0"
 PROJECT: LITTLE MOUNTAIN
 SHEET: A4.02

| NO. | REVISION | DATE |
|-----|-------------------------|------------|
| 1 | ISSUED FOR PERMITS | 01/11/2013 |
| 2 | ISSUED FOR CONSTRUCTION | 01/11/2013 |
| 3 | ISSUED FOR CONSTRUCTION | 01/11/2013 |
| 4 | ISSUED FOR CONSTRUCTION | 01/11/2013 |
| 5 | ISSUED FOR CONSTRUCTION | 01/11/2013 |
| 6 | ISSUED FOR CONSTRUCTION | 01/11/2013 |
| 7 | ISSUED FOR CONSTRUCTION | 01/11/2013 |
| 8 | ISSUED FOR CONSTRUCTION | 01/11/2013 |
| 9 | ISSUED FOR CONSTRUCTION | 01/11/2013 |
| 10 | ISSUED FOR CONSTRUCTION | 01/11/2013 |

GENERAL CONTRACTOR: J. B. BROWN
 ARCHITECT: J. B. BROWN
 ENGINEER: J. B. BROWN

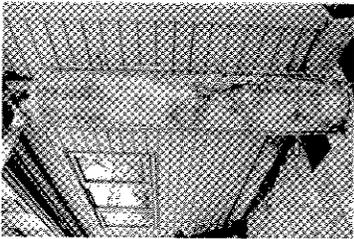
PROJECT: LITTLE MOUNTAIN
 SHEET: A4.02
 DATE: 01/11/2013
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT: LITTLE MOUNTAIN
 SHEET: A4.02



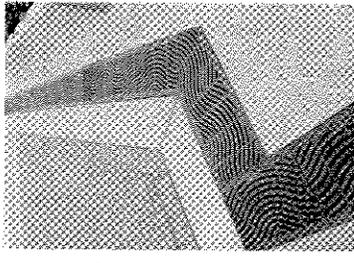
PROPOSED LONGITUDINAL SECTION
 SCALE: 1/8" = 1'-0"

Appendix D: page 21 of 32

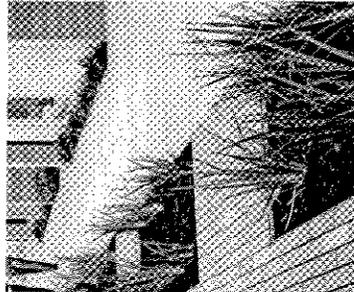
STORMWATER INFILTRATION, CONVEYANCE AND COLLECTION



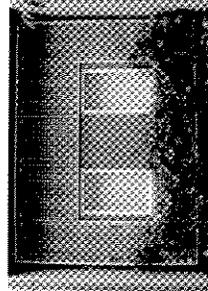
RAINWATER CISTERN



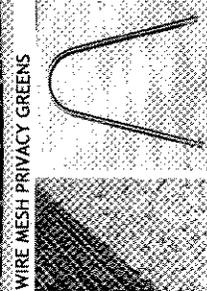
STEEL TRENCH DRAIN



STORMWATER PLANTING



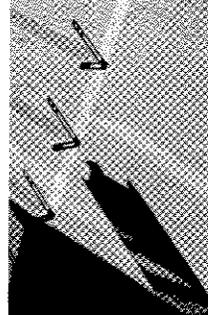
SITE FURNISHING



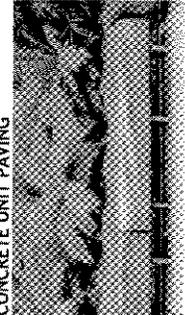
WIRE MESH PRIVACY GREENS



DRIP STRIP

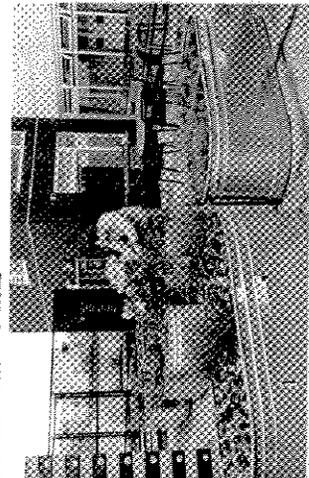


CONCRETE UNIT PAVING

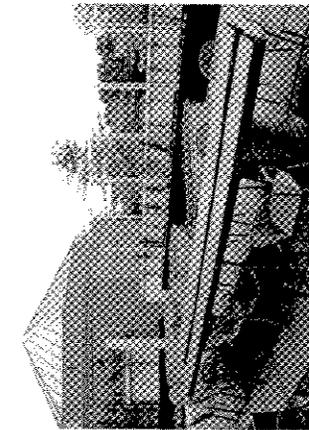


TIMBER BENCHES

SHARED AMENITY SPACES



GALVANIZED GARDEN CONTAINERS (ROOF DECK)



BANQUET TABLE FOR COMMUNITY GATHERINGS



COUNTER HEIGHT WORK SPACE FOR BBQ

Design Rationale

Urban Fabric and Fit

The Non-Market Housing Project, Phase One, fits the fabric of this urban environment by being located on the 37th Avenue corridor and is adjacent to the existing residential fabric. The building is a three-story structure with a mix of residential and commercial uses, fitting the urban fabric of the area. The building is designed to be a high-quality, multi-unit residential building that fits the urban fabric of the area.

Public Private Separation

The building's site is positioned between the street and the existing residential fabric. The building is designed to be a high-quality, multi-unit residential building that fits the urban fabric of the area. The building is designed to be a high-quality, multi-unit residential building that fits the urban fabric of the area.

Common Amenity and Shared Space

The building will include a common amenity space, such as a rooftop garden, which will provide a shared space for residents. The building is designed to be a high-quality, multi-unit residential building that fits the urban fabric of the area.

Green Features

The building will include green features, such as rainwater harvesting and stormwater infiltration, which will help reduce the building's environmental impact. The building is designed to be a high-quality, multi-unit residential building that fits the urban fabric of the area.

Social Sustainability

Along with water conservation features in the building, the landscape design will feature elements that promote social sustainability. The building is designed to be a high-quality, multi-unit residential building that fits the urban fabric of the area.

CPED Considerations

The design considerations address safety and security of users through a number of strategies, including enhanced lighting, building and screen design, and secure monitoring. The building is designed to be a high-quality, multi-unit residential building that fits the urban fabric of the area.

Lighting

Enhanced lighting will be provided throughout the building to ensure safety and security. The building is designed to be a high-quality, multi-unit residential building that fits the urban fabric of the area.

Private and Marketing

The building will include private and marketing features, such as a rooftop garden, which will provide a shared space for residents. The building is designed to be a high-quality, multi-unit residential building that fits the urban fabric of the area.

Programmatic Elements

The building is designed to include programmatic elements, such as a rooftop garden, which will provide a shared space for residents. The building is designed to be a high-quality, multi-unit residential building that fits the urban fabric of the area.

Public Wellbeing

The building is designed to include public wellbeing features, such as a rooftop garden, which will provide a shared space for residents. The building is designed to be a high-quality, multi-unit residential building that fits the urban fabric of the area.

Private Tables

The building will include private tables, which will provide a shared space for residents. The building is designed to be a high-quality, multi-unit residential building that fits the urban fabric of the area.

Site Level Road Design

The site level road design will include features, such as a rooftop garden, which will provide a shared space for residents. The building is designed to be a high-quality, multi-unit residential building that fits the urban fabric of the area.

Site Level Landscaping Features

The site level landscaping features will include features, such as a rooftop garden, which will provide a shared space for residents. The building is designed to be a high-quality, multi-unit residential building that fits the urban fabric of the area.

Landscape Planning

The landscape planning will include features, such as a rooftop garden, which will provide a shared space for residents. The building is designed to be a high-quality, multi-unit residential building that fits the urban fabric of the area.

Design Rationale

The design rationale will include features, such as a rooftop garden, which will provide a shared space for residents. The building is designed to be a high-quality, multi-unit residential building that fits the urban fabric of the area.

Design Rationale

The design rationale will include features, such as a rooftop garden, which will provide a shared space for residents. The building is designed to be a high-quality, multi-unit residential building that fits the urban fabric of the area.

GENERAL NOTES:

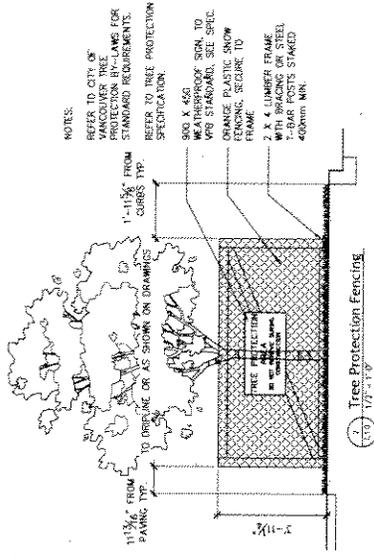
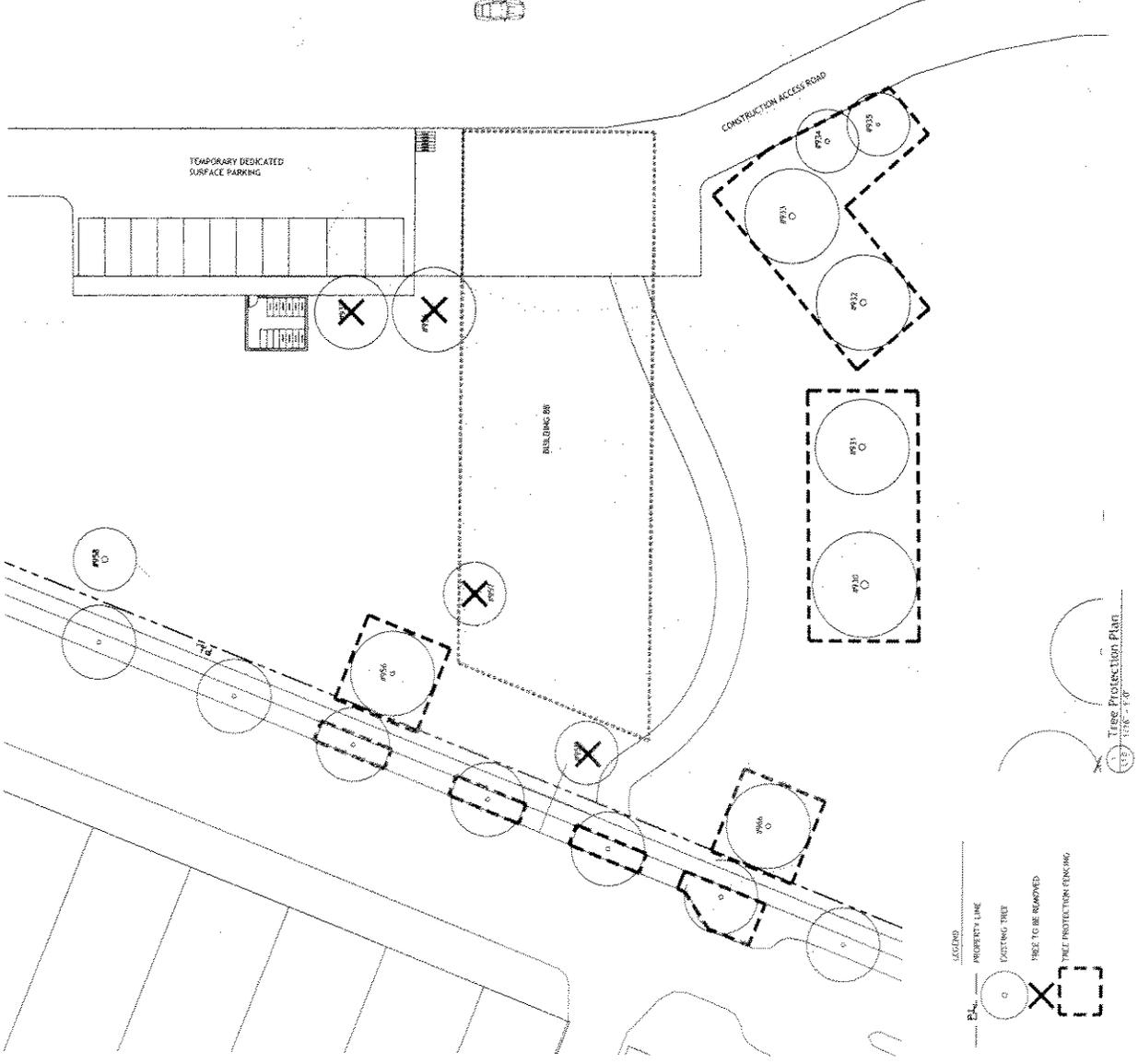
1. PLAN BASED ON SURVEY CONDUCTED ON DEC 17, 2007 AS SUPPLIED BY UNDERWELL & ASSOCIATES FOR LEGAL, LAND SURVEYING.
2. ALL TREE SPECIES SHOWN ON DRAWINGS ARE INDICATIVE ONLY. CONTRACTOR TO VERIFY LOCATION AND SPECIES OF TREES WITHIN SCOPE OF WORK PRIOR TO COMMENCEMENT OF EXCAVATION. REFER TO CIVIL DRAWINGS.
3. CONTRACTOR TO UNDERTAKE TREE PROTECTION MEASURES TO CITY OF VANCOUVER PARK BOARD STANDARDS. CLEARLY SEVER ALL DAMAGED ROOTS. CONSULT WITH CITY PARK BOARD ASSISTANT PRIOR TO ANY EXCAVATION WITHIN DRUPLINE OF EXISTING TREES.
4. LOCATION OF TREE PROTECTION FENCING AND LIMIT OF ACCESS FENCING TO BE REVIEWED WITH CONSULTANT PRIOR TO INSTALLATION.
5. EXISTING CATCHBASINS AND EROSION CONTROL MEASURES TO BE MAINTAINED THROUGHOUT CONSTRUCTION. REFER TO CIVIL DRAWINGS.
6. HAND DCAVATE ONLY WITHIN DRUPLINE OF TREES TO BE RETAINED. SEVER ROOTS CLEANLY. EXCAVATE PRODUCT DEEPER FOR APPROVAL PRIOR TO SEVERING ROOTS IN ZONES OF SOFTEN SOIL.
7. CONTRACTOR TO MAKE GOOD ANY DAMAGE DONE DURING THE CONSTRUCTION PERIOD TO EXISTING FEATURES TO BE RETAINED.
8. CONTRACTOR IS TO BECOME FAMILIAR WITH THE SITE AND REMOVE ANY AND ALL DEBRIS ASSOCIATED WITH CONSTRUCTION.

TREE DEMOLITION NOTES:

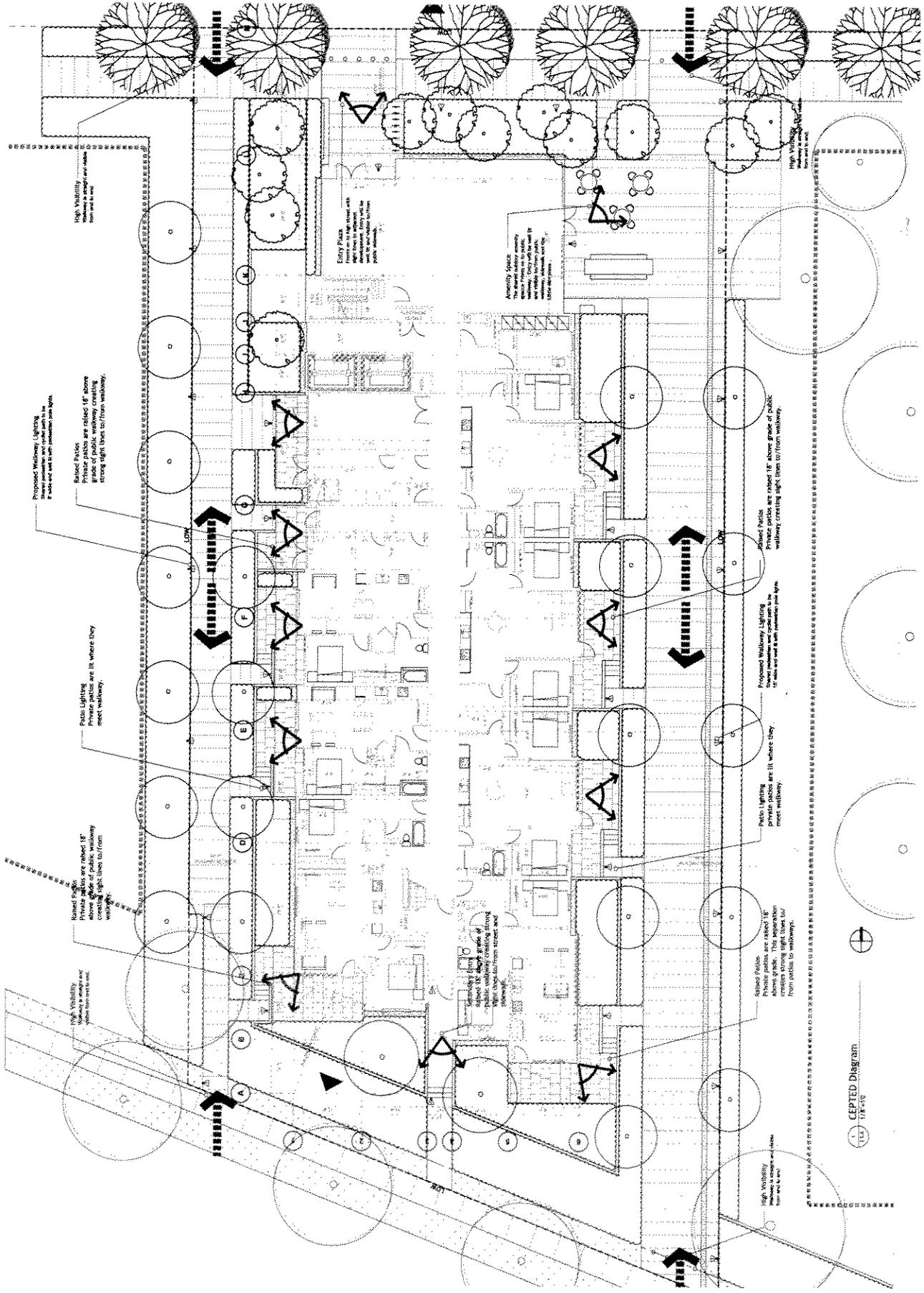
1. NO STORAGE OF BUILDING / CONSTRUCTION MATERIALS WITHIN OR AGAINST PROTECTION BARRIER.
2. ANY PRUNING OF BRANCHES OR ROOTS MUST BE DONE BY AN ISA CERTIFIED ASSISTANT.
3. PROTECTION FENCE IS NOT TO BE LITTED OR REMOVED AT ANY TIME. THE USE OF ACCESS VEHICLES AND HEAVY EQUIPMENT CAN CAUSE SOIL COMPACTION IN THE ROOT ZONE, REFLECTING THE AIR SPACE THAT IS ESSENTIAL TO THE TREE'S HEALTH.
4. REFER TO TREE PROTECTION SPECIFICATIONS.

PRIMARY TREE REMOVAL SCHEDULE

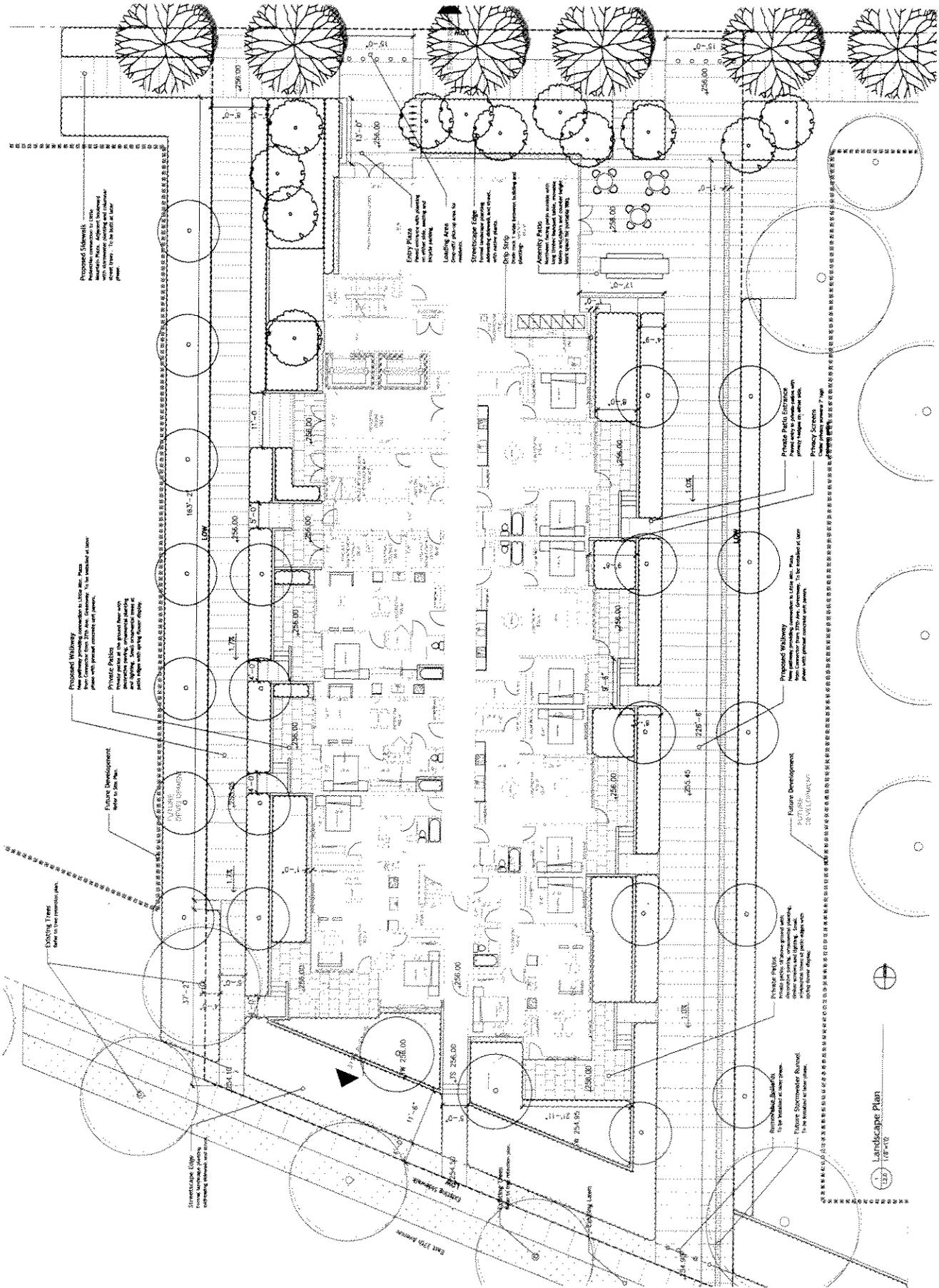
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|------|------------|------------|--------|---------------------------|
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| P050 | DECIDUOUS | 0.40 | 7 | TO REMAIN |
| P051 | DECIDUOUS | 0.40 | 7 | TO REMAIN |
| P052 | DECIDUOUS | 0.40 | 10 | TO REMAIN |
| P053 | DECIDUOUS | 0.40 | 9 | TO REMAIN |
| P054 | DECIDUOUS | 0.60 | 9 | TO REMAIN |
| P055 | DECIDUOUS | 0.40 | 4 | TO REMAIN |
| P056 | DECIDUOUS | 0.45 | 4 | TO REMAIN |
| P057 | DECIDUOUS | 0.30 | 4 | TO REMAIN |
| P058 | DECIDUOUS | 0.35 | 4 | TO REMAIN |
| P059 | DECIDUOUS | 0.35 | 4 | TO REMAIN |
| P060 | CONIFEROUS | 0.30 | 4 | TO BE REMOVED |
| P061 | CONIFEROUS | 0.40 | 4 | TO BE REMOVED |
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| P076 | DECIDUOUS | 0.50 | 6 | TO REMAIN |
| P077 | DECIDUOUS | 0.50 | 6 | TO REMAIN |
| P078 | DECIDUOUS | 0.50 | 6 | TO REMAIN |
| P079 | DECIDUOUS | 0.50 | 6 | TO REMAIN |
| P080 | DECIDUOUS | 0.50 | 6 | TO REMAIN |
| P081 | DECIDUOUS | 0.50 | 6 | TO REMAIN |
| P082 | DECIDUOUS | 0.50 | 6 | TO REMAIN |
| P083 | DECIDUOUS | 0.50 | 6 | TO REMAIN |
| P084 | DECIDUOUS | 0.50 | 6 | TO REMAIN |
| P085 | DECIDUOUS | 0.50 | 6 | TO REMAIN |
| P086 | DECIDUOUS | 0.50 | 6 | TO REMAIN |
| P087 | DECIDUOUS | 0.50 | 6 | TO REMAIN |
| P088 | DECIDUOUS | 0.50 | 6 | TO REMAIN |
| P089 | DECIDUOUS | 0.50 | 6 | TO REMAIN |
| P090 | DECIDUOUS | 0.50 | 6 | TO REMAIN |
| P091 | DECIDUOUS | 0.50 | 6 | TO REMAIN |
| P092 | DECIDUOUS | 0.50 | 6 | TO REMAIN |
| P093 | DECIDUOUS | 0.50 | 6 | TO REMAIN |
| P094 | DECIDUOUS | 0.50 | 6 | TO REMAIN |
| P095 | DECIDUOUS | 0.50 | 6 | TO REMAIN |
| P096 | DECIDUOUS | 0.50 | 6 | TO REMAIN |
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| P100 | DECIDUOUS | 0.50 | 6 | TO REMAIN |



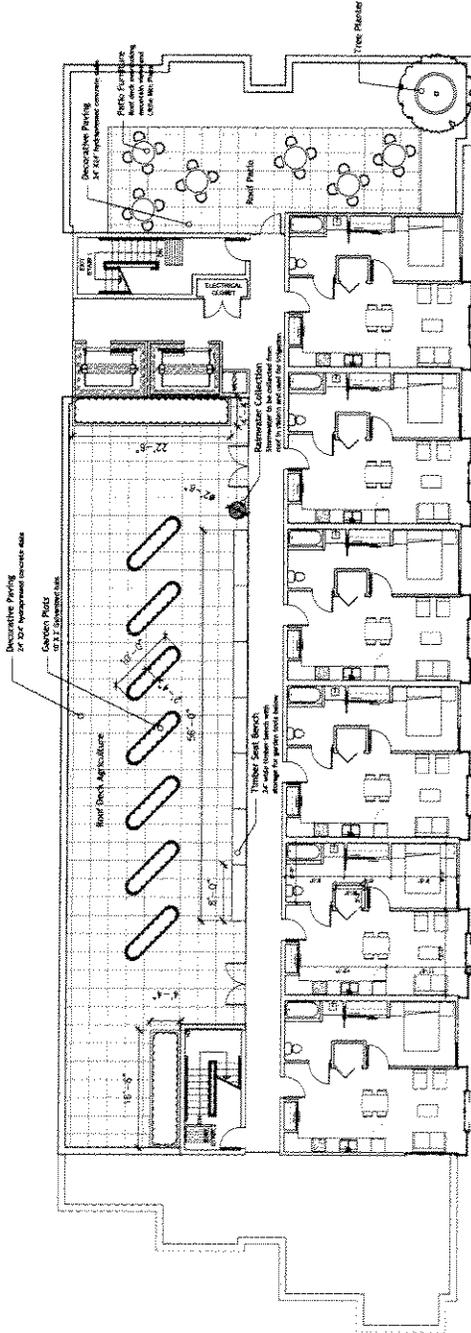
Appendix D : paged 4 of 32



Appendix D ; page 26 of 32



Appendix D ; page 27 of 32



1. 24 3/4\"/>

Little Mountain
Non-Market Housing Ph. 1
Grosvenor Walk
Vancouver, BC

Landscape Plan -
5th Level Roof Deck

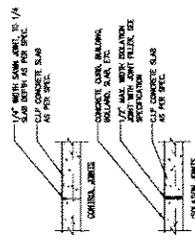
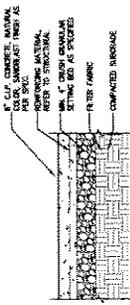


Landscape Plan - Roof Deck

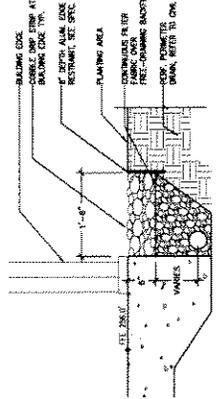
Sheet Name
L2.1

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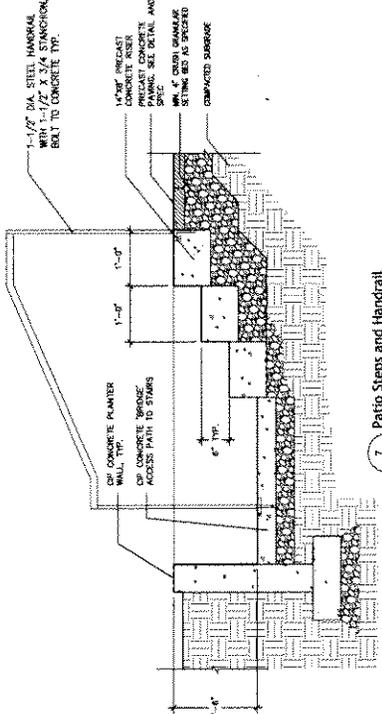
Paving Details



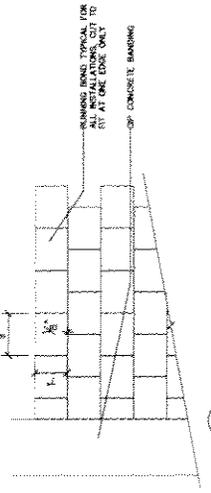
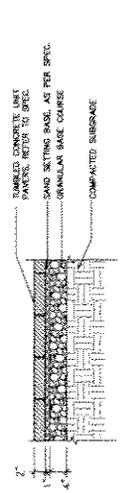
5. CIP Concrete Paving
L3.1 7'-11.0"



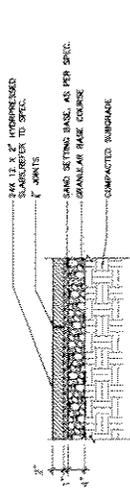
6. Foundation Drip Strip
L3.1 7'-11.0"



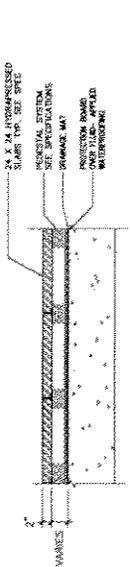
7. Patio Steps and Handrail
L3.1 7'-11.0"



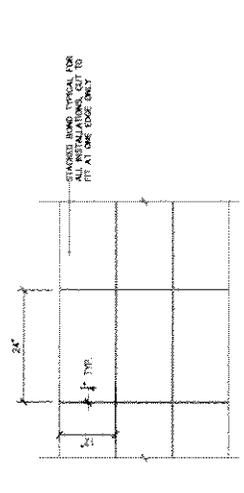
1. Precast Concrete Unit Pavers
L3.1 7'-11.0"



2. Hydrapressed Slabs on Grade
L3.1 7'-11.0"

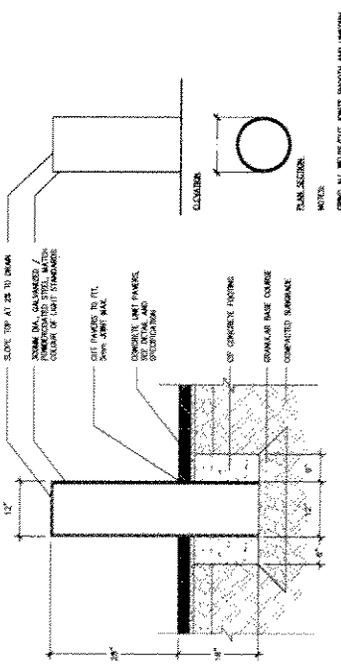
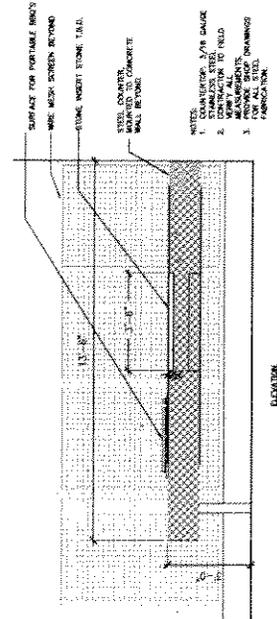
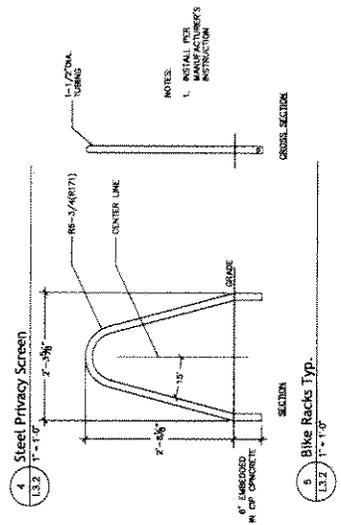
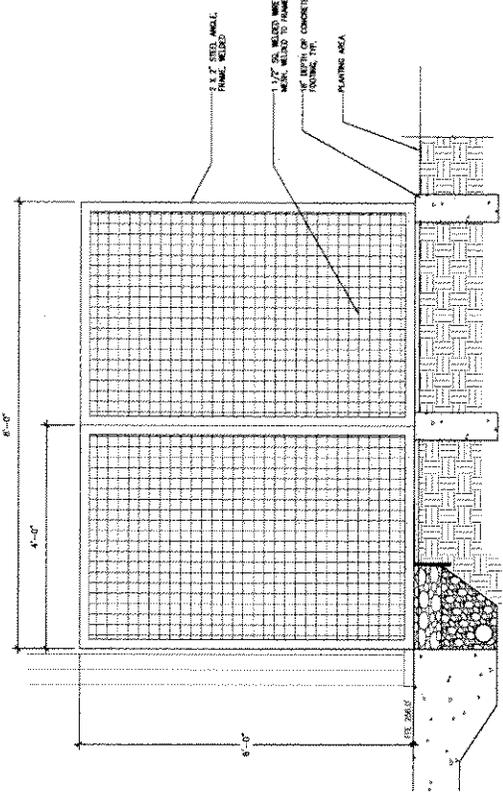


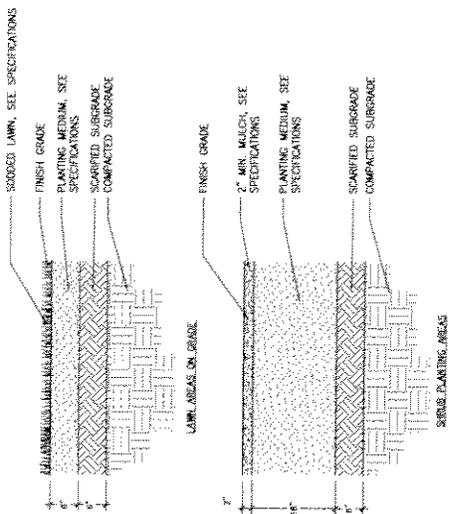
3. Hydrapressed Slabs on Structure
L3.1 7'-11.0"



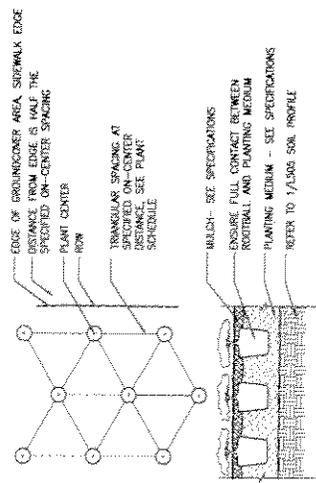
4. Hydrapressed Slab Layout
L3.1 7'-11.0"

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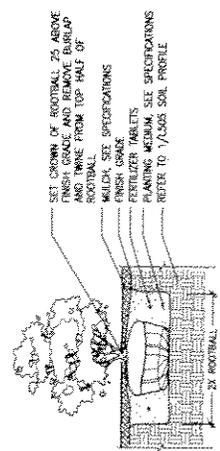




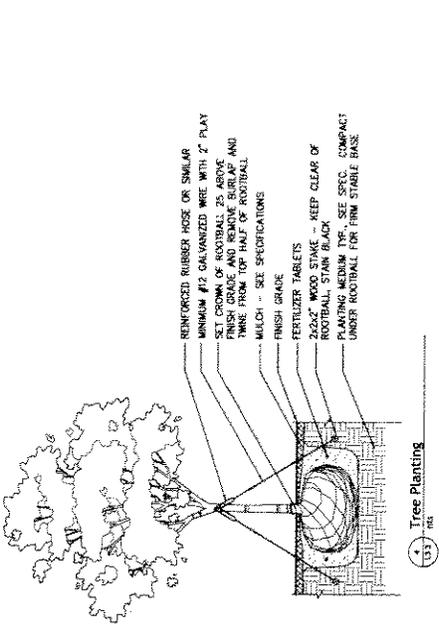
1.1.1 Soil Profiles



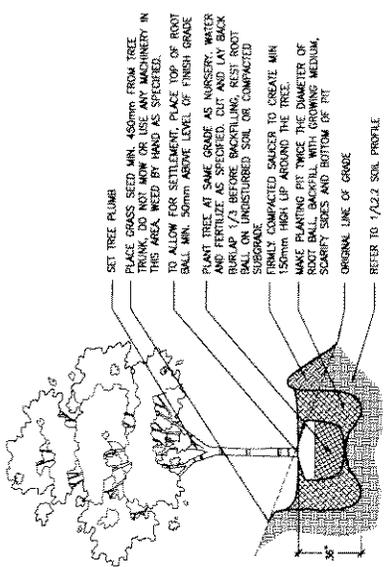
1.1.2 Groundcover Planting



1.1.3 Shrub Planting



1.1.3 Tree Planting



1.1.3 Tree Planting on Slope

Project No. 1000000000
Phase No. 001
Drawing No. 1000000000
Revision No. 001

Little Mountain
Non-Market Housing Ph. 1
Crosswalk
Vancouver, BC

Planting Details

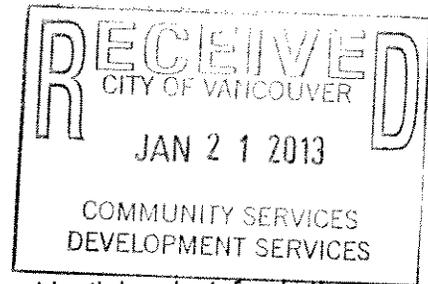
Project No. 1000000000
Phase No. 001
Drawing No. 1000000000
Revision No. 001

L3.3

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DESIGN RATIONALE
LITTLE MOUNTAIN SOCIAL HOUSING
PHASE 1



Phase 1 of Little Mountain Social Housing, a 53 unit non-market residential project, fronts the street which will be adjacent to the Community Plaza, west of Main Street, and is the first new building of the Little Mountain Master Plan.

Its secondary frontage is located on 37th Street between the natural beauty of Queen Elizabeth Park and Main Street, with its convenient transit connections and proximity to Neighborhood House.

The project, at five storeys, is considerably lower than many of the trees on the site.

The siting of the building within the Master Plan and the guiding principles of the Little Mountain Policy Plan inform the design rationale:

With its north south orientation, the development allows for visual and pedestrian permeability from 37th Street to the Community Plaza between the future buildings on both sides.

The ground floor of the building facing north to the Community Plaza is distinguished by the main entrance with an amenity area that fronts onto the road through the Master Plan and focuses on the public space.

This amenity area and four 2 bedroom apartments also face a pedestrian route through the development to 37th Avenue.

These apartments have 12 foot deep raised gardens and may be entered off the pedestrian route as well as from inside of the building.

The massing of this frontage is four storeys with the 5th storey set back 21 feet to complement the scale of buildings on the future plaza and to maximize solar access to the plaza.

A common deck on the fourth floor faces north to the mountains.

The massing of the frontage on 37th Avenue is 3 storeys high with the 4th and 5th storey set back 21 feet.

The building at this face has two 3 storey bays that respect the scale of the street and have street facing entries like those of the surrounding houses.

The front garden entrances of those two units are raised approximately two feet from the street level with garden terraces that will provide privacy and a street presence.

The liveability of the project is addressed with the many opportunities for access to nature and light that the building affords:

The development has a diversity of welcoming spaces for seniors to meet, from the ground floor amenity room to the 4th floor community gardens and north facing roof deck.

The amenity area gives out onto a side terrace with benches and a banquet table.

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The architecture of the east and west frontages is characterized by strong vertical bays that proportionately reference the solid to void ratio of the houses and side yard setbacks on 37th Avenue.

The east frontage is 5 storeys high while the west frontage steps down to 4 storeys to bring afternoon sun deep into the gardens below.

At ground level on the east elevation the residential units also have deep gardens that back onto a north – south path along the side of the building, connecting 37th Street to the Community Plaza.

The west elevation set back at the fourth floor carries an expansive deck with an area for community gardens that will be managed by BC Housing.

All upper level units have one foot deep Juliette balconies suitable for plants in pots and have overhead sunscreens on the south facade and trellises on the other 3 facades.

The corridors and elevator lobbies at all levels draw in light from both ends to make the circulation experience more pleasant.

At the ground floor the corridor is a path that residents can access from either the north entrance or 37th Avenue.

All service rooms are located on the ground at the north-west end of the building close to, but hidden from, the main square, with minimal glazing to provide visual privacy for ground floor residents of the future development to the west.

The material palette will be solid panels in two shades of grey, aluminum window systems with trellises and sunscreens in the cordovan colour of old growth fir stumps.

Surface parking is provided on site and both garbage and bicycle storage will be enclosed in a temporary accessory area.

The building is built to BC Housing Standards and will achieve LEED Gold certification.

The streetscape along 37th Ave comprises of mostly 2 storey houses. Architectural elements depicted with houses include pitched roofs, balconies, bay windows and stucco, wood and brick cladding. These houses stretch from Main Street and past Queen Elizabeth Park.