

1616 WEST 7TH AVENUE (COMPLETE APPLICATION)
DE415127 - ZONE C-3A

DM/BB/AM/MA

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:

D. Morgan, Urban Design & Development Planning
B. Balantzyan, Development Services
M. Au, Development Services

APPLICANT/PROPERTY OWNER:

Solterra Development Corp.
Attention: Mike Bosa
460 Fraser View Place
Delta BC
V3M 6H4

ARCHITECT

IBI/HM Architects
700-1285 West Pender Street
Vancouver, BC
V6E 4B1

EXECUTIVE SUMMARY

- **Proposal:** To construct an 11-storey Multiple Dwelling building containing forty-six (46) dwelling units, two levels of underground parking, and covered parking spaces at grade with all parking accessed from the lane south of West 7th Avenue, using a Heritage Density Transfer of 1,323.0 square feet from donor site at 135 Keefer Street and 1,500.0 square feet from donor site at 163 West Hastings Street.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Processing Centre - Building comments

Appendix D Plans, Elevations and Design Rationale

Appendix E Urban Design Panel Minutes (October 19th, 2011)

• **Issues:**

1. Massing
2. Expression

- **Urban Design Panel:** Two Reviews: Non- support October 19th, 2011, Support December 14th, 2011.
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DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE415127 submitted, the plans and information forming a part thereof, thereby permitting to construct an 11-storey Multiple Dwelling building containing forty-six (46) dwelling units, two levels of underground parking, and covered parking spaces at grade with all parking accessed from the lane south of West 7th Avenue, using Heritage Density Transfers from a donor site at 135 Keefer Street and a donor site at 163 West Hastings Street, subject to the following conditions:

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

1.1 design development to further simplify the massing to improve the architectural form;

Note to Applicant: The basic massing, seen as a series of vertical stacks of varying heights, needs to be strengthened. Simplify the massing into approximately five or six main elements, introducing more variety in height at the mid rise and roof top to further emphasize the massing concept and contribute to a more interesting skyline. This is to be achieved through reallocation of massing without adding additional height, notwithstanding height exclusion provisions for roof top appurtenances.

1.2 design development to enhance the expression through a lighter, more contemporary colour palette with contrasting accents and with further simplification of material treatment to better compliment the massing;

Note to Applicant: The building should have one dominant colour with greater contrasting accents. Similarly, there should be one dominant material finish that unifies and reinforces the massing concept.

1.3 design development to address livability concerns, providing the following improvements:

1.3.1 a more open and visible common outdoor space, ground level, west sideyard;

Note to Applicant: Rotate the exit stair to a north south orientation and consolidate the exit path along the west sideyard at the same level as the common open space, maintaining a clear, unobstructed exit route. Consider increasing the west sideyard, reallocating floor area from the southwest corner to the south and east of the building.

1.3.2 a more direct connection to the private outdoor space for the 2nd floor unit, southeast corner, avoiding abrupt and awkward changes in grade where possible;

Note to Applicant: The stair access to the open space is too long and narrow to allow easy access. Consider a series of terraces to make the grade transition smoother and more accessible.

1.3.3 enlarging the balconies to conform to the minimum floor area guideline requirements;

Note to Applicant: Balconies should be a minimum of 50 square feet and a minimum 6.5 feet.

- 1.3.4 weather protection for all open balconies;

Note to Applicant: Numerous units above Level 8 do not have protection.

- 1.3.5 reduction of enclosed balcony at Unit No 02 on Level 9, to better conform to the intent of the Enclosed Balcony Guidelines; and

Note to Applicant: See also Standard Condition A.1.4.

- 1.3.6 an acoustic report to address potential noise impacts from the adjacent vehicle off ramp for east facing units;

Note to Applicant: Acoustical performance to conform to the requirements of the C-3A District Schedule for inhabitable rooms. Triple glazing on these units may be required. See Standard Condition A.1.13

- 1.4 design development to provide intensive green roof treatment to all accessible roof levels;

Note to Applicant: All accessible roofs should have extensive green roofs at the roof perimeter and be well integrated with the architectural treatment.

- 1.5 clarification of the proposed sustainable features on the drawings;

Note to Applicant: The intent is to define on the final approved permit drawings those features referred to on the LEED™ checklist to attain minimum a “silver” standing or equivalency. Consideration to include; a cistern, water efficient landscaping, additional solar shading panels, heat recovery systems and energy modeling studies prior to further design development.

- 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	-	-	9,410.0 sf
Use ¹	Multiple Dwelling		Multiple Dwelling
Floor Area ²	Conditional 28,230.0 sf Density Transfer 2,823.0 sf Total 31,053.0 sf	-	Conditional 28,230.0 sf Density Transfer 2,771.0 sf Total 31,001.0 sf
FSR ²	Conditional 3.00 Heritage Density Transfer 0.30 Total 3.30	-	Conditional 3.00 Density Transfer 0.29 Total 3.29
Balconies ³	Open + Enclosed 2,480.0 sf (max. 8% of residential area)	-	Open 1,209.0 sf Enclosed 1,222.0 sf Total 2,431.0 sf
Height ⁴	Outright 30.18 ft Guideline recommended 100.0 ft	-	Top of roof guardrail 110.22 ft Top of roof parapet 108.20 ft
Yards ⁵	Guideline recommended Guideline recommended	Front Yard (North) To residential 12.00 ft Side Yard (West) 0.00 ft Side Yard (East) 12.00 ft Rear Yard (South) 14.92 ft	Front Yard (North) To residential 12.00 ft Side Yard (West) 0.00 ft Side Yard (East) 14.71 ft Rear Yard (South) 14.92 ft
Horizontal Angle of Daylight ⁶	-	Min. 50° Unobstructed distance 80.0 ft	West-facing bedrooms 20° Unobstructed distance 19.0 ft
Parking ⁷	Small Car (25% max.) Max. 12	Residential Min. 29 Visitor 0 Total 29 Disability Min. 2	Residential 43 Visitor 5 Total 48 Small Car 7 Disability 3 Standard 38 Total 48
Loading	Not required		
Bicycle Parking ⁸	-	Class A Class B Residential 58 6	Class A Class B Residential 59 0
Amenity ⁹	Max. 6,211.0 sf (20% of permitted floor area)	-	Ground floor 1,096.0 sf
Dwelling Units ¹⁰	-	-	One-bedroom 35 Two-bedroom 11 Total 46

¹ **Note on Use:** Pursuant to Section 3.2.DW (Dwelling) of the C-3A District Schedule, Multiple Dwelling can be considered by the Development Permit Board provided the site is suitable for residential use.

² **Note on FSR and Floor Area:** The maximum permitted floor area and FSR include a 10 percent transfer of heritage floor space pursuant to Section 4.7.5 of the C-3A District Schedule. Standard Condition A.1.1 seeks a Letter "B" in order to confirm the transfer of heritage density to the site, and the balance of density remaining on the donor site.

³ **Note on Balconies:** The Balcony Enclosure Guidelines limit enclosed balconies generally to one balcony enclosure per dwelling unit. Two balcony enclosures, proposed for Unit No. 02 on Level 9, contribute to the total enclosed balcony area, exceeding the permitted maximum 50% of total proposed balcony area that may be enclosed. Standard Condition A.1.4 seeks compliance.

⁴ **Note on Height:** The proposal is not affected by View Cones. Pursuant to Section 4.3.2 (Height) of the C-3A District Schedule, the Development Permit Board may permit an increase in the maximum height of a building provided that it first considers the intent of the C-3A District Schedule, all applicable Council-adopted policies and guidelines, relationship of the development with nearby residential areas, design and impact, etc.

⁵ **Note on Yards:** The proposal respects required yard setbacks with regard to building mass. Section 10.7.1(c) of the General Regulations of the Zoning and Development By-law permits open balconies on Levels 3 to 8 to project into the required rear yard.

⁶ **Note on Horizontal Angle of Daylight:** Pursuant to Section 5.2 of the C-3A District Schedule, the Development Permit Board may relax the Horizontal Angle of Daylight regulation, having regard to the livability of the resulting dwelling units, provided that a minimum distance of 12.0 ft. of unobstructed view is maintained.

⁷ **Note on Parking:** Standard parking stall dimensions on the submitted plans do not comply with Parking By-law regulations, and the plans also lack confirmation that the proposed disability parking space on Parking Level P2 has the minimum required unobstructed vertical clearance. Standard Conditions A.1.8 seek compliance.

⁸ **Note on Bicycle Parking:** The proposal is deficient in the number of Class A bicycle lockers, and Class B bicycle spaces. Standard Condition A.1.10 seeks compliance.

⁹ **Note on Amenity:** Clarification of the proposed use of the amenity room is required by Standard Condition A.1.7.

¹⁰ **Note on Dwelling Units:** Notations regarding dens in dwelling units do not match unit layouts on the plans. Standard Condition A.1.6 seeks clarification.

• Burrard Slopes C-3A Guidelines Analysis:

	RECOMMENDED	PROPOSED
<p>Section 4.3 - Height and Length ¹Tower Elements (considered to be any portion of a building over 72.0 ft. in height, on sites with 125.0 ft. of frontage or more, except on corner sites which can be less, and have a maximum height of 100.0 ft.)</p> <p>Floor plates</p>	<p>Building mass should occupy at least 75% of the street frontage.</p> <p>Tower elements should:</p> <p>a) be separated from other existing residential tower elements by at least 82.0 ft.</p> <p>b) where adjacent sites are not fully developed, the proposed tower should maintain a distance of 41.0 ft. from the interior side and rear property lines. However, where the rear of the site abuts a lane, this required minimum should be decreased by half of the lane width.</p> <p>c) have floor plates with a maximum floor space of 5,500.0 sq. ft., a maximum east/west dimension of 72.0 ft. and a maximum north/south dimension of 90.0 ft.</p> <p>Mid-rise elements (portion of building over 40.0 ft. and under 72.0 ft. in height) should occupy maximum 60% of the street frontage.</p>	<p>West 7th Avenue 77.4% Fir Street 88.5%</p> <p>a) adjacent west site does not qualify under the guidelines as a tower site.</p> <p>b) the proposal provides a minimum of 14.92 ft. distance from the west (side) property line, and 24.27 ft. from the rear (lane) property line.</p> <p>c) maximum floor plates: Level 9 3,096.0 sq. ft. east/west: 56.06 ft. north/south: 70.83 ft.</p> <p>West 7th Avenue 65.0% Fir Street 75.5%</p>
Section 4.4 - Front Yards and Setbacks	Residential uses should be set back a minimum of 12.0 ft. from the front property line to provide some privacy from the street.	The building is set back a minimum of 12.0 ft. on the ground floor and above.
Section 4.5 - Side yards and Setbacks	Exterior side yards and setbacks (i.e., on corner sites) should be provided similar to front yard and setbacks, and treatment should be similar.	The building is set back a minimum of 14.7 ft. on the ground floor and above.
Section 4.6 - Rear Yard and Setbacks	Larger than minimum rear yard setbacks may be required to meet the guidelines for tower elements.	A rear yard of a minimum of 24.92 ft. measured from the center of the lane is proposed, per C-3A District Schedule requirements.
Section 4.7 - Floor Space Ratio	Discretionary increases to the outright 1.0 FSR for individual uses may be considered as follows: i) residential - up to 3.0 FSR anywhere, except for not on the ground floor on Granville and Burrard Streets:	<p>Residential 3.00 Density Transfer <u>0.29</u> Total 3.29</p>
Section 5.4 - Balconies	<p>Minimum area 50.0 sq. ft. Minimum depth 6.5 ft.</p>	<p>Minimum area 30.0 sq. ft. Minimum depth 6.0 ft.</p>
Section 7.2 - Semi-Private Open Space	50.0 sq. ft. x 46 units = 2,300.0 sq. ft.	West court 1,733.0 sq. ft.
Section 7.3 - Private Open Space	50.0 sq. ft. x 46 units = 2,300.0 sq. ft.	<p>Decks 5,028 sq. ft. Open Balconies <u>1,209 sq. ft.</u> Total 6,237 sq. ft.</p>

¹ Note on Tower Elements: The proposal is separated from the nearest existing towers as follows:

- i. on the site west of the immediate west adjacent site, by 113.6 ft.;
- ii. on the north site, across West 7th Avenue, by 89.5 ft.; and
- iii. on the south site, across the lane, by 79.0 ft.±.

• Legal Description

Lot: B
Block: 309
District Lot: 526
Plan: 12872

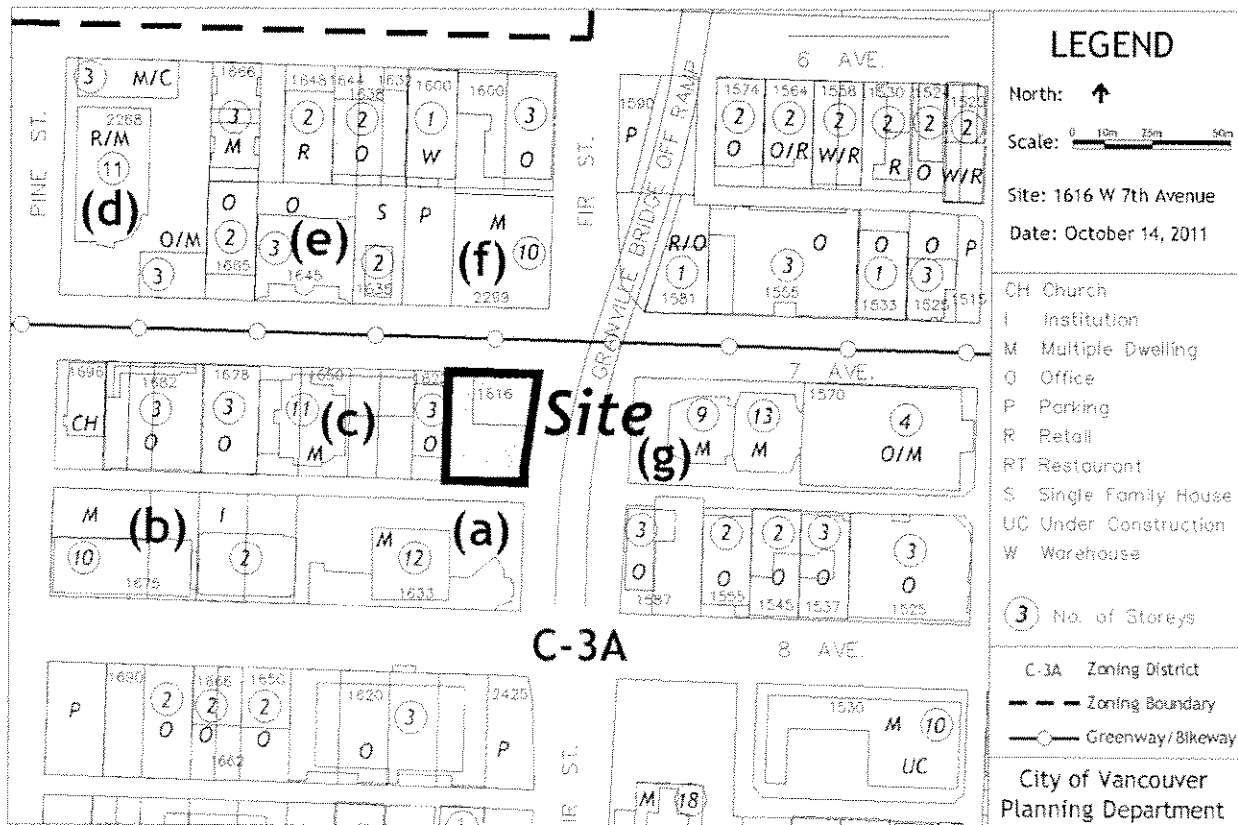
• History of Application:

11 09 13 Complete DE submitted
11 10 19 Urban Design Panel - non support
11 12 14 Urban Design Panel - support
12 01 11 Development Permit Staff Committee

• **Site:** The site is located 1600 block West 7th Avenue, south-west corner at Fir Street and W 7th Avenue. West 7th Avenue frontage is 92. ft and 110.7 ft along Fir Street. West 7th Avenue is a Greenway and a City Bike Route. There is significant sloping grade, falling approximately 10 ft from the lane. The site is presently occupied by a small 2 storey commercial structure with parking at grade and vehicle access from Fir Street and the lane. The site is directly west of the Granville Street Bridge vehicle off ramp.

• **Context:** The context is a mix of older low rise commercial buildings and more recent residential development in the 10 to 12 storey range. Recent adjacent developments include:¹

- a) 1633 W 8th 'Fircrest' '03/ 12 storey residential 34.13 m (112 ft) height
- b) 1675 W 8th 'Camera' '08/ 10 storey residential 32.6 m (107 ft.)
- c) 1650 W 7th 'Virtue' '06/ 11-storey residential, 30.48m (100ft) height
- d) 2268 Pine 'Fairview' '03 11-storey mixed-use tower, retail and residential bldg
- e) 1645 W 7th 3 storey office
- f) 1601 W 7th 9 storey social housing (111 ft)
- g) 1570 W 7th 'Terraces' 13 storey mixed use tower, 32.6m (107 ft) height



¹ Elevations unless otherwise stated are Geodetic. To convert to the old City Datum add 91.37 ft. Note: The C-3A Guidelines reference the old City Datum Elev. 250 ft (Elev 158.63 Geodetic) to establish a build to line to preserve views of City Hall.

• **Background:** During the enquiry stage, the applicant was advised that vehicle access was to be off the lane despite the sloping grade and design challenge this presented. Building massing was to have a north south orientation to maintain a narrower building profile to the street for the benefits of sun access and views. The building siting was to conform to the design guideline recommendations for building separations, however closer siting to the interior sideyard might be possible, given the limited development potential of the small adjacent lot. Building height was to be within the recommended range of 100 ft. with consideration for some extra height because of the sloping grade, subject to notification response and private view impacts.

• **Applicable By-laws, Guidelines and Official Development Plan:**

1. C-3A District Schedule
2. Central Broadway C-3A Urban Design Guidelines
3. Bridgehead Guidelines
4. Central Area Plan: Goals and Land Use Policy C-3A - Central Broadway
5. Greenhouse Gas Emission Reduction Plan

1. C-3A District Schedule

Use: Residential use is a conditional approval use in the C-3A District.

Density and Height: The outright density permitted is 1.0 FSR with a maximum conditional density of 3.0 FSR in accordance with Section 4.7 of the C-3A District Schedule. A transfer of heritage density up to 10 percent of the maximum permitted density is permitted under Section 4.7.5 of the C-3A District Schedule.

The outright height is 9.2 m (30.2 ft.). The height can be increased to a maximum which is unspecified in the District Schedule through Section 4.3 of the Zoning and Development By-law. Increases to density and height may be permitted provided the Development Permit Board first considers:

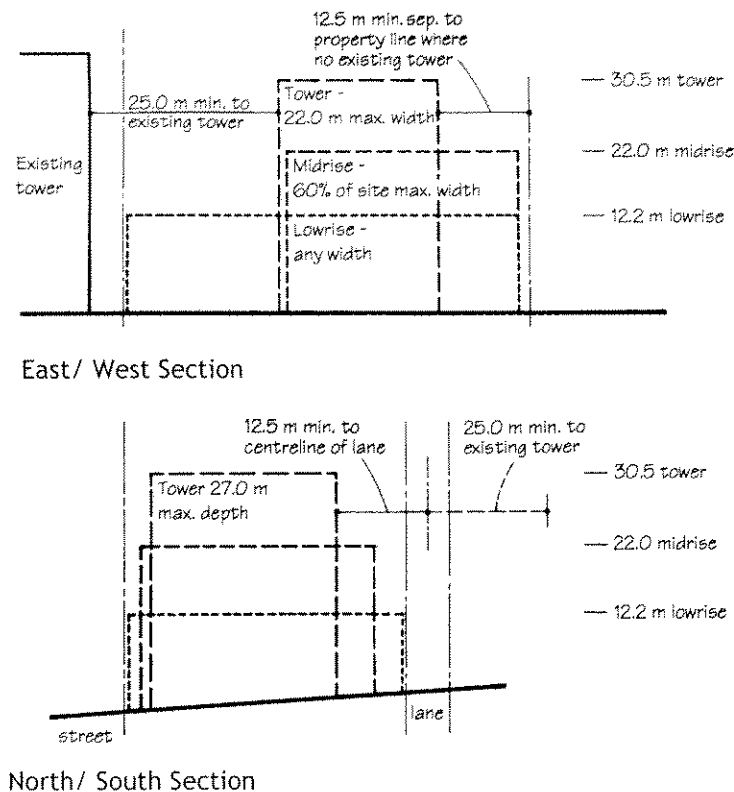
- the overall resolution of the building and its effect on the surrounding area, including existing views;
- the amount of open space, the design and general amenity provided by the proposal;
- traffic, pedestrian amenity and livability of any dwelling uses; and
- submissions of any advisory group, property owner or tenant.

2. Central Broadway C-3A Urban Design Guidelines: Burrard Slopes Sub-area:

In summary, the intent of the Guidelines as they relate to this development, are:

- assist in the creation of an attractive, cohesive, and primarily residential neighbourhood; and
- ensure a high standard of livability.

Figure 1 Burrard Slopes C-3A Urban Guidelines



3. **Bridgehead Guidelines:** In summary, the intent of the Guidelines as they relate to this development are:
 - reinforce and enhance existing urban form patterns;
 - establish optimum setbacks of towers from the bridge decks;
 - limit building height immediately adjacent to the bridges to below the bridge deck;
4. **Central Area Plan: Goals and Land Use Policy C-3A - Central Broadway:**
 - Create neighbourhoods outside the Broadway office uptown area where housing is the dominant use; and
 - Allow choice of use in limited areas in order to permit a mix of housing and office development.
5. **Greenhouse Gas Emission Reduction Plan:** On March 29, 2010, Council approved a report called "Vancouver's Community Climate Change Action Plan". The Community Climate Change Action Plan identifies policies to meet GHG emission reduction targets, including the following as they could be applied to this development application:
 - smart growth land use planning;
 - regulation of new building energy performance;
 - programs and infrastructure to support sustainable transportation; and
 - programs and infrastructure to support the use of lower carbon vehicles and fuel.

• **Response to Applicable By-laws, Guidelines and Official Development Plan:**

Use: Residential uses meet the guideline objectives to create a predominately residential neighbourhood.

Density Height and Massing: The requested increase in height from 30.2 ft to 108.2 ft. (top of roof parapet) and density from 1.00 FSR to 3.3 FSR is supported for achieving the desired urban form, subject to "earning" of these increases according to the C-3A By-law and Guidelines.

The proposed height, as measured to the building parapet, is approximately one additional floor higher than the recommended height of 100 ft. for a total of 11 floors. This height is comparable with the surrounding context (see context map page 7), where heights range from 100 to 112 ft and supports the urban design principle of accentuating the topographic bowl of the "slopes" while deferring to the ridge and high point along Broadway.

The subject site has significant slope, falling as much as 13 ft from the lane down to the street. Because height is calculated from the lowest point on the site, the sloping grade increases the overall height as measured from the lower elevation of the street. Another related factor to sloping grade and height is the vehicle ramp access, which enters the site from the higher lane elevation and therefore must "chase" the slope, and in doing so, displace floor area to a higher level that would otherwise be located at or near the ground plane.

Unlike other towers in the surrounding context, the proposed development has integrated the elevator/ mechanical penthouse with the top floor, so there is no added height over and above than the roof parapet of the top floor, further minimizing possible private view impacts from points north of the site. Staff seek further clarification on the roof hatch details and height of the privacy screens between units. (See Standard Condition 1.17)

The proposed development meets the intent of the massing and siting requirements as set out in the Burrard Slopes C-3A Guidelines and Bridgehead Guidelines. (See Guideline Analysis, page 6) As a corner location, this site qualifies as a tower site, ie: heights above 72 ft. The proposed sideyard setback is less than the recommended 41 ft sideyard for tower elements adjacent to undeveloped lots. The intent of this large setback is to maintain adequate separation between buildings higher than 72 ft. In this instance, the adjacent site is too small to enable a tower development and staff therefore recommend the proposed setback of 15 ft, is acceptable.

The consensus of the Urban Design Panel was that the massing was still to some extent overcomplicated given the building's relatively small size and needed to be further rationalized into a simpler more coherent form. The original concept of the building as a series vertical stacks of varying heights is weakened through over articulation and numerous material changes. Staff would recommend further design development to the building massing as noted under Recommended Condition 1.1.

Material Treatment and Expression: Essentially, the material expression is painted concrete of two differing colours and finish treatment, interspersed with glass paneling. An earlier concern of material changes within the same plane without a noticeable change in massing has now been rectified. A remaining concern is the numerous material and colour changes that contribute to an overall impression that lacks visual clarity within a narrow tonal range. Staff recommend a lighter colour palette and with further simplification to the overall expression. These recommendations are covered under Recommended Condition 1.2.

Shadow Studies: Shadowing of public and semi-public open spaces should be minimized during the hours of likely use, taken at mid morning, noon and afternoon at the fall and spring equinox. Shadow studies indicate shadowing of the ground plane and low rise buildings on both sides of the street during the middle of the day; however their impact on adjacent sites and the street is mitigated to some

degree by the building's relatively narrow width and stepped upper massing, and staff consider this acceptable.

View Impacts: There are no public view cones crossing the subject site. In regards to private views, preserving view amenity where possible is a consideration for all C-3A development, particularly for building heights above mid rise (72 ft) where floor plates size tend to be smaller, presenting opportunities for sun access and views through. Ideally, the preferred urban development pattern to enable views and sun access is a staggered checkerboard fashion, although as build out occurs, some private view loss can be expected.

The applicant's view analysis focused on three apartments on the eighth floor of the building directly to the northwest of the subject site, (1633 W 8th 'Fircrest') where private impacts were most likely. (See Appendix D) Their analysis suggest that although views northward are already in large part obstructed by existing development to the northeast and west of the subject site, views directly to the north are not unduly affected. Staff conclude the siting and massing of the building is optimum for view preservation from adjacent development. For a more detailed response to potential view impacts, refer to notification summary page 15.

Livability: Generally the quality of livability is good and recommended improvements minor. There is a variety of one and two bedroom units, many of which have multiple orientations that enhance day lighting and ventilation. Each unit has access to private outdoor space in addition to a common amenity space with an adjacent outdoor area. Although they have somewhat less than the recommended common outdoor space (see Guideline Analysis page 6) this is more than offset by the amount of private open space that exceeds guideline recommendations and staff consider it acceptable. (See Guideline Analysis, page 6)

Staff would recommend that all balconies meet the minimum floor area requirement, have weather protection and the common outdoor space in the west sideyard is made more open and visible. Because of the proximity to the Granville Bridge off ramp, staff are requesting an acoustical report to assess potential noise impacts and possible mitigations for units with an eastern orientation. These and other concerns relating to livability are addressed under Recommended Condition 1.3.

Landscape and Public Realm Treatment: Previous concern with the visually crowded entry forecourt as identified in the first review by the Urban Design Panel has now been made more open with improved connectivity to the street. West 7th Avenue is a designated Greenway with enhanced public realm standards and is to conform to city standards. (See Standard Condition A.2.5) Staff is also recommending intensive green roof treatment for all accessible roof levels, as noted under Recommended Condition 1.4., and that "urban agriculture" is reintroduced into the common outdoor space. (See Standard Condition A1.19)

Sustainability: This application is proposing to meet LEED Silver and staff is seeking further clarification and documentation on the drawings (See Recommended Condition 1.5) and that an intensive green roof treatment (as noted above, Recommended Condition 1.4) be provided and integrated with all useable roof terraces. The following list is a summary of some of the sustainable highlights of this project:

- Exterior solar shading devices on the south facing elevation;
- Construction management plan to control sedimentation and run off during excavation and to manage waste disposal;
- Energy efficient glazing systems with 50% wall to window ratio to reduce thermal loss;
- The use of low VOC finishes to reduce harmful off gassing; and
- Local and adaptive plants.

In addition, this application addresses policies identified in the Community Climate Change Action Plan to reduce green house gas emissions in the following ways:

- Further densification of urban land, up to 3.3 FSR;
- Proximity of living units to public transportation, along 4th Avenue and the Broadway corridor;
- New development that is required to meet higher COV energy performance targets;
- Bike racks and storage as required by the Parking Bylaw; and
- Provision of future charging stations in the parking structure as required by the VBBL.

Conclusion: Staff recommend support of this application and the discretionary increases in height and density subject to satisfying the Recommended Conditions as identified in this report. Earning is to be achieved in the following manner:

- Building massing and expression that provides a good neighbourly fit and is a positive contribution to the skyline, subject to Recommended Condition 1.1 and 1.2;
- Significant public realm upgrades and “normalization” of preferred street uses, subject to Standard Condition A.2.5;
- Meeting Silver LEED Equivalency and objectives identified in the Community Climate Change Action Plan;
- High quality of livability and good variety of units; and
- Providing vehicle access from the high side of the site off the lane and removal of an existing curb cut.

URBAN DESIGN PANEL:

The Urban Design Panel reviewed this application on December 14th, 2011, and provided the following comments:

EVALUATION: SUPPORT (5-2)

- **Introduction:** Dale Morgan, Development Planner, introduced the proposal noting that the Panel reviewed the proposal in October and it was not supported. He described the form of development noting the property is located in the Burrard Slopes area. The proposal is for an 11-storey residential building with two levels of underground parking and 46 dwelling units. He noted that the applicant is seeking a discretionary increase in height. The Panel at the last review was concerned with the changes in materials, and the applicant revised the design to make the changes in the material where there is a change in the massing. The upper massing has been simplified and made it easier to express the change of materials. Mr. Morgan noted that the massing in the upper floors has been better resolved and have made for a more useable roof terrace. Some sun shading devices have been added to the east elevation. Regarding sustainability, the applicant has extended the slabs on the south elevation and has added horizontal shading devices. The glass has a rating to make it more solar efficient in terms of heat gain. The landscaping has been improved with a simplified entrance plaza and the urban agriculture has been eliminated and replaced with clean ornamental plantings. Mr. Morgan noted that the colour palette has changed.
- **Applicant's Introductory Comments:** Jim Hancock, Architect, further described the proposal noting that they have put the elevator on the outside with a glass enclosure to make it more interesting. The slab extensions have been added on the back to give some solar shading. Mr. Hancock reminded the Panel that they had supported the relaxations being sought at the previous panel submission. He noted that it has been a challenge to get the parking to work because of the

slope and small size of the site. He reminded the Panel that there are five parking spaces off the lane.

Senga Lindsay, Landscape Architect, indicated that last time the Panel wanted to see a simplification of the entry plaza and reconsidering the urban agriculture. She added that they have removed the urban agriculture component from the front entry plaza area and simplified the area to make it a more open plaza. There is now a place for a bike rack. Greenery has been added to the back of the garage area to soften the expression.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**

- Design development to simplify the massing;
- Consider lighting up the colour palette;
- Design development to improve the outdoor amenity space at grade;
- Consider reintroducing urban agriculture at the ground plane.

- **Related Commentary:** The Panel supported the proposal and thought it had improved since the last review.

The Panel appreciated the efforts of the applicant to respond to the comments of the last review. Most of the panel thought the massing had been improved but a couple of Panel members thought the top two or three floors still needed some work. They thought the stepping didn't relate to any of the floors below them.

Being that it isn't a tall building most of the Panel members thought it didn't need a lot of articulation and could be more simple in its expression.

The Panel supported the change in the painted concrete to white but felt there was still a lot of grey colour, especially on the facades facing the bridge ramp. One Panel member suggested using the darker colour here and there on the building.

The Panel thought the slab projections were helping the project but would like to see them get more articulated elsewhere around the building to unify the overall building expression. One Panel member suggested the applicant should do a thermal break for the slab extensions to avoid the cold bridge.

Most of the Panel thought the west patio still seemed a little cavernous and suggested adding some green screens or something that would animate the area and make it more private and habitable. Most of the Panel thought the entry stairs added too much bulk near the amenity area and suggested turning them. The Panel liked the roof decks on the top of the building and thought they were a great way to hide the elevator and stairs. Several Panel members suggested reintroducing the urban agriculture on the ground plane.

Regarding sustainability, one Panel member noted that the LEED™ checklist was only showing one energy credit which won't meet the development/building permit requirements.

- **Applicant's Response:** Mr. Hancock said they would take the comments under consideration. Craig Marcyniuk stated that the way the building is articulated is to capture the views to the northwest that will make the project marketable. They want to have as many views as possible for as many homeowners as possible. He added that they need to have a commercially viable building.

ENGINEERING SERVICES

The project site is located on the 1600 block of West 7th Avenue and is part of the Midtown Greenway. All conditional development applications on a City Greenway seek standard Greenway amenities such as lighting, benches, special paving, and other amenities. See Standard Condition A.2.5

Development applications situated on a Greenway or Bikeway are reviewed by the Bicycle Advisory Committee or the Bicycle Network Sub Committee. The Committee's recommendations are provided as consideration items under Standard Condition A.1.11.

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

SOCIAL INFRASTRUCTURE

PLAY AREA AND AMENITY ROOMS

The proposed 11 storey residential building on this site, includes 11 units with two or more bedrooms (24% of total units) which may be suitable for families with children. The High Density Housing for Families with Children Guidelines are therefore applicable to the plans for this site.

A small multi-purpose amenity room with an accessible washroom and kitchenette is proposed for the main floor. Design development is needed to include a storage closet. (See Standard Condition A.1.24) The amenity room is adjacent to and provides overlook of an outdoor semi-private amenity area. Design development is needed to this amenity area to include an area suitable for a range of children's play activity. 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, a small/tangible water stream or feature, 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.1.25)

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 private developments. While some of the private decks include planters suitable for urban agricultural activity, the plans for 1616 West 7th Avenue do not include edible landscaping or provisions for garden plots in common areas. To meet the intent of the Urban Agriculture Guidelines for the Private Realm, design development is needed to include edible landscaping and/or garden plots, and to include the necessary supporting infrastructure, such as a compost bin, tool storage, hosebibs and a potting bench. (See Standard Condition A.1.19 and A.1.21)

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 October 18, 2011, 791 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website.

There were 9 formal responses to the notification, neighbours were against increasing number of high density towers in the area and prefer a mixed, mid to low density building form in the neighbourhood. Concerns were raised regarding the height of the building causing shadowing, view blockage and reduction in privacy. The construction of another tower would also increase traffic, particularly along the lane and the ramp exit off Fir Street. Further concerns were that these developments do not contribute to amenities available for the neighbourhood (i.e. grocery stores, etc.).

Staff Response


This area is considered a high density zone with discretionary densities up 3.0 FSR permitted, plus an additional 10% of transferable heritage density. Tower forms are shaped by massing controls, setbacks and height limits as outlined in the design guidelines for this sub area. Preserving private view amenity where possible is an important consideration, although in high density neighborhoods some private view loss *may* occur, particularly for low rise buildings, as the neighbourhood builds out. As part of any application for this neighbourhood, the applicant is required to provide a view analysis as part of their submission.


Typically towers are separated by a minimum distance to ensure adequate day lighting, privacy, views, and to minimize shadowing. Other issues such as noise can be mitigated through careful design, unit layout, enclosed balconies where appropriate, consideration of adjacencies and acoustically sealed window units. Where noise may be an issue, such as is the case with this application because of its proximity to the Granville Street Bridge off ramp, an acoustical report may be required. Traffic studies may also be requested.

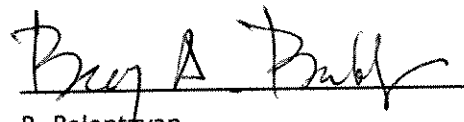
DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law [and Official Development Plan *(if applicable)*] it requires decisions by both the Development Permit Board and the Director of Planning.

With respect to the decision by the Development Permit Board, it requires the Board to consider a By-law relaxation, per Section 4.10 [Horizontal Angle of Daylight] of the By-law. The Staff Committee supports the relaxations proposed.



J. Greer
Chair, Development Permit Staff Committee

D. Morgan
Development Planner

B. Balantzyan
Project Coordinator

Project Facilitator: M. Au

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

Standard Technical Conditions

- A.1.1 provision of "Letter B" which includes confirmation from the owner of the "donor" site that the Heritage Density Transfer Agreement has been finalized, and confirming the new "balance" of transferable density remaining on the donor site;
- A.1.2 provision to indicate elevation of the top of guardrail at the rooftop of the proposed building;
- A.1.3 submission of accurate, complete and fully dimensioned floor plans and FSR overlays, noting the following;
 - i. the floor plan of Level 9 and floor area of Level 11 currently do not match on the FSR overlays and project statistics table;
 - ii. the storage rooms on the ground floor and in the underground parking levels must be included in the computation of the FSR unless they are designated as residential storage; and
 - iii. the proposed semi-private open space adjacent to the amenity area should be illustrated on the FSR overlays.
- A.1.4 design development to delete one of the two enclosed balconies in Unit No. 02 on Level 9, and provision of details of balcony enclosures;

Note to Applicant: The proposal exceeds the maximum 50 percent of balcony area that may be enclosed. To qualify for an exclusion from floor space ratio [FSR] calculations, an enclosed balcony must be a distinct space separated from the remainder of the dwelling unit by walls, glass, and glazed doors [hinged or sliding], have an impervious floor surface, a flush threshold at the bottom of the door [for disabled access], large, openable windows for ventilation, and distinct exterior architectural expression. In addition, each dwelling unit should have no more than one enclosed balcony, and all balconies, both open and enclosed, should be clearly identified on the floor plans. Notation should also be made on the plans stating: "All enclosed balconies shall be designed and constructed in accordance with the Council-approved Balcony Enclosure Guidelines." Limitations on the amount of exclusions and enclosures permitted are described within the regulations of the respective District Schedule or Official Development Plan that apply to the specific site. For further details and specifications on enclosure requirements, refer to the Council-approved Balcony Enclosure Guidelines.

- A.1.5 design development to open balconies to provide a minimum area of 4.6 m² (50.0 sq. ft.) for each balcony, including a minimum depth of 2.0 m (6.5 ft.), in compliance with the Burrard Slopes - C-3A Guidelines;

Note to Applicant: Balconies, in compliance with Section 10.7.1(c), may project up to 1.2 m (4.0 ft.) into a required yard.

- A.1.6 notation/clarification of the uses of all rooms/spaces;

Note to Applicant: Notations regarding dens in dwelling units do not match unit layouts on the plans. Proposed use of the room in Unit No. 03, adjacent to the elevator overrun on Level 11, is also required.

A.1.7 clarification of the proposed use(s) of the amenity room on the ground floor, including details regarding type, finishing, equipment and/or furnishings;

A.1.8 compliance with Size of Parking Spaces, Disability Spaces, and Internal Circulation in Section 4 of the Parking By-Law as follows:

- i. Size of Parking Spaces (Section 4.8.1)- parking stalls should be numbered, and all parking stall and manoeuvring aisle dimensions should be shown on the plans;

Note to Applicant: Additional parking stall width should be provided where spaces are located adjacent to walls, or set back in excess of 1.2 m (4.0 ft.) from either end of a stall adjacent to a column.

- ii. Disability Spaces (Sections 4.8.1 and 4.8.4) - a minimum of 2.3 m (7.5 ft.) unobstructed vertical clearance is required for a disability parking space and all entry points, manoeuvring aisles, and access ramps leading to the disability parking space. Compliance with required vertical clearances should be clearly indicated on the submitted plans; and

- iii. Internal Circulation (Section 4.8.5) - provision of a manoeuvring aisle width of a minimum of 6.6 m (21'-8") is required for the visitor parking spaces at the lane, and for parking spaces along Grid Line "K" on Parking Level P2.

Note to Applicant: Alternatively, increased parking space width may be provided for a reduced manoeuvring aisle.

A.1.9 clarification and designation of proposed number of small car spaces;

Note to Applicant: Although not designated as such, three parking spaces along Grid Line "B" on Parking Level P1, two parking spaces at Grid Lines "B/5" and three parking spaces at Grid lines "D/1" on Parking Level P2 appear to be small car spaces.

A.1.10 provision of bicycle parking in accordance with Section 6 of the Parking By-law as follows:

- i. at least 20 percent of the Class A bicycle spaces must be bicycle lockers;

Note to Applicant: Bicycle lockers, in accordance with Section 6.3.18 - Bicycle Locker Design and Security, of the Parking By-law, should be graphically represented with doors for easier identification on the floor plans.

- ii. a maximum of 30 percent of the required Class A bicycle spaces may be vertical; and

- iii. a minimum of six (6) Class B bicycle spaces are required to be provided on site.

Note to applicant: All portions of the Class B bike spaces are to be contained wholly on private property. Currently all 4 Class B bicycle spaces on the plans are over City Property.

A1.11 consideration of the recommendations provided by the Bicycle Network Sub Committee;

- i. provision of a more direct means of egress from the bicycle room to outside without requiring cyclists to cross the main parking ramp;

- ii. provision of door openers on the bicycle room doors to hold the door open and facilitate greater ease of entry/exit for cyclists; and
- iii. relocation of bicycle room to the space currently identified as storage room adjacent to the amenity space, as it provides a more direct access to the outside for cyclists. The storage room could be relocated into the previous bicycle room.

A.1.12 submission of a letter from a Building Envelope Professional recommending the proposed wall types, in accordance with City of Vancouver Planning By-law Administration Bulletin entitled, "Floor Space Exclusions for Additional Wall Thickness to Control Building Envelope Leaks", is required;

Note to Applicant: Associated document entitled, "Floor Space Exclusions: Schedule of Wall Assemblies", should also be consulted.

A.1.13 an Acoustical Consultant's Report is to be submitted which assesses noise impacts on the site and recommends noise mitigation measures to achieve noise criteria, to the satisfaction of the Director of Planning;

Note to Applicant: Notation shall be indicated on plans confirming that: "The acoustical measures will be incorporated into the final design, based on the consultant's recommendations."

A.1.14 design development to locate, integrate and fully screen any emergency generator, exhaust ventilation, electrical substation and gas meter in a manner that minimizes their impact on the building's open space and the public realm;

Note to Applicant: In order to prevent contaminated air from being drawn into the building, all fresh-air intake portals must be located away from driveways, and parking or loading areas.

A.1.15 provision of the following notations on the submitted plans:

- i. "The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law";
- ii. "A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces";
- iii. "The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law";
- iv. "Mechanical equipment (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555"; and
- v. "Electrical charging points for both bicycle and vehicle spaces shall be provided"

A.1.16 provision of a knock out panel in the underground parking structure for future access for the small adjacent site to the west;

A.1.17 clarification on the drawings, providing details of the proposed roof hatches and privacy screens on roof top;

Note to applicant: Height of privacy screens should not exceed height of roof guardrail.

Standard Landscape Conditions

- A.1.18 provision of additional section drawings in sufficient quantity to show each typical situation, at a minimum scale of $\frac{1}{2}" = 1'-0"$, through planters showing dimensional depth of soil, actual dimensioned tree or shrub rootball, drainage layer and parking structure, to confirm adequate depth is achievable;
- A.1.19 design development to the outdoor amenity area to include edible landscaping and/or garden plots to provide an opportunity for urban agriculture, include a compost bin and the necessary supporting infrastructure, such as tool storage chest or closet and potting benches;
- A.1.20 provision of a Plant List and coordinated plant symbols for all edible planting and clarify the location of the vegetable garden;
- A.1.21 provision of locations for hose bibs or an automatic irrigation system, to ensure proper landscape maintenance in the future;
- A.1.22 provision of labels to confirm location of fences, referenced by fence photo detail on Sheet No. L2;

Note to Applicant: The proposed privacy fence along the westerly property line appears to encroach onto the neighbouring lot. Ensure that this privacy fence is contained within the development site.

- A.1.23 provision of confirmed trenching locations for utility connections and addition of the following note on the Landscape Plans:
 - i. "Trenching for utility connections to be coordinated with the Engineering Department to ensure safe root zones for retained trees. Methods of tree protection for street trees to be approved by the Park Board."

Standard Social Infrastructure Conditions

- A.1.24 design development to the amenity room to include a storage closet;
- A.1.25 design development to include an area suitable for children's play activity in the semi-private open space on the main floor to accommodate creative play opportunities for a range of ages;

Note to applicant: Particular care should be given to avoid the use of toxic plants and landscaping materials in and around common outdoor amenity areas. Edible landscaping is sought. Play equipment is not required, and creative landscape/play features (such as balancing logs and boulders, a small/tangible water stream or feature, creative motor-skills developing features etc.) which provide a myriad of creative play opportunities for a range of ages is encouraged.

A.2 Standard Engineering Conditions

- A.2.1 arrangements must be made to the satisfaction of the GMES & the DLS for the release of Easement & Indemnity Agreement 458823M (commercial crossing agreement) prior to building occupancy;

Note to Applicant: Arrangements are to be secured prior to issuance of the development permit with release to occur prior to issuance of an occupancy permit for the site.

- A.2.2 arrangements must be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a bridge proximity agreement;

Note to Applicant: Provision of structural drawings of the proposed building foundation, sealed by a Professional Engineer, including load specifications confirming that the foundation is capable of supporting all loads exerted from the adjacent City streets and in particular from the bridge footings and abutment are required prior-to building permit.

- A.2.3 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: The following items are required to meet the Parking and Loading Design Supplement:

- Design elevations on both side of the ramp at all break points (Section I.A).
- Improve two-way traffic flow in the main ramp (Section I.B). Current ramp design does not allow for opposing vehicles to pass.
- Improved visibility measures for two-way vehicle movement at turns around the building core and through the main parking ramp (Section I.B & I.C).
- Confirmation that abrupt elevation changes in parking stall and access aisle areas do not exceed 5% (Section II.D).

Please contact Rob Waite at 604.873.7217 for more information.

- A.2.4 provision of interpolated design elevations on both sides of parking ramp and within visitor's parking in lane;

Note to Applicant: Incorrect Building Grade on West 7th Avenue shown as 88.09', should also be corrected.

- A.2.5 provision of City wide Greenway standard amenities along West 7th Avenue;

Note to Applicant: Standard greenway amenities to include pedestrian lighting, benches, paving, and bike racks.

- A.2.6 provision of a separate application to the General Manager of Engineering Services for street trees and/or sidewalk improvements is required;

Note to Applicant: Provide standard sidewalk treatments on Fir Street and submit a copy of the landscape plan directly to Engineering for review.

- A.2.7 confirmation that a waste hauler can access and pick up from the location shown is required;

Note to Applicant: Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

- A.2.8 written confirmation that all utilities will be underground, within private property and a pad mounted transformer is within private property is required. 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 transformer are to be located on private property. 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. The applicant is required to show details of how the site will be provided with all services being underground. Please contact Bill Moloney at 604.873.7373 for further information.

A.3 Standard Licenses & Inspections (Environmental Protection Branch) Condition

- A.3.1 confirmation that Environmental consultant to be available to quantify, characterize and manage any suspect environmental media during subsurface work. A preliminary site investigation for the subject site is required prior to the issuance of Development Permit.

Note to applicant: In the event that the site needs to be remediated (a waste discharge permit will be required for the dewatering activities onsite) to the applicable land use, an Instrument of Approval from the Ministry of Environment will be required prior to Occupancy. An erosion sediment control plan is required prior to excavation stage.

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 January 11, 2012. 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 **July 23, 2012**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 All services, including telephone, television cables and electricity, shall be completely underground.
- B.2.2 Amenity areas of 1,096.0 sq. ft. on the ground floor, excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or tenants of the building;

AND

Further, the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.

- B.2.3 The enclosed balconies are to be maintained at all times in accordance with the balcony enclosure details on the approved plans and are not to be used as an integral part of the interior space of the building.
- B.2.4 If the development is phased and construction is interrupted, the project will require an amendment, to the satisfaction of the Director of Planning, to address how the incomplete portions of the development will be treated.
- B.2.5 In accordance with Protection of Trees By-law Number 9958, all trees are to be planted prior to issuance of any required occupancy permit, or use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
- B.2.6 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.2.7 All approved off-street vehicle parking, 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.2.8 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.
- B.2.9 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health & 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.2.10 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 are based on the preliminary drawings prepared by IBI/HB Architects dated September 10, 2011 for the proposed development permit. This is a preliminary review in order to identify issues which do not comply with the Vancouver Building By-law No.9419 as amended (VBBL), and includes a review of Subsection 3.2.5 "Provisions for Fire Fighting".

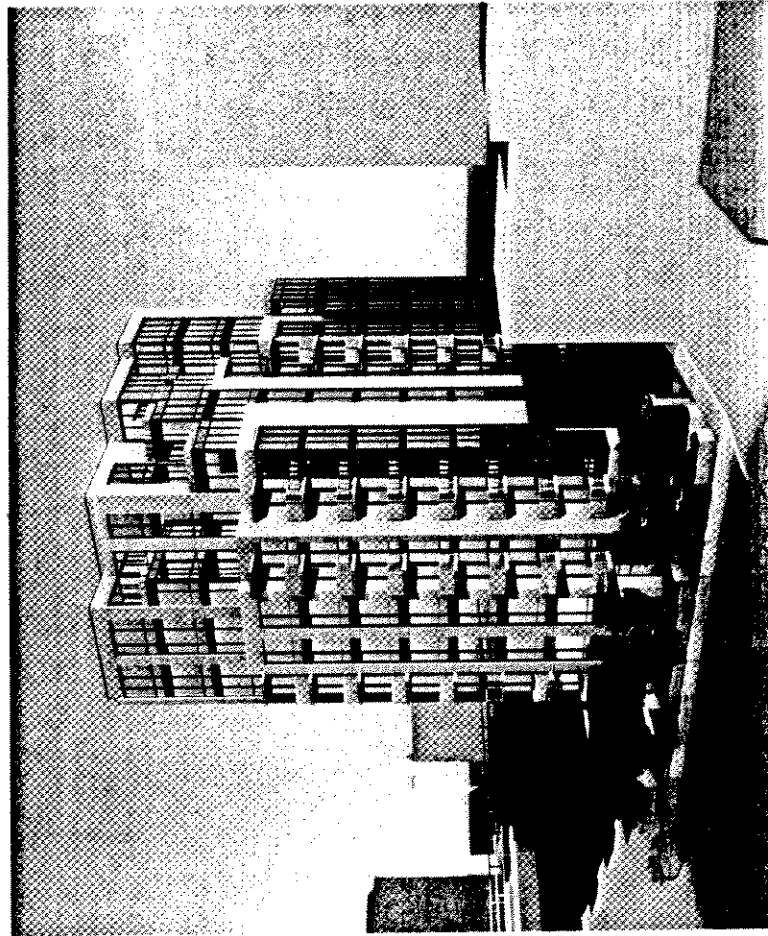
1. Building safety facilities such as central alarm and control facility, fire fighter's elevator, and stairwells equipped with standpipe connections shall be coordinated with the location of the firefighters' entrance.
2. Building construction is required to be noncombustible.
3. High-rise building and VBBL 3.2.6. requirements for high buildings apply to the entire building.
4. *All entrances, exits, drive aisles and other access to off-street disability parking spaces, and egress there-from must have a minimum vertical clearance of 2.3 m, as required by the Parking By-law.
5. *The building is required to provide accessible routes for access to persons with disabilities to all common areas, storage, amenity, meeting rooms, etc. Ramps are too steep. Stairs are obstructions.
6. *The building is required to meet Enhanced Accessibility provisions [3.8.2.27..]
7. *Additional exit may be required from the storage garage where a security gate is provided.
8. Storage garage security shall conform to 3.3.6.7.
9. Exit lobby is required to be separated from occupied floor areas by a fire separation.
10. *Egress from the uppermost level of multi-level dwelling units into public corridors or exits is required.
11. Electric vehicle charging is to be provided according to Section 13.2 of amending By-Law 9936. Further details are available at http://vancouver.ca/sustainability/electric_vehicles.htm.
12. The development must comply with the ASRHEA 90.1 - 2077 Standard. Compliance forms to be submitted for building permit application.

Note: Items marked with an asterisk (*) have been identified as serious non-conforming Building By-law issues.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

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ISSUED FOR D2, 2011-09-12

Appendix D; page / of 38

DE 415127

Draining Unit	Number	Title	Scale
Sewer	A 1.00	Flow Sheet	NTS
	A 1.01	Design Retention and Project Date	NTS
	A 1.02	Flow Sheet - 1st Floor	1/8" = 1'
	A 1.03	Ground Elevation - With	1/8" = 1'
	A 1.04	Ground Elevation - Fe	1/8" = 1'
	A 1.05	Ground Profile	NTS
	A 1.06	Sanitary Plan	NTS
	A 1.07	Sanitary Plan	NTS
	A 1.08	Building Grade Plan	NTS
	A 1.09	Point A	NTS
Plan	A 1.00	Interpretation of Grades	NTS
	A 1.01	Interpretation of Grades	NTS
	A 1.02	Point B	1/8" = 1'
	A 1.03	Point C	1/8" = 1'
	A 1.04	Point D	1/8" = 1'
	A 1.05	Point E	1/8" = 1'
	A 1.06	Point F	1/8" = 1'
	A 1.07	Point G	1/8" = 1'
	A 1.08	Point H	1/8" = 1'
	A 1.09	Point I	1/8" = 1'
Elevation	A 1.00	Point J	1/8" = 1'
	A 1.01	Point K	1/8" = 1'
	A 1.02	Point L	1/8" = 1'
	A 1.03	Point M	1/8" = 1'
	A 1.04	Point N	1/8" = 1'
	A 1.05	Point O	1/8" = 1'
	A 1.06	Point P	1/8" = 1'
	A 1.07	Point Q	1/8" = 1'
	A 1.08	Point R	1/8" = 1'
	A 1.09	Point S	1/8" = 1'
Section	A 1.00	Section A - Longitudinal	1/8" = 1'
	A 1.01	Section B - Longitudinal	1/8" = 1'
	A 1.02	Section C - Longitudinal	1/8" = 1'
	A 1.03	Section D - Longitudinal	1/8" = 1'
	A 1.04	Section E - Longitudinal	1/8" = 1'
	A 1.05	Section F - Longitudinal	1/8" = 1'
	A 1.06	Section G - Longitudinal	1/8" = 1'
	A 1.07	Section H - Longitudinal	1/8" = 1'
	A 1.08	Section I - Longitudinal	1/8" = 1'
	A 1.09	Section J - Longitudinal	1/8" = 1'
Analysis	A 1.00	Sanitary Study	NTS
	A 1.01	Sanitary Study	NTS
	A 1.02	Sanitary Study	NTS
	A 1.03	Sanitary Study	NTS
	A 1.04	Sanitary Study	NTS
	A 1.05	Sanitary Study	NTS
	A 1.06	Sanitary Study	NTS
	A 1.07	Sanitary Study	NTS
	A 1.08	Sanitary Study	NTS
	A 1.09	Sanitary Study	NTS
Landscape	A 1.00	Ground and 2nd Floor Landscape Plan	1/8" = 1'
	A 1.01	Ground and 2nd Floor Landscape Plan	1/8" = 1'
	A 1.02	Ground and 2nd Floor Landscape Plan	1/8" = 1'
	A 1.03	Ground and 2nd Floor Landscape Plan	1/8" = 1'
	A 1.04	Ground and 2nd Floor Landscape Plan	1/8" = 1'
	A 1.05	Ground and 2nd Floor Landscape Plan	1/8" = 1'
	A 1.06	Ground and 2nd Floor Landscape Plan	1/8" = 1'
	A 1.07	Ground and 2nd Floor Landscape Plan	1/8" = 1'
	A 1.08	Ground and 2nd Floor Landscape Plan	1/8" = 1'
	A 1.09	Ground and 2nd Floor Landscape Plan	1/8" = 1'
FLOOR (Reference Set)	F100 101	Ground Level 101	1/8" = 1'
	F100 102	Ground Level 102	1/8" = 1'
	F100 103	Ground Level 103	1/8" = 1'
	F100 104	Ground Level 104	1/8" = 1'
	F100 105	Ground Level 105	1/8" = 1'
	F100 106	Ground Level 106	1/8" = 1'
	F100 107	Ground Level 107	1/8" = 1'
	F100 108	Ground Level 108	1/8" = 1'
	F100 109	Ground Level 109	1/8" = 1'
	F100 110	Ground Level 110	1/8" = 1'

DESIGN RATIONALE

The project is on a small lot to the west of the off ramp of Granville Bridge, with an area of 9,402 sf and a lot depth of 110 ft. The east property line follows the curve of the viaduct, forming a trapezoidal-shaped site with a wider north end (92 ft) and a narrower south end (80.6 ft). The site slopes down by 13 ft from the southeast corner to northwest corner.

Aligned and responding to the City's street grid, the proposed 11-story building is comprised of 46 one-bed and two-bed residential units and is setback by distances of over 50 ft from the dip line of the bridge. The building has been shaped to address the views of the residents to the southwest (1633 West 8th Avenue) by minimizing the width (east-west) of the building above the second floor. The tapering west side of the building allows a widening northward view passage from existing buildings to the southwest, and provides northward view from living rooms of the suites within the building.

Base materials for the building facade include concrete and metal. Aluminum and glass guard will be used for the lobby and ground level amenity, creating a friendly interface between the building and the street.

Fronting a bike lane street and future greenway, development of the site confronts a hardship in the 13-foot fall in grade from the south-east corner to the north-west corner. With the recommended removal of vehicular access to parking from Pt Street and discouragement of parking access from West 7th Avenue, access to parking must be taken from the lane, at the high end of the site. This is considerably more difficult on this small site (92' x 110'), imposes many constraints on ramping and generally reduces the efficiency of the parking layout which would otherwise be possible on a larger or larger site. To alleviate some of the challenges raised by this site condition or hardship it is proposed to provide visitor parking at and near grade in an enclosed area with direct access from the lane. (Note: On a flat site parking at and just below base surface would be excluded from FSR calculation and an exception to this effect is requested in the present difficult circumstance.)

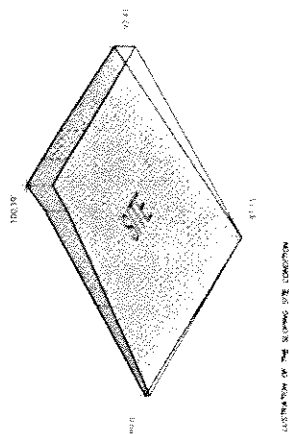


ILLUSTRATION OF THE PROPOSED SITE LOCATION

PROJECT STATISTICS

FSR

Level	Gross Area	Activity	Exclusions				Total Exclusion	FSR
			Below	Between	Start	End		
Level 11	2,683	-	-	266	-	59	325	2,338
Level 10	2,782	-	120	45	-	8	63	2,266
Level 9	3,127	-	80	250	-	8	57	2,732
Level 8	3,813	-	232	130	-	8	69	3,374
Level 7	3,813	-	232	130	-	8	69	3,374
Level 6	3,813	-	232	130	-	8	69	3,374
Level 5	3,813	-	232	130	-	8	69	3,374
Level 4	3,813	-	232	130	-	8	69	3,374
Level 3	3,813	-	232	130	-	8	69	3,374
Level 2	3,073	-	192	140	-	8	68	2,663
Level 1	1,599	1,066	-	-	-	7	1,095	904
Total	35,122	1,066	1,764	266	72	670	5,084	31,027

FSR Allowed and Provide Summary

Site Area	9,402
FSR Allowable	3.3
Area Allowable	31,027
Proposed FSR Area	31,027
Difference	0

Parking

	Bike	Visitor	Resident
Off Lane	-	5	-
P1M Level	50	-	-
P1 Level	-	19	-
P2 Level	-	24	-
Total	50	5	43

Parking Summary

Car	5
Visitor	43
Resident	48

Bike

Bike	59
------	----

Unit Mix

	Resident	Small	Regular	Disability Included
Off Lane	-	-	-	-
P1M Level	50	-	-	-
P1 Level	-	3	16	2
P2 Level	-	4	20	1
Total	50	7	36	3

Unit Mix Summary

1BR	21	40%
1BR+DEN	14	30%
2BR	6	13%
PH1 2BR	2	4%
PH2 2BR	3	7%
Total	46	

Building Height

Level	T.O.P.	Building Height	Actual Elevation
1	108.6	108.6	107.8
2	107.8	107.8	107.0
3	107.0	107.0	106.2
4	106.2	106.2	105.4
5	105.4	105.4	104.6
6	104.6	104.6	103.8
7	103.8	103.8	103.0
8	103.0	103.0	102.2
9	102.2	102.2	101.4
10	101.4	101.4	100.6
11	100.6	100.6	99.8

Building Height Summary

T.O.P. Elevation Proposed	107.8
Base Point	99.2
Building Height	108.6

DATE: 10/15/2011
BY: [Signature]
PROJECT: [Project Name]

SCALE: 1"=10'

DESIGNED BY: [Firm Name]
CHECKED BY: [Firm Name]
APPROVED BY: [Firm Name]

DATE: 10/15/2011
BY: [Signature]
PROJECT: [Project Name]

SCALE: 1"=10'

DESIGNED BY: [Firm Name]
CHECKED BY: [Firm Name]
APPROVED BY: [Firm Name]

DATE: 10/15/2011
BY: [Signature]
PROJECT: [Project Name]

SCALE: 1"=10'

DESIGNED BY: [Firm Name]
CHECKED BY: [Firm Name]
APPROVED BY: [Firm Name]

DATE: 10/15/2011
BY: [Signature]
PROJECT: [Project Name]

SCALE: 1"=10'

DESIGNED BY: [Firm Name]
CHECKED BY: [Firm Name]
APPROVED BY: [Firm Name]

DATE: 10/15/2011
BY: [Signature]
PROJECT: [Project Name]

SCALE: 1"=10'

DESIGNED BY: [Firm Name]
CHECKED BY: [Firm Name]
APPROVED BY: [Firm Name]

DATE: 10/15/2011
BY: [Signature]
PROJECT: [Project Name]

SCALE: 1"=10'

DESIGNED BY: [Firm Name]
CHECKED BY: [Firm Name]
APPROVED BY: [Firm Name]

DATE: 10/15/2011
BY: [Signature]
PROJECT: [Project Name]

SCALE: 1"=10'

DESIGNED BY: [Firm Name]
CHECKED BY: [Firm Name]
APPROVED BY: [Firm Name]

DATE: 10/15/2011
BY: [Signature]
PROJECT: [Project Name]

SCALE: 1"=10'

DESIGNED BY: [Firm Name]
CHECKED BY: [Firm Name]
APPROVED BY: [Firm Name]

DATE: 10/15/2011
BY: [Signature]
PROJECT: [Project Name]

SCALE: 1"=10'

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APPROVED BY: [Firm Name]

DATE: 10/15/2011
BY: [Signature]
PROJECT: [Project Name]

SCALE: 1"=10'

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CHECKED BY: [Firm Name]
APPROVED BY: [Firm Name]

DATE: 10/15/2011
BY: [Signature]
PROJECT: [Project Name]

SCALE: 1"=10'

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CHECKED BY: [Firm Name]
APPROVED BY: [Firm Name]

DATE: 10/15/2011
BY: [Signature]
PROJECT: [Project Name]

SCALE: 1"=10'

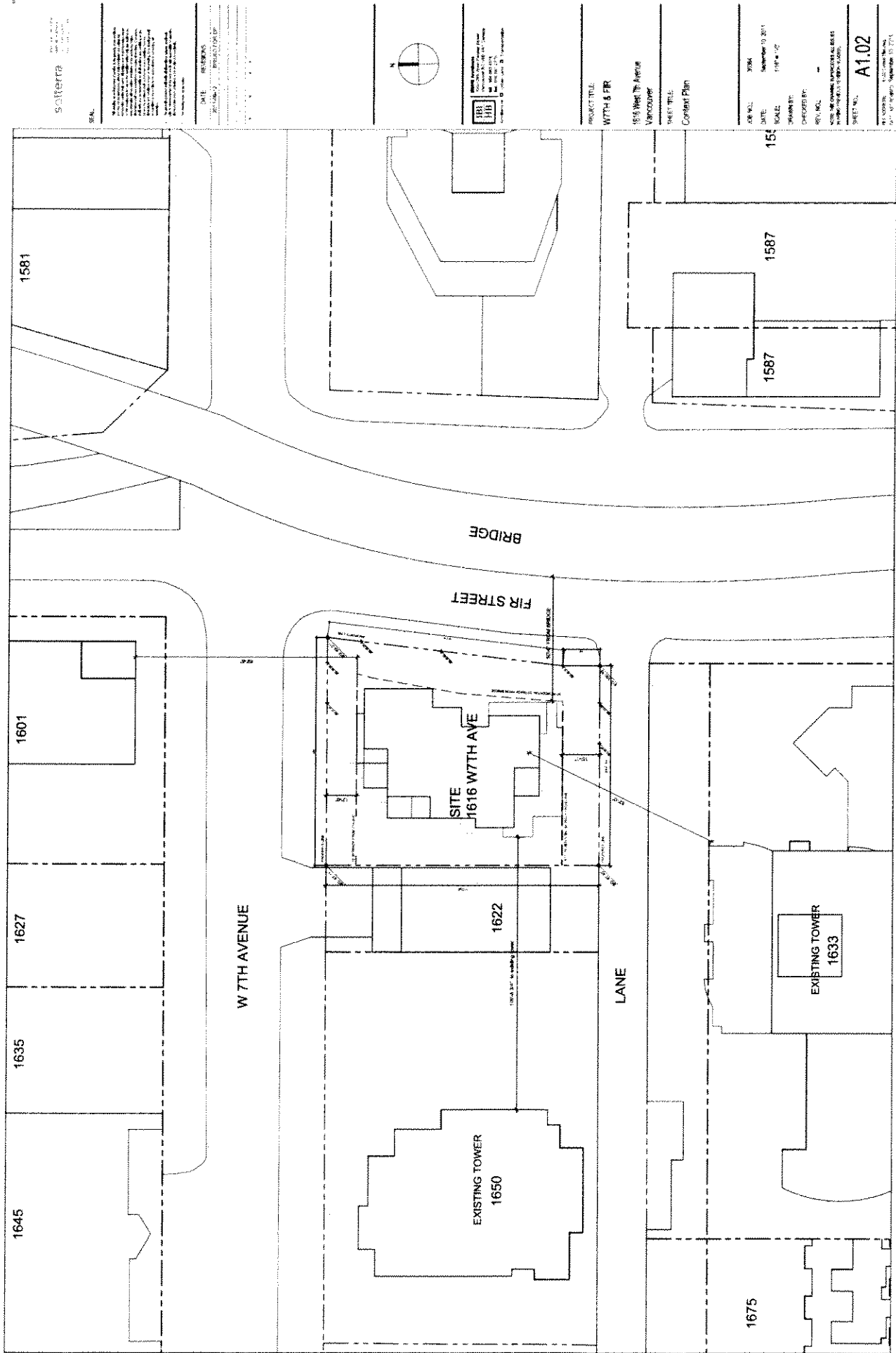
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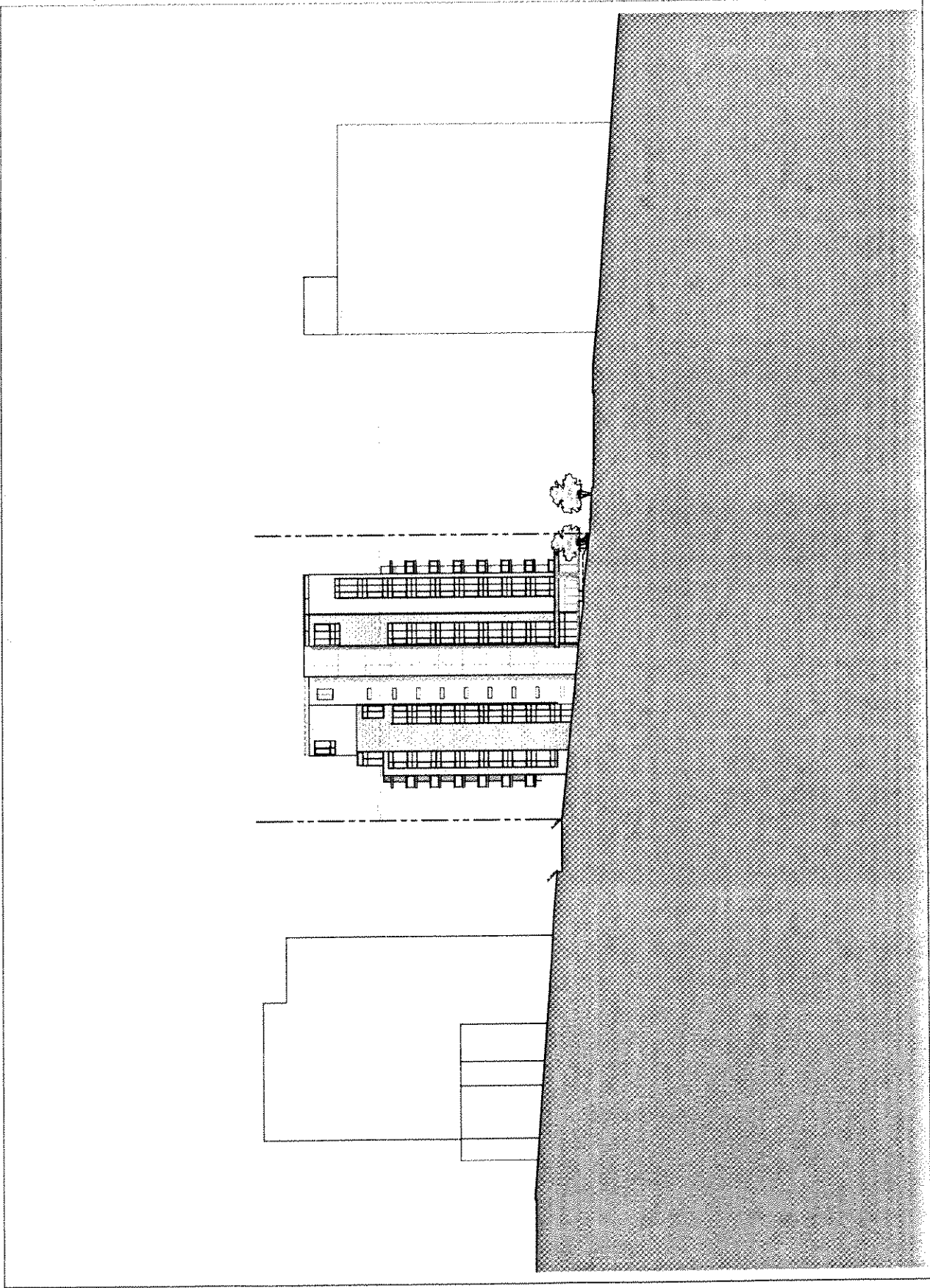
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BY: [Signature]
PROJECT: [Project Name]

SCALE: 1"=10'

DESIGNED BY: [Firm Name]
CHECKED BY: [Firm Name]
APPROVED BY: [Firm Name]

DATE: 10/15/2011
BY: [Signature]
PROJECT: [Project Name]





SEAL

10/1/11

Architect's Seal
I, the undersigned, being a duly qualified Architect, do hereby certify that I am the author of the design and content of the drawings and specifications herein, and that I am a duly qualified Architect under the laws of the Province of British Columbia.

DATE: 10/1/11

PROJECT: 1655 West 7th Avenue

1655 West 7th Avenue

Vancouver

1655 West 7th Avenue

Vancouver

1655 West 7th Avenue

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1655 West 7th Avenue

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1655 West 7th Avenue

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1655 West 7th Avenue

Vancouver

1655 West 7th Avenue

Vancouver

1655 West 7th Avenue

PROJECT TITLE:

WITH & FR

1655 West 7th Avenue

Vancouver

1655 West 7th Avenue

Vancouver

1655 West 7th Avenue

Vancouver

1655 West 7th Avenue

Vancouver

1655 West 7th Avenue

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1655 West 7th Avenue

Vancouver

1655 West 7th Avenue

Vancouver

JOB NO.:

1000

DATE:

September 10, 2011

SCALE:

1/8" = 1'-0"

DRAWN BY:

—

CHECKED BY:

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NOTES:

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SHEET NO. A1.04

1655 West 7th Avenue

Vancouver

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1655 West 7th Avenue

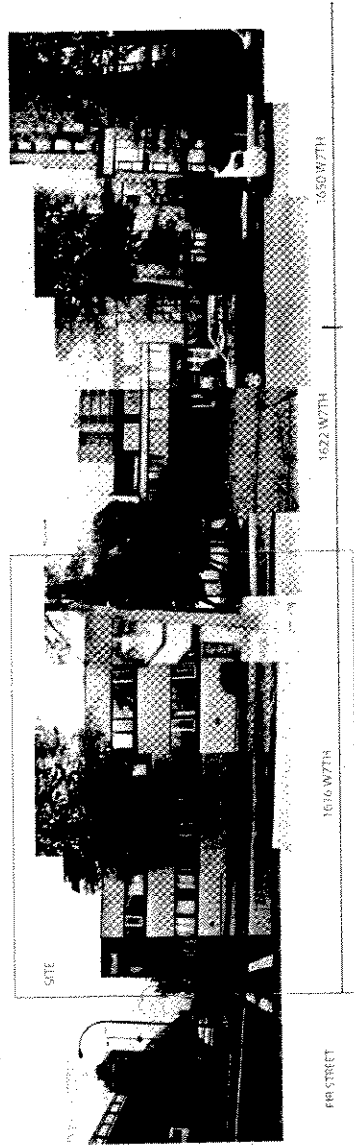
Vancouver

1655 West 7th Avenue

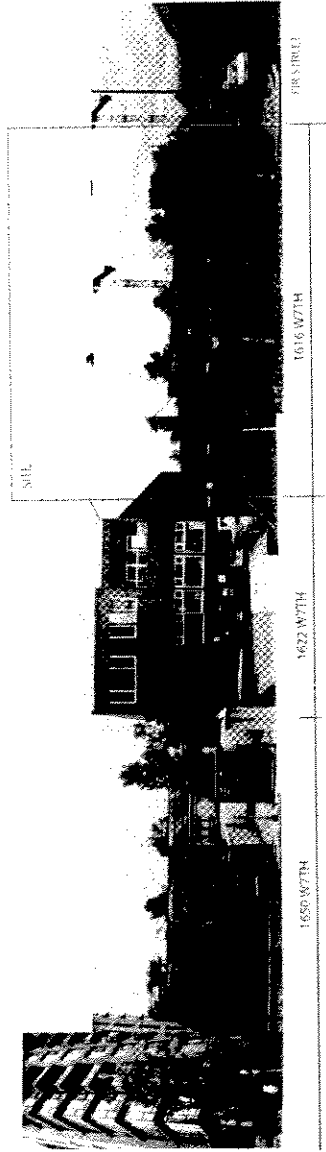
Vancouver

Appendix D ; page 5 of 38

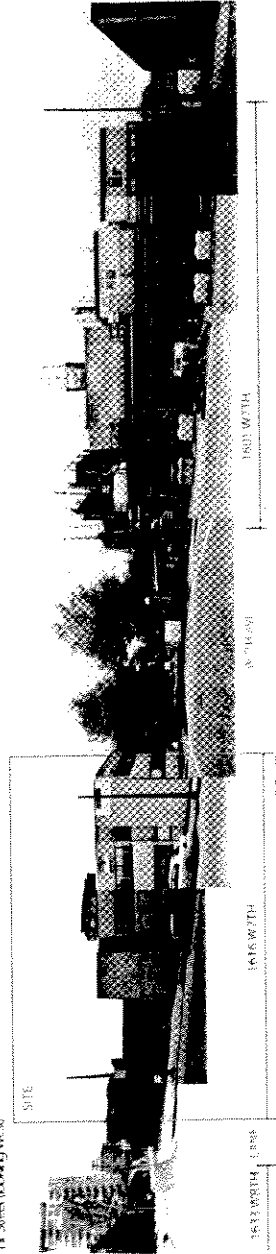
West 7th Avenue (looking south)



Line (looking north)



Fr Street (looking west)



5-11-2011

5-11-2011

DATE: 5-11-2011
 TIME: 10:00 AM
 LOCATION: 1616 W 7TH
 PROJECT: 1616 W 7TH
 DRAWN BY: [Name]
 CHECKED BY: [Name]

DATE: 5-11-2011

TIME: 10:00 AM

LOCATION: 1616 W 7TH

PROJECT: 1616 W 7TH

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 5-11-2011

TIME: 10:00 AM

LOCATION: 1616 W 7TH

PROJECT: 1616 W 7TH

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 5-11-2011

TIME: 10:00 AM

LOCATION: 1616 W 7TH

PROJECT: 1616 W 7TH

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 5-11-2011

TIME: 10:00 AM

LOCATION: 1616 W 7TH

PROJECT: 1616 W 7TH

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 5-11-2011

TIME: 10:00 AM

LOCATION: 1616 W 7TH

PROJECT: 1616 W 7TH

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CHECKED BY: [Name]

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TIME: 10:00 AM

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PROJECT: 1616 W 7TH

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PROJECT: 1616 W 7TH

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PROJECT: 1616 W 7TH

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DATE: 5-11-2011

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PROJECT: 1616 W 7TH

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 5-11-2011

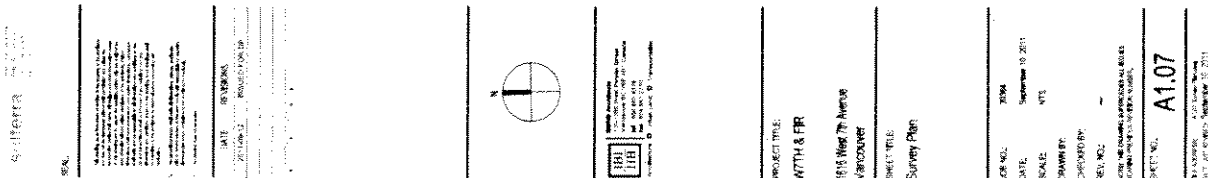
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LOCATION: 1616 W 7TH

PROJECT: 1616 W 7TH

DRAWN BY: [Name]

CHECKED BY: [Name]



SEAL

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 CHECKED BY: [Signature]
 PROJECT NO.: 2595

DATE: 2011-08-23
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: 2595



DATE: 2011-08-23
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: 2595

DATE: 2011-08-23
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 PROJECT NO.: 2595

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 PROJECT NO.: 2595

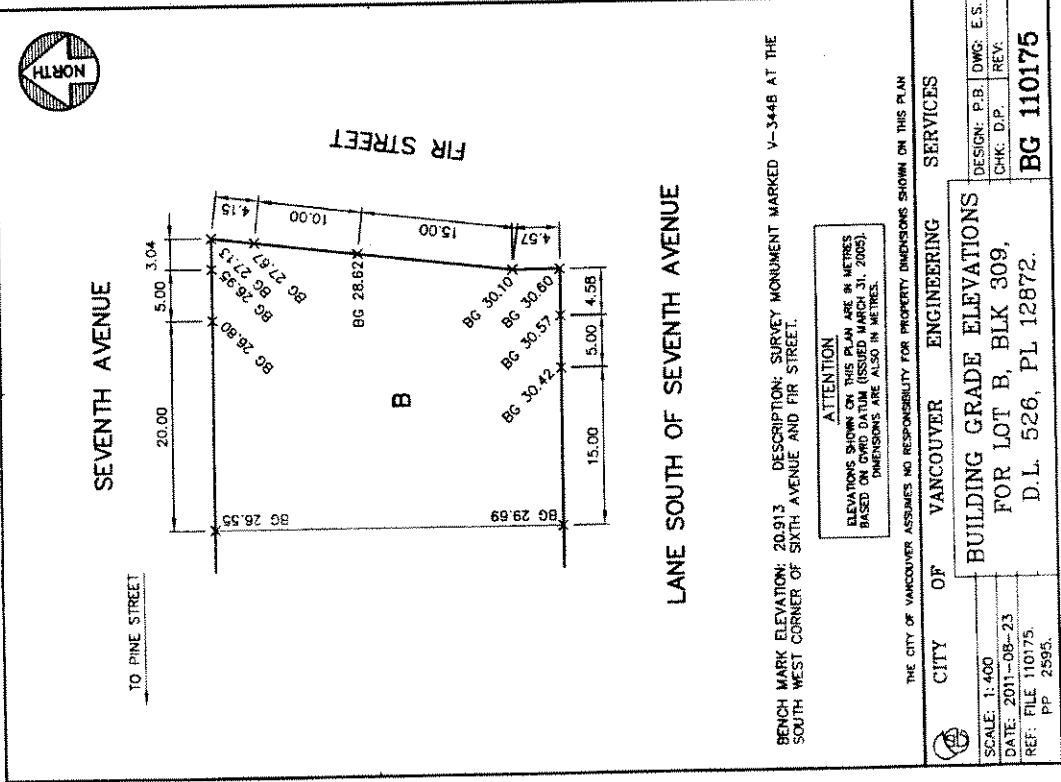
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 PROJECT NO.: 2595

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 PROJECT NO.: 2595

DATE: 2011-08-23
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 PROJECT NO.: 2595

DATE: 2011-08-23
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 CHECKED BY: [Signature]
 PROJECT NO.: 2595

DATE: 2011-08-23
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: 2595



Appendix D ; page 9 of 38

Sherris

SEAL

THE ENGINEER'S RESPONSIBILITY
The Engineer shall be responsible for the design and construction of the works shown on this drawing. The Engineer shall also be responsible for the safety of the works and for the protection of the public. The Engineer shall not be responsible for the design and construction of the works shown on this drawing if the works are not in accordance with the design and construction of the works shown on this drawing.

DATE: 10/10/2011

PROJECT NO: 10100000000000000000

PROJECT NAME: 10100000000000000000

PROJECT LOCATION: 10100000000000000000

PROJECT DESCRIPTION: 10100000000000000000

PROJECT STATUS: 10100000000000000000

PROJECT OWNER: 10100000000000000000

PROJECT CONTACT: 10100000000000000000

PROJECT PHONE: 10100000000000000000

PROJECT FAX: 10100000000000000000

PROJECT EMAIL: 10100000000000000000

PROJECT WEBSITE: 10100000000000000000

PROJECT ADDRESS: 10100000000000000000

PROJECT CITY: 10100000000000000000

PROJECT STATE: 10100000000000000000

PROJECT ZIP: 10100000000000000000

PROJECT COUNTRY: 10100000000000000000

PROJECT PROJECT: 10100000000000000000

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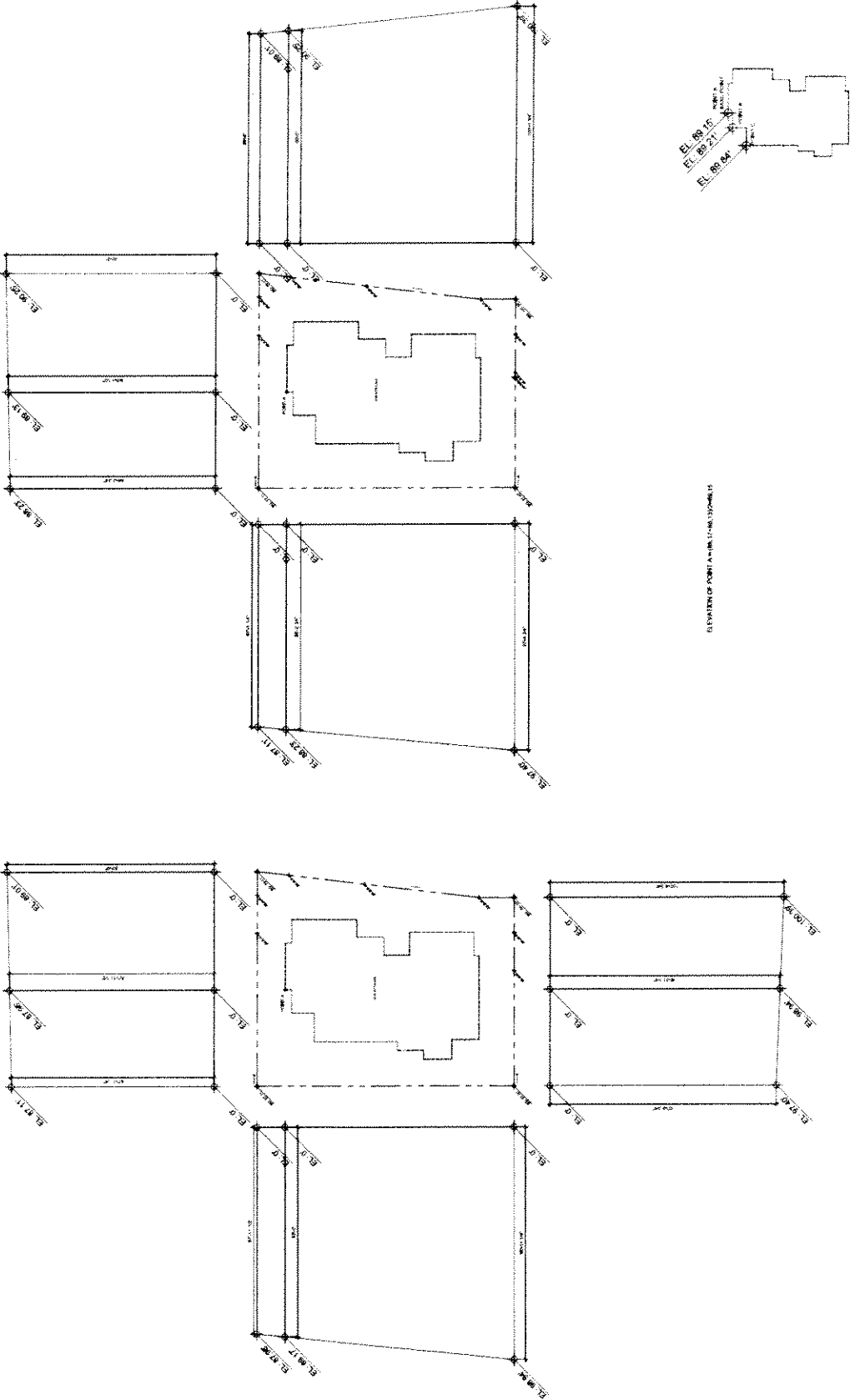
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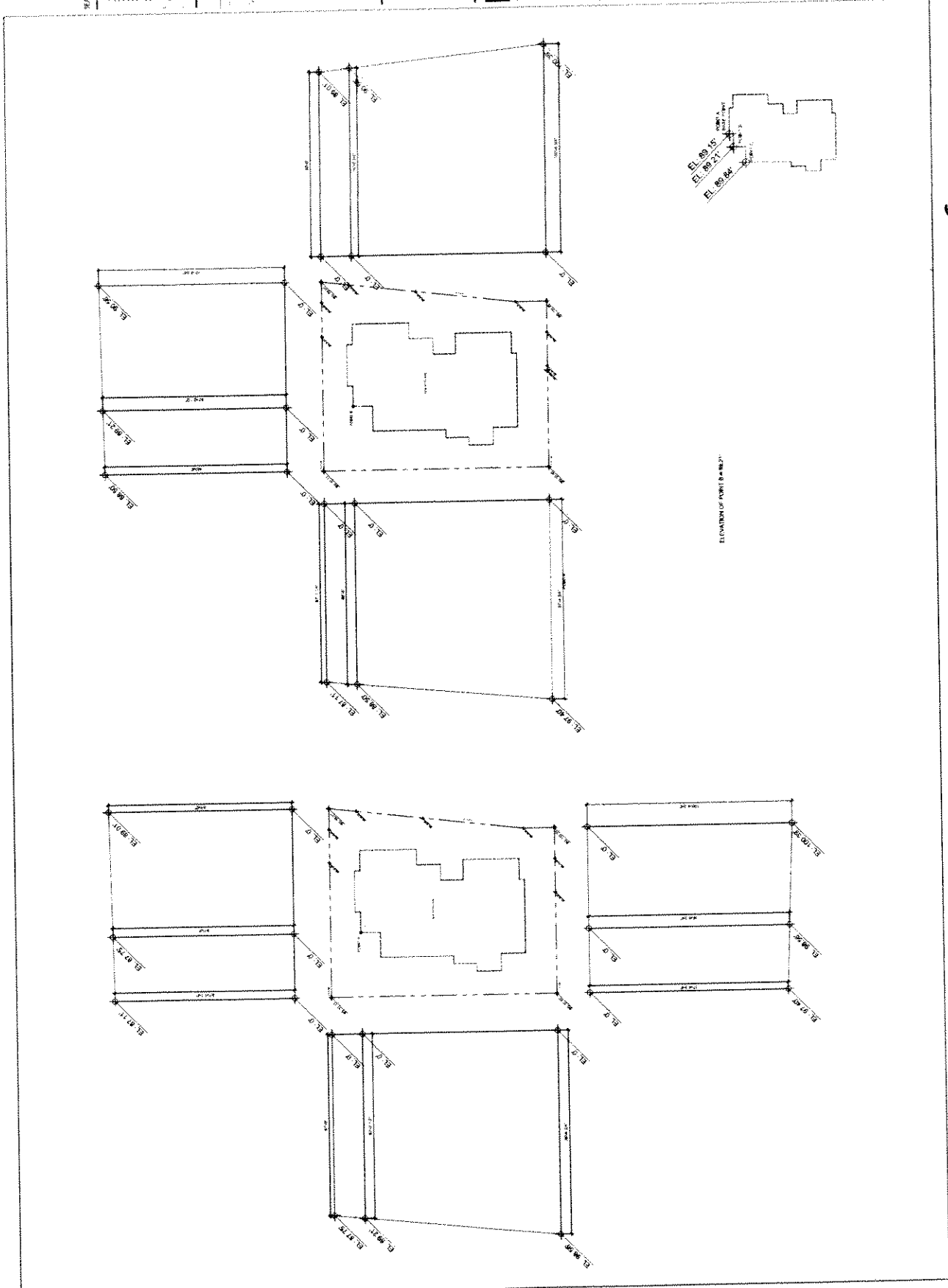
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SEAL

DATE: 09/09/10
 PROJECT: 1016 West 7th Avenue
 DRAWING: 1016 West 7th Avenue
 SHEET: 1016 West 7th Avenue

DATE: 09/09/10
 PROJECT: 1016 West 7th Avenue
 DRAWING: 1016 West 7th Avenue
 SHEET: 1016 West 7th Avenue



1016 West 7th Avenue
 Vancouver
 BC V6C 3E5

PROJECT TITLE:
 WITH & FOR

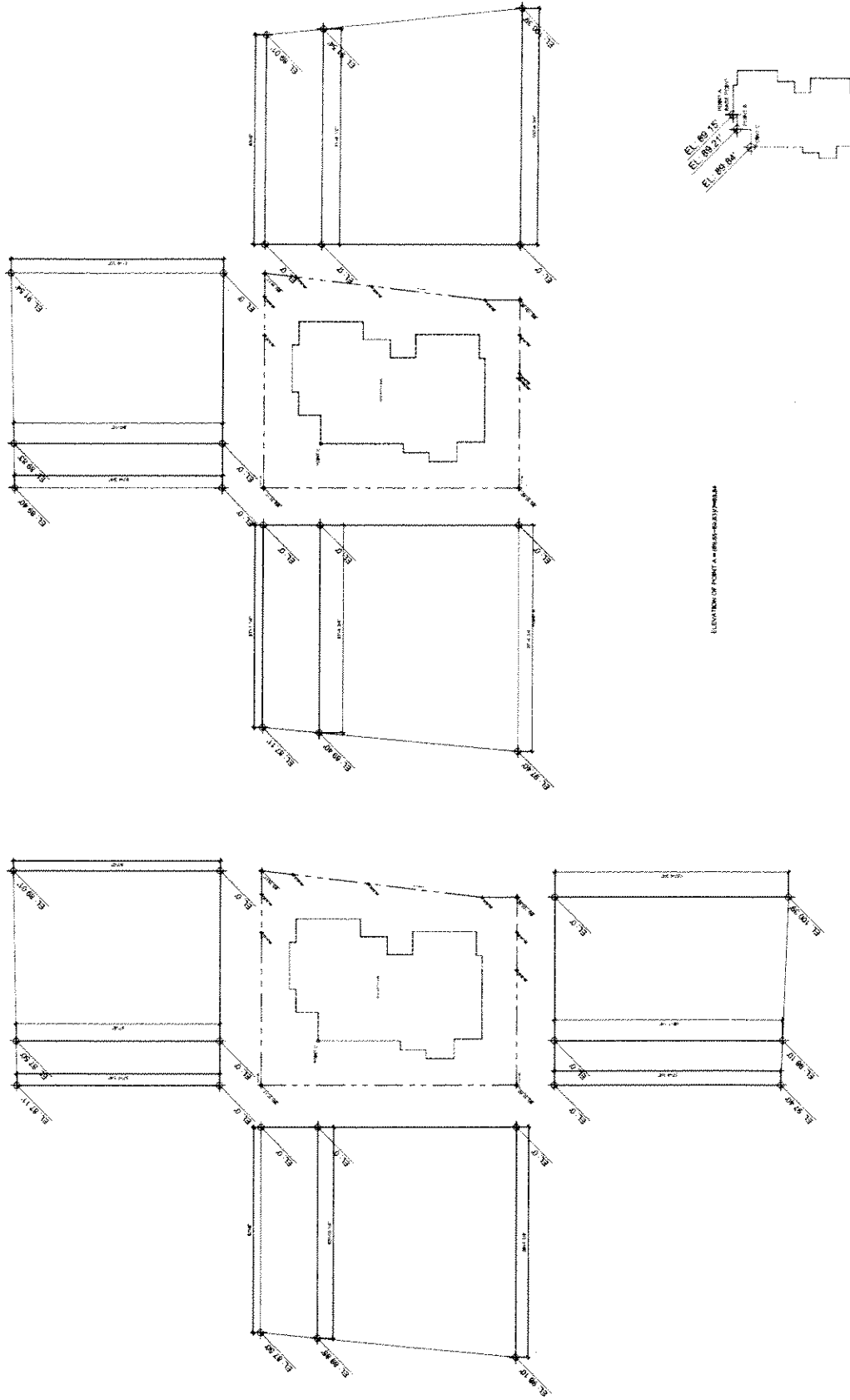
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 Vancouver

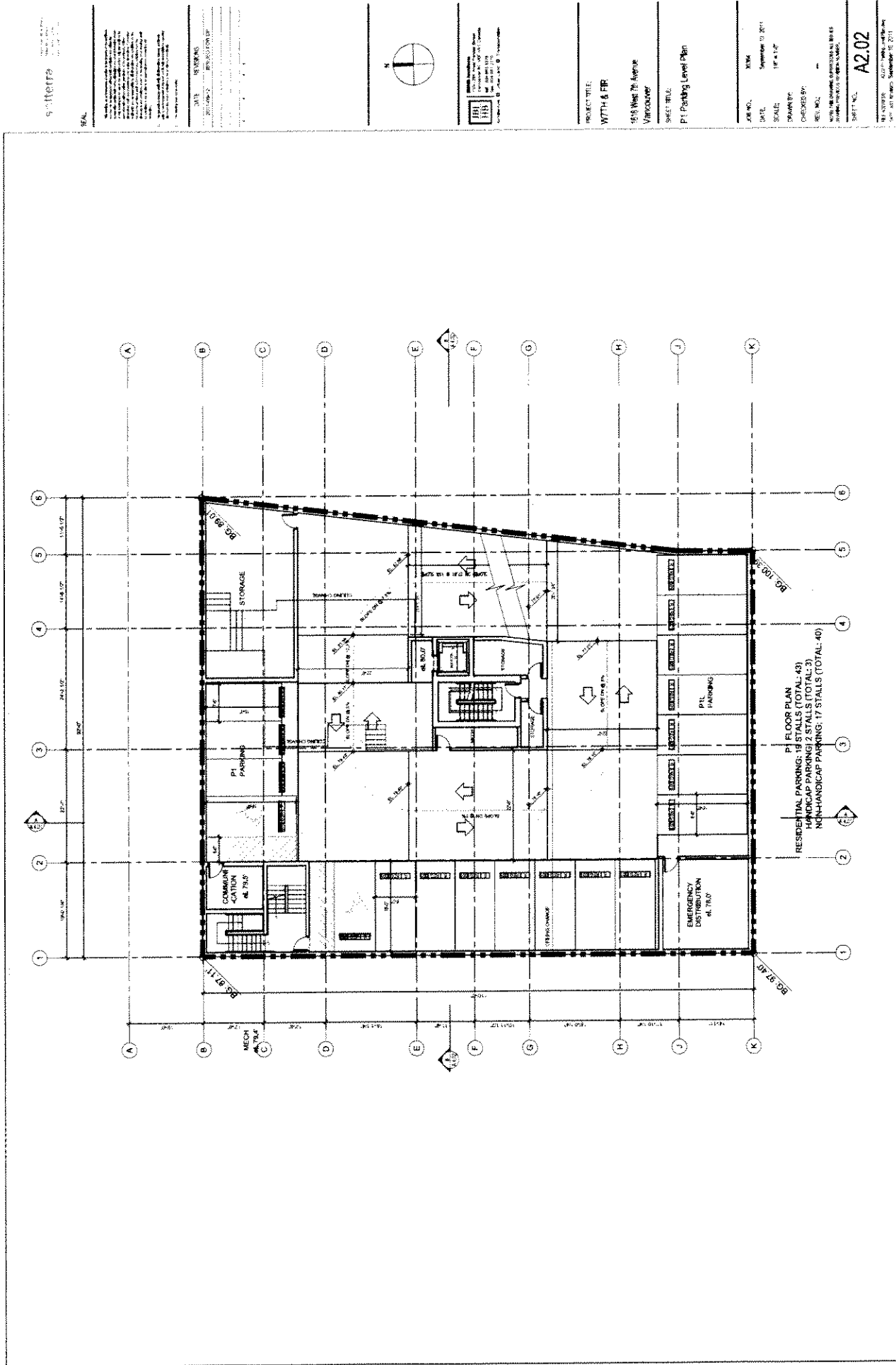
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 Interpolated Grades - Point C

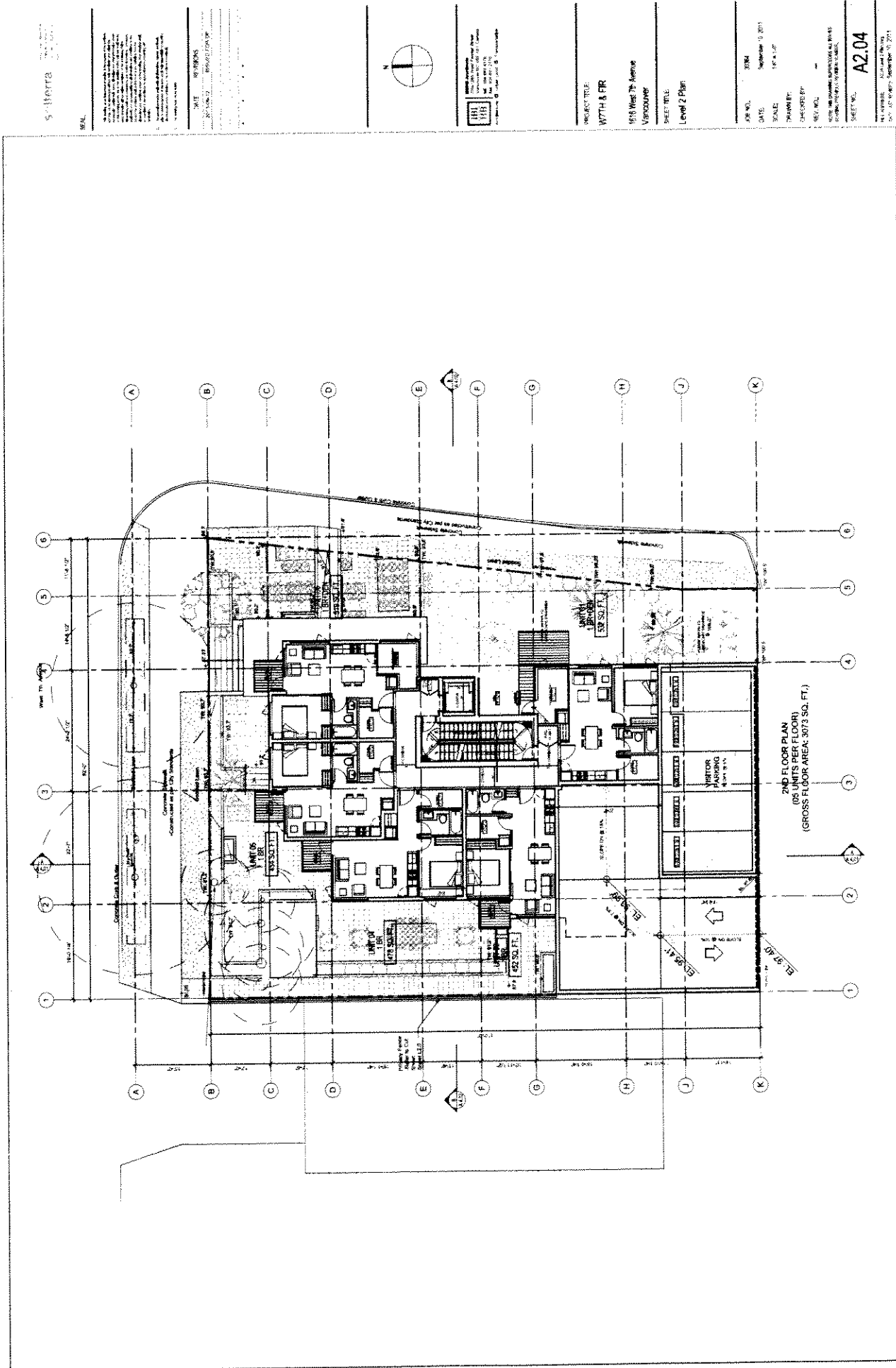
DATE: 09/09/10
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 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 REVISED BY: [Signature]

SHEET NO.:
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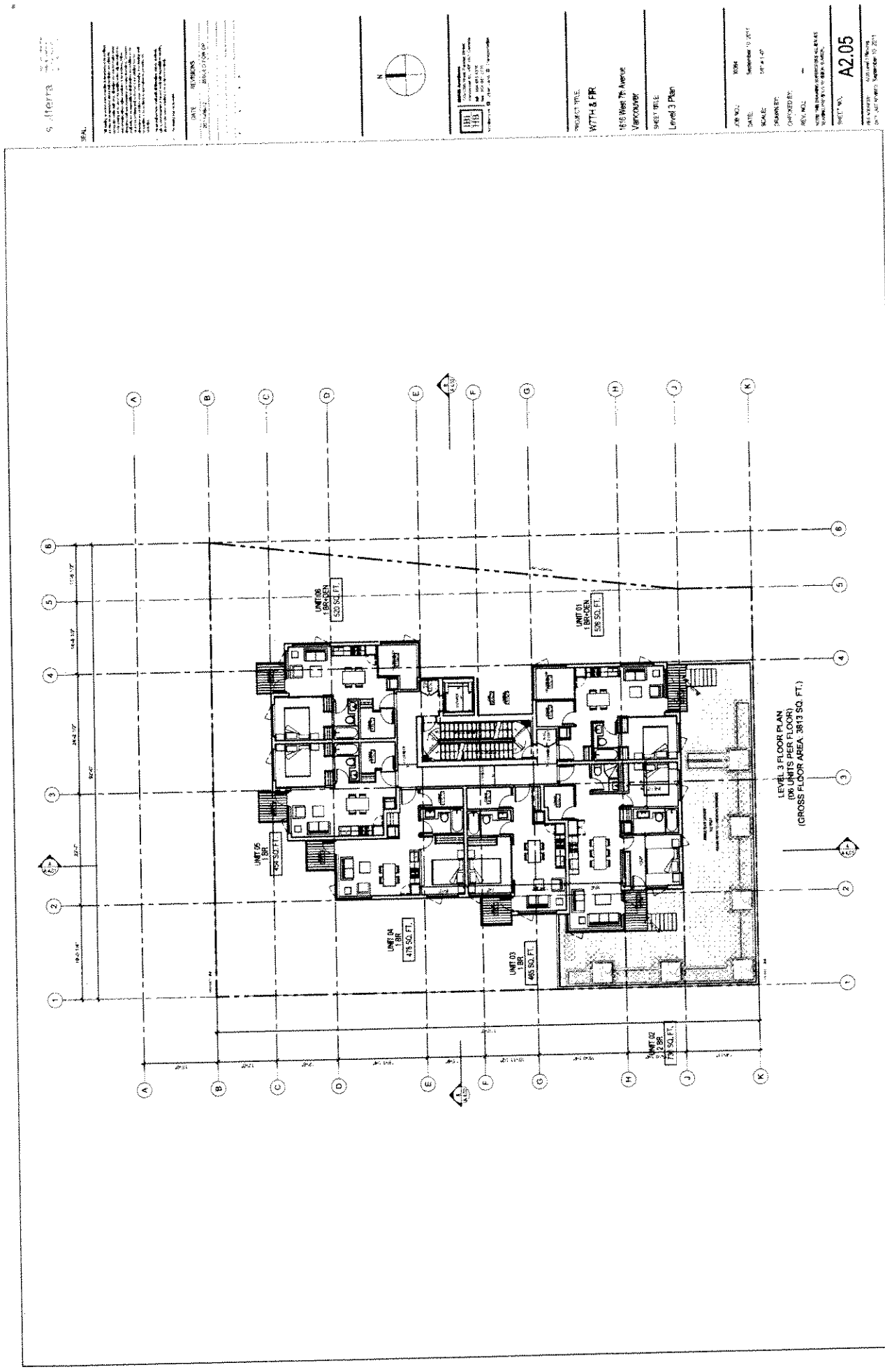
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 DRAWING: 1016 West 7th Avenue
 SHEET: 1016 West 7th Avenue







Appendix D; page 16 of 38



5. Sierra

SEAL

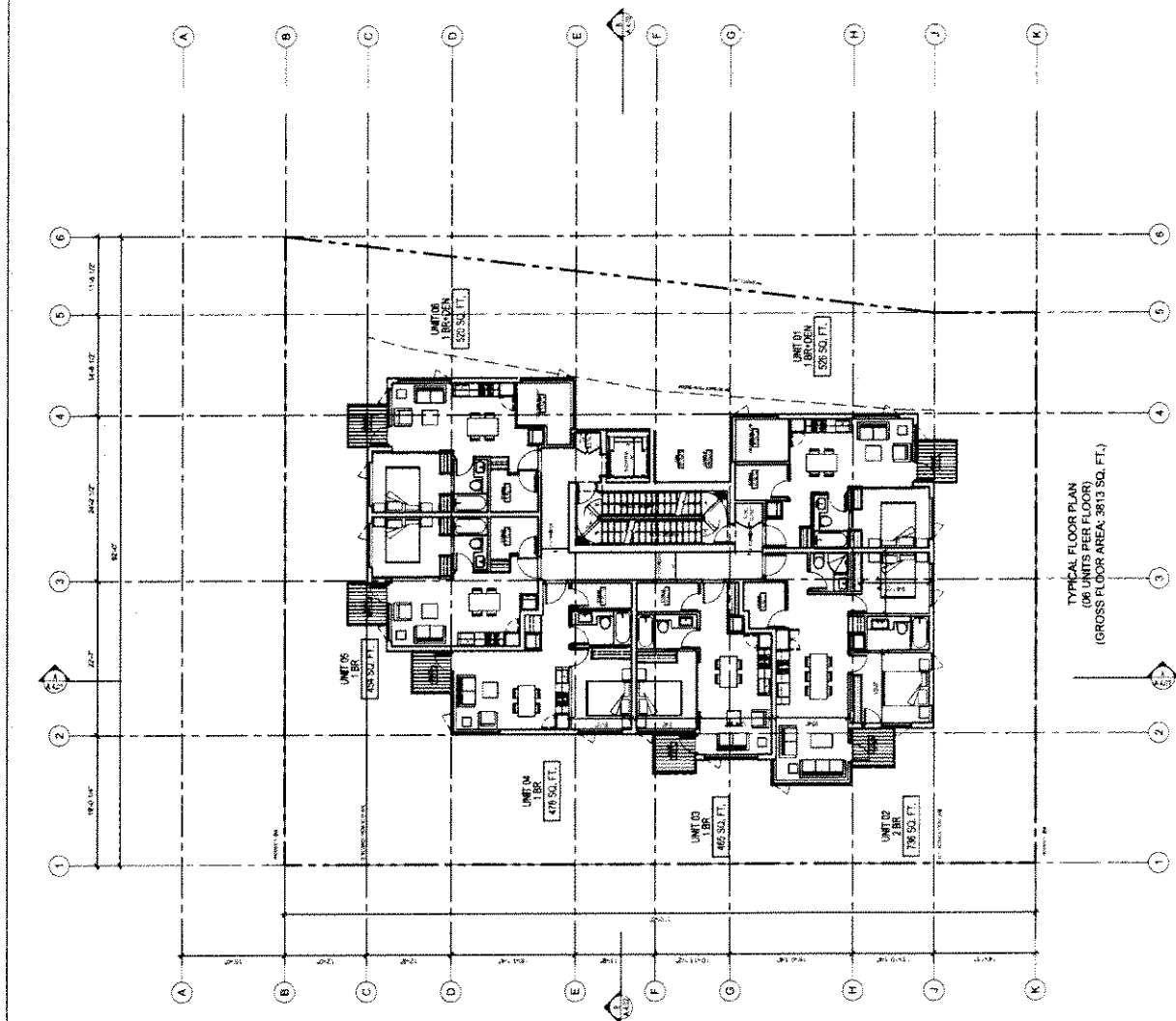
DATE: 10/10/13
 REVIEWED: 10/10/13
 REVISIONS: 10/10/13



PROJECT TITLE: WTH & FR
 1615 West 7th Avenue
 VAPORCOURT
 SHEET TITLE: Level 3 Plan

DATE: 10/10/13
 SCALE: 1/8" = 1'-0"
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SHEET NO.: A2.05

Appendix D ; page 17 of 38



TYPICAL FLOOR PLAN
(06 UNITS PER FLOOR)
(GROSS FLOOR AREA: 3813 SQ. FT.)

SEAL

Architect's Seal
Professional Engineer
No. 12345
Province of British Columbia
Expiry Date: 2025-12-31
Signature: [Signature]

DATE: 2024-09-15
DRAWN BY: [Name]
CHECKED BY: [Name]
REV. NO.: 1



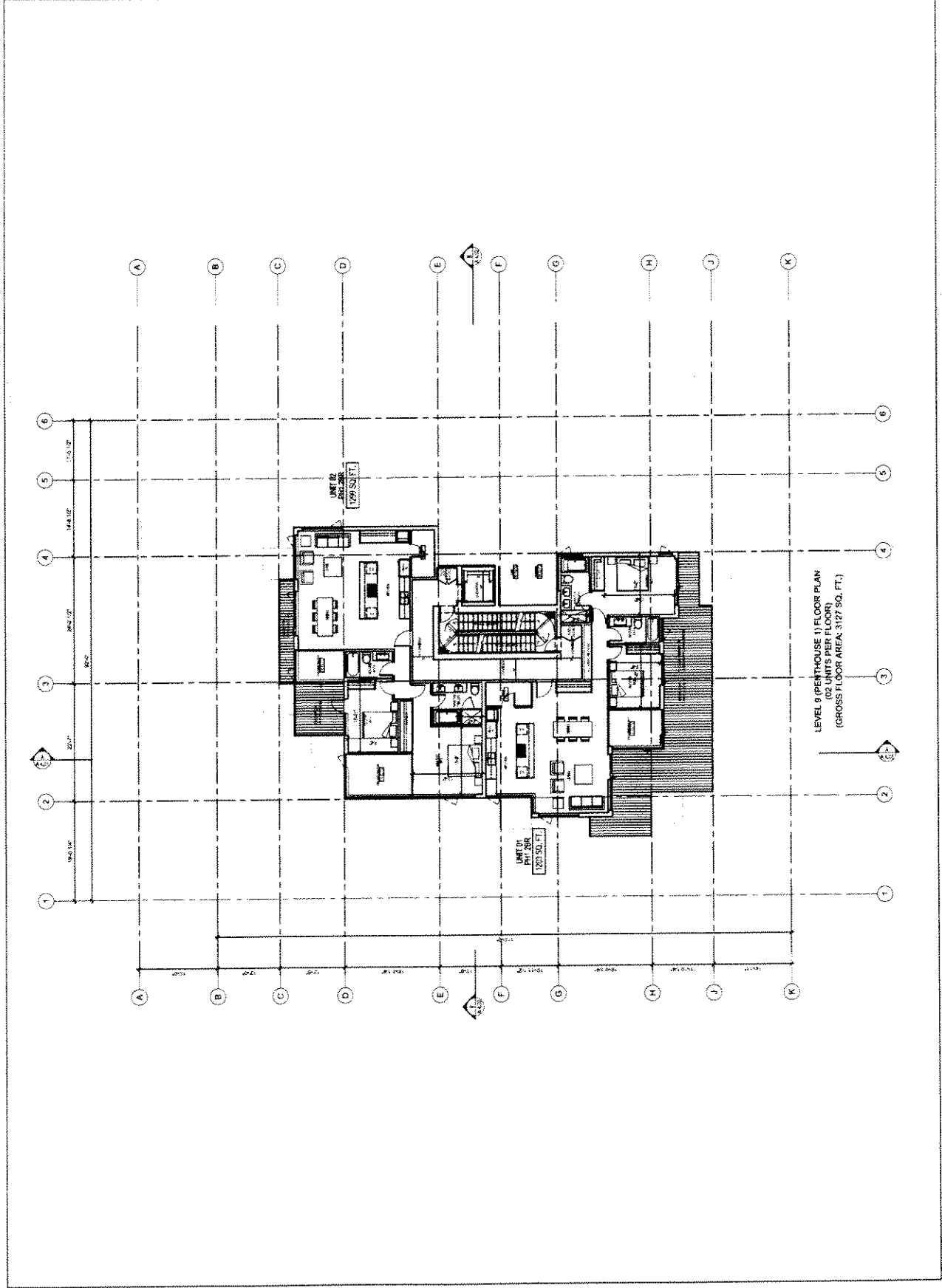
Project Title
WITH & FR
1515 West 7th Avenue
Vancouver
SHEET TITLE
Level 4-5 Typical Plan

DATE: September 15, 2024
SCALE: 1/8" = 1'-0"
DRAWN BY: [Name]
CHECKED BY: [Name]
REV. NO.: 1

Project Title
WITH & FR
1515 West 7th Avenue
Vancouver
SHEET TITLE
Level 4-5 Typical Plan

DATE: September 15, 2024
SCALE: 1/8" = 1'-0"
DRAWN BY: [Name]
CHECKED BY: [Name]
REV. NO.: 1

Project Title
WITH & FR
1515 West 7th Avenue
Vancouver
SHEET TITLE
Level 4-5 Typical Plan



SEAL

DATE: 10/10/2011
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: 1010 West 7th Avenue
 Vancouver, BC

DATE: 10/10/2011
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: 1010 West 7th Avenue
 Vancouver, BC



DATE: 10/10/2011
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 PROJECT: 1010 West 7th Avenue
 Vancouver, BC

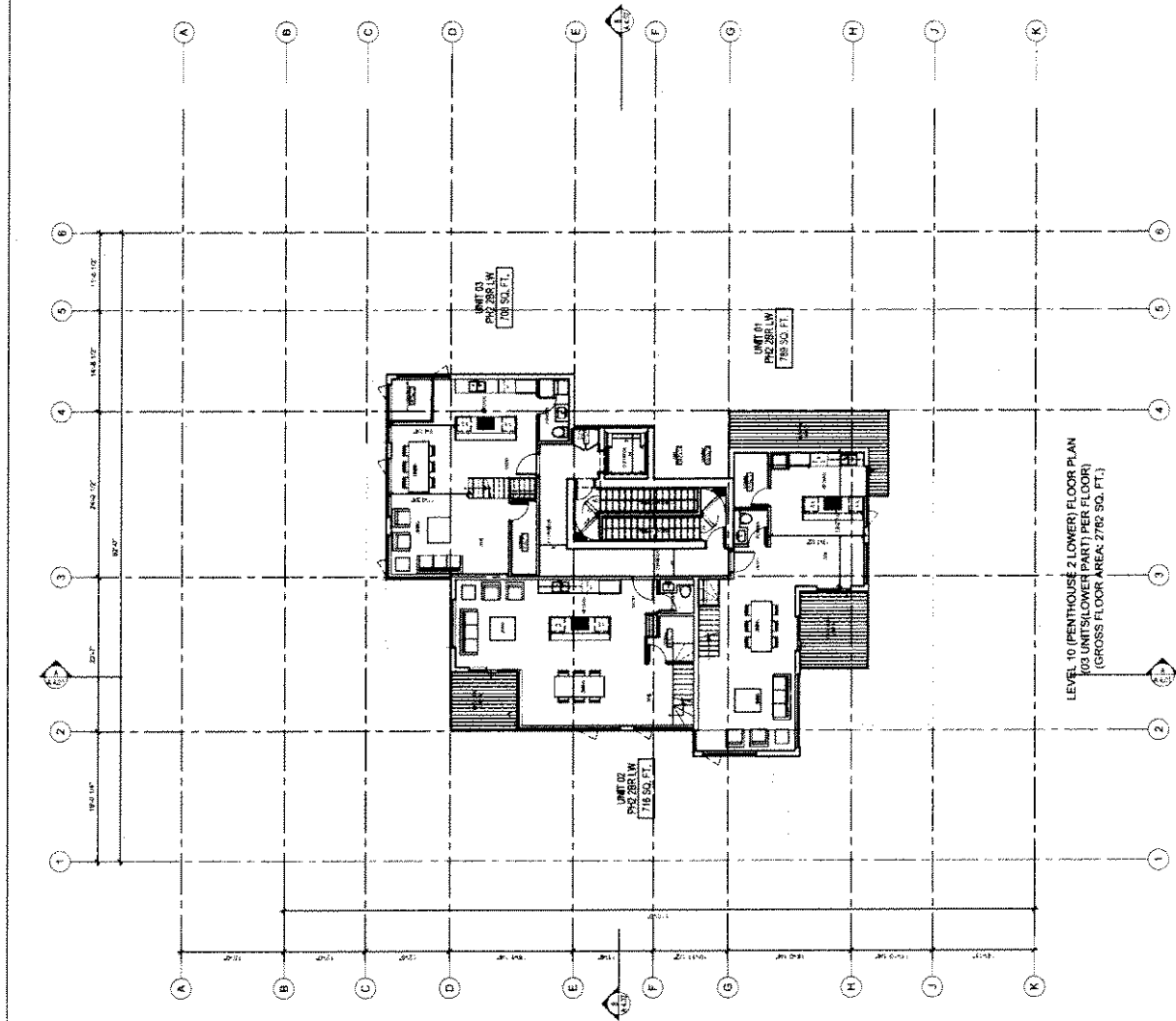
PROJECT TITLE:
 WITH 6, PIR
 1010 West 7th Avenue
 Vancouver
 SCALE: 1/8" = 1'-0"

DATE: 10/10/2011
 SCALE: 1/8" = 1'-0"
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: 1010 West 7th Avenue
 Vancouver, BC

A2.07

DATE: 10/10/2011
 SCALE: 1/8" = 1'-0"
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: 1010 West 7th Avenue
 Vancouver, BC

Appendix D : page 19 of 38



Scale

Notes

Legend



Legend

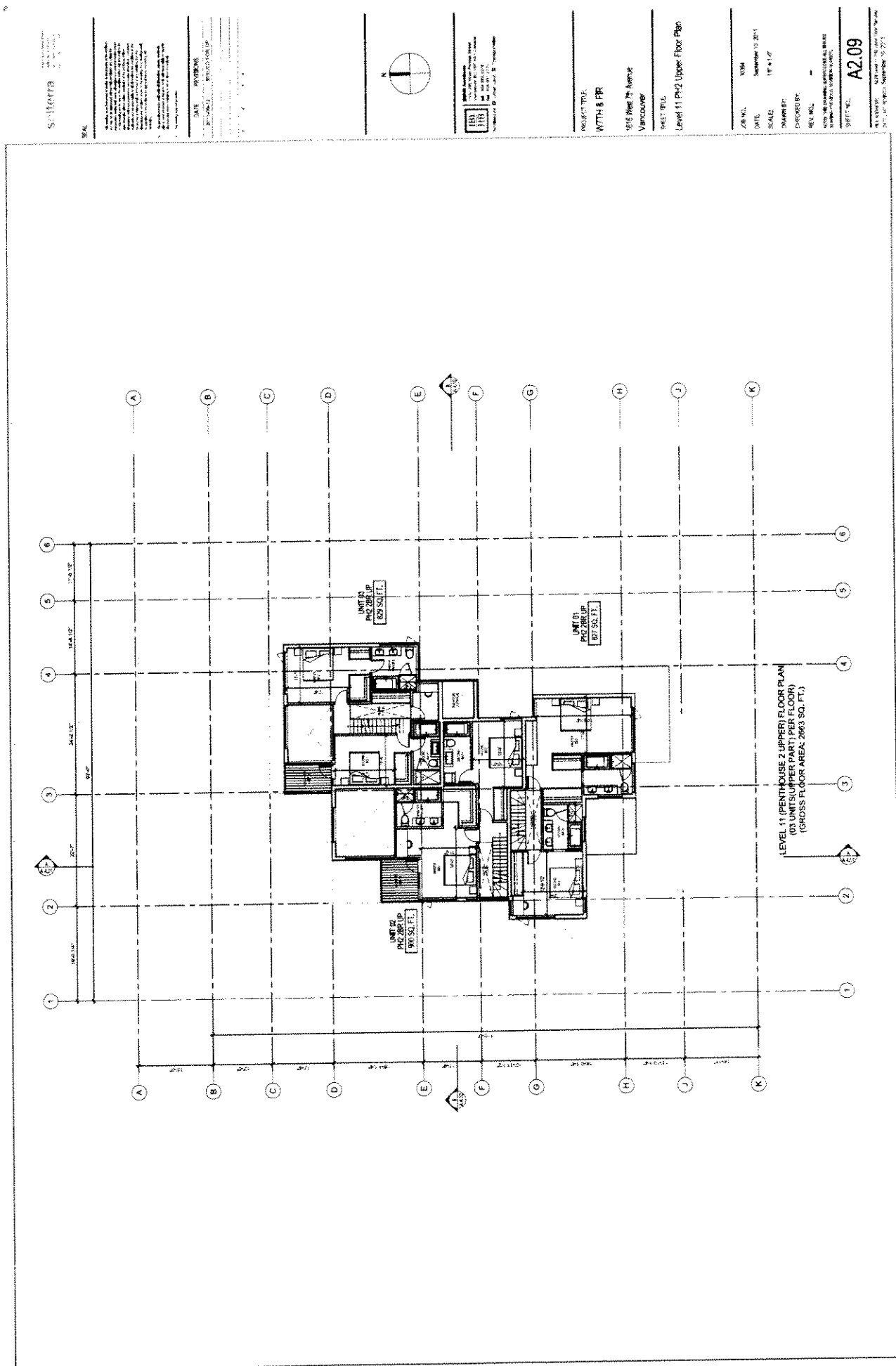
PROJECT TITLE

1616 WITH AVE VANCOUVER

Level 10 PH2 Lower Floor Plan

DATE: September 10, 2013
 SCALE: 1/8" = 1'-0"
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 REV. NO.: [Number]
 SHEET NO.: A2.08

Appendix D ; page 28 of 38



SEAL

DATE _____

REVISIONS

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PROJECT TITLE

WITH & FOR

1515 West 7th Avenue

Vancouver

SWIFT TITLE

Level 11 P42 Upper Floor Plan

DATE September 10, 2011

SCALE 1/8" = 1'-0"

DRAWN BY SWIFT TITLE

CHECKED BY SWIFT TITLE

REV. NO. 1

REV. DATE September 10, 2011

SWIFT TITLE

A2.09

SWIFT TITLE

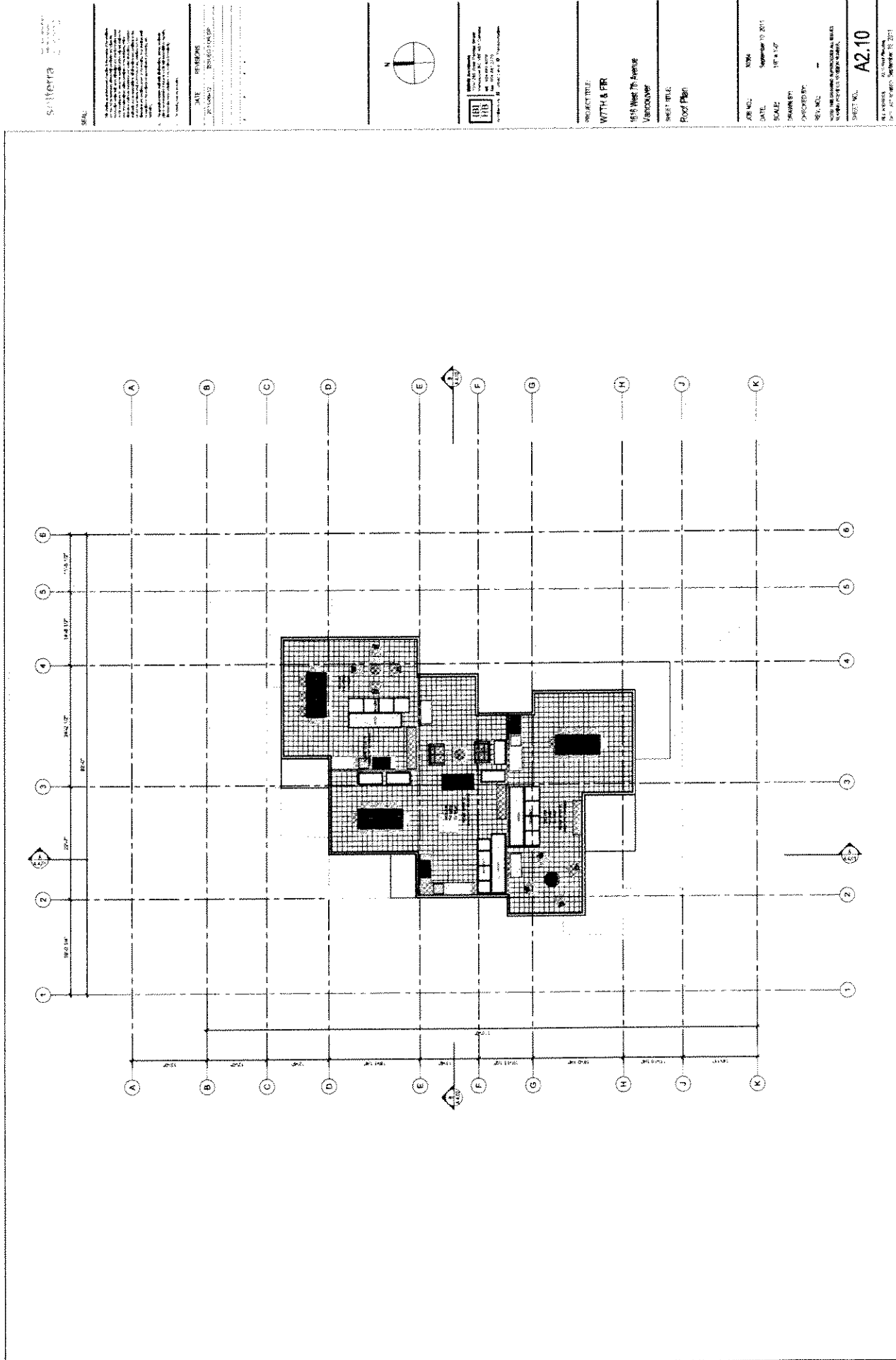
1515 West 7th Avenue

Vancouver

SWIFT TITLE

A2.09

Appendix D ; page 2 of 38



S. HAYES

SEA

1. This drawing is the property of S. Hayes & Associates Ltd. and shall remain confidential. It is to be used only for the project and site for which it was prepared. It is not to be reproduced, copied, or used in any other project without the written consent of S. Hayes & Associates Ltd.

2. The client acknowledges that the design is preliminary and subject to change without notice. The client shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.

3. The client shall be responsible for providing all necessary information and data for the design. The client shall also be responsible for providing all necessary funding for the project.

4. The client shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The client shall also be responsible for providing all necessary funding for the project.

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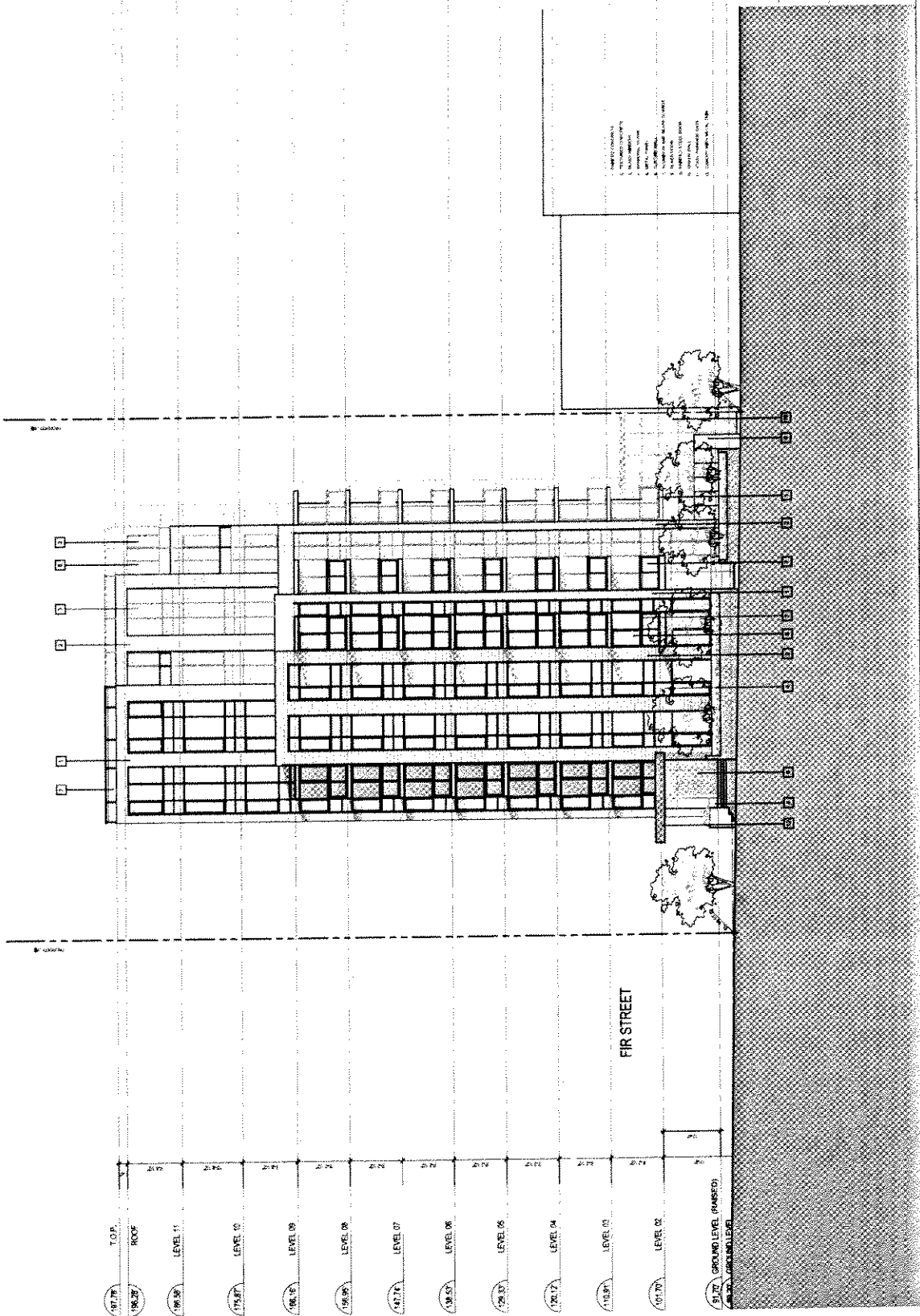
21. The client shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The client shall also be responsible for providing all necessary funding for the project.

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25. The client shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The client shall also be responsible for providing all necessary funding for the project.



FIR STREET

198.28'	TOP ROOF
198.28'	LEVEL 11
175.87'	LEVEL 10
166.2'	LEVEL 09
156.59'	LEVEL 08
147.18'	LEVEL 07
138.57'	LEVEL 06
129.57'	LEVEL 05
120.17'	LEVEL 04
115.87'	LEVEL 03
101.70'	LEVEL 02
101.70'	GROUND LEVEL (FINISHED)

IBI GROUP
 1000 West 1st Avenue
 Vancouver, BC V6C 1A5
 Tel: 604.681.1111
 Fax: 604.681.1112
 Website: www.ibigroup.com

PROJECT TITLE:
 WITH A FIP

1615 West 7th Avenue
 Vancouver

SHEET TITLE:
 North Elevation

DATE: September 12, 2011
 SCALE: 1/8" = 1'-0"

DESIGNED BY:
 DRAWN BY:

CHECKED BY:
 REVIEWED BY:

DATE: September 12, 2011

SHEET NO.: A3.01

Appendix D ; page 23 of 38

S. Herrera

9AL

NOTES:
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
2. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.
3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.
4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.

DATE: 09/09/2011
BY: S. Herrera

100%
100%
100%

PROJECT TITLE:

WITH & FR

100% West 7th Avenue

Vancouver

SHEET TITLE:

East Elevation

DATE: 09/09/2011

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

DESIGNED BY:

CHECKED BY:

REV. NO.:

DATE: 09/09/2011

BY: S. Herrera

DATE: 09/09/2011

DATE: 09/09/2011

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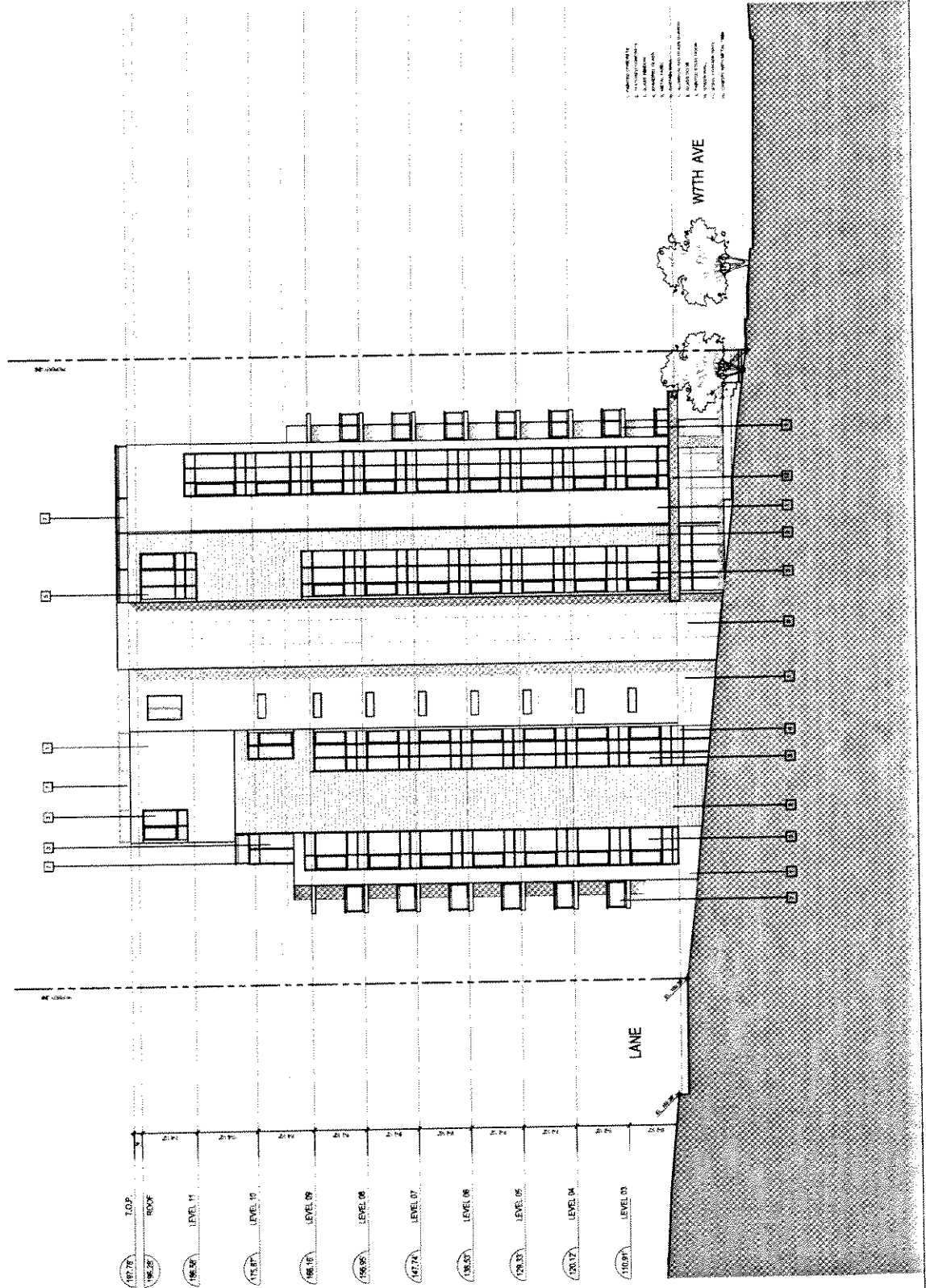
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DATE: 09/09/2011

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DATE: 09/09/2011



Appendix D : page 24 of 38

1. This drawing is the property of Sciterra Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Sciterra Inc.

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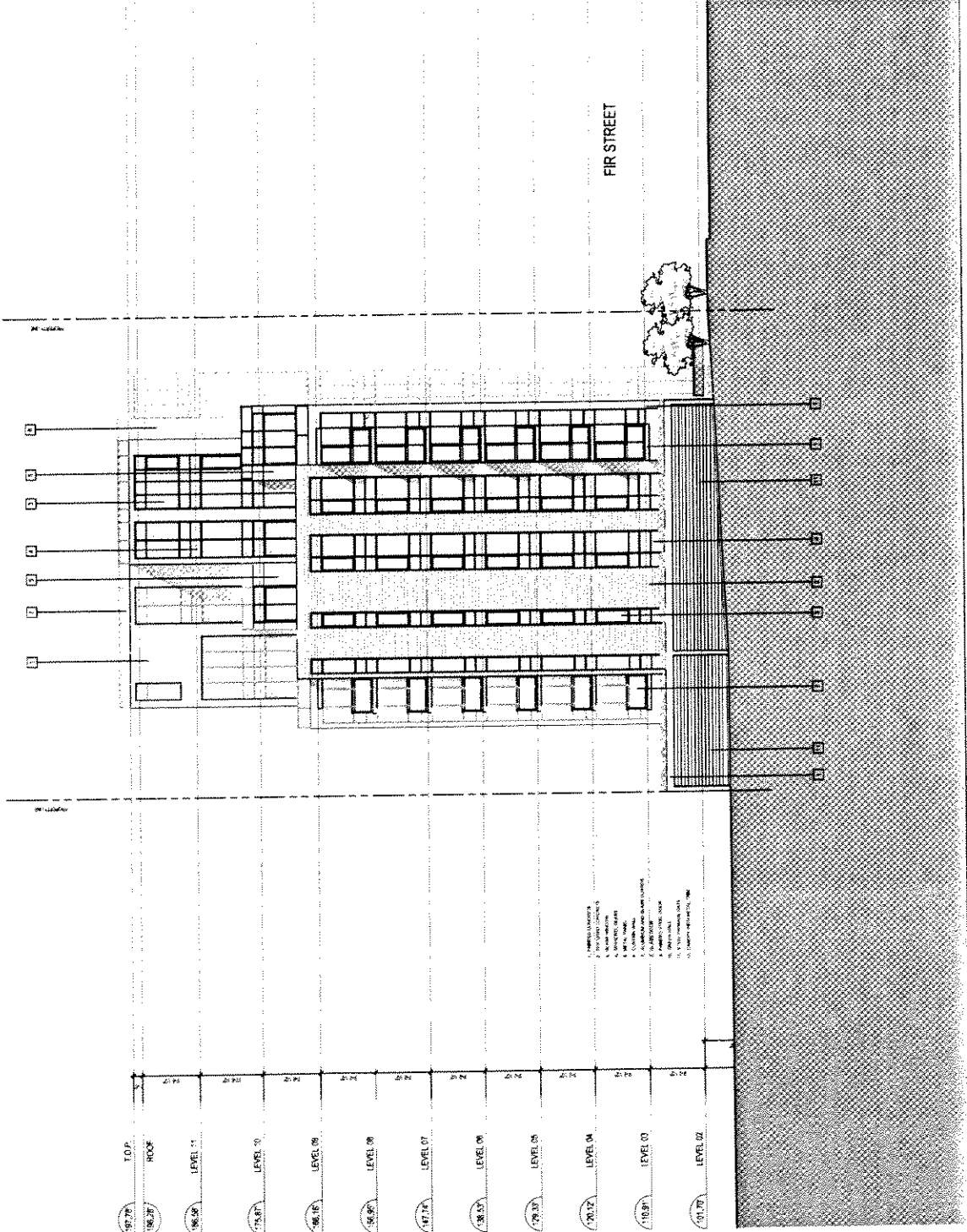
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- 1. LEVEL 02 ROOF
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- 99. LEVEL 100 ROOF

PROJECT TITLE:
WTH & FR

100 West 7th Avenue
Vancouver

SHEET TITLE:
South Elevation

DATE: September 10, 2011

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

DRAWN BY:

CHECKED BY:

NOTES: SEE EXISTING ARCHITECTURAL RECORD FOR EXISTING CONDITIONS.

SHEET NO.: A3.03

DATE: September 10, 2011

SEAL

Architect's Seal
 I am a duly Licensed Architect in the Province of British Columbia
 and I hereby certify that I am the author of the design and content of the
 drawings and specifications herein and that I am a duly Licensed Architect
 in the Province of British Columbia.
 Date: 10/10/2013
 Signature: [Signature]
 Printed Name: [Name]
 License No.: [License No.]

DATE: 10/10/2013
 PROJECT: 100-1011-01
 DRAWING: 100-1011-01-01
 SHEET: 100-1011-01-01-01

Architect's Seal
 I am a duly Licensed Architect in the Province of British Columbia
 and I hereby certify that I am the author of the design and content of the
 drawings and specifications herein and that I am a duly Licensed Architect
 in the Province of British Columbia.
 Date: 10/10/2013
 Signature: [Signature]
 Printed Name: [Name]
 License No.: [License No.]

PROJECT TITLE:
 WTTM & FTR

1015 West 4th Avenue
 Vancouver

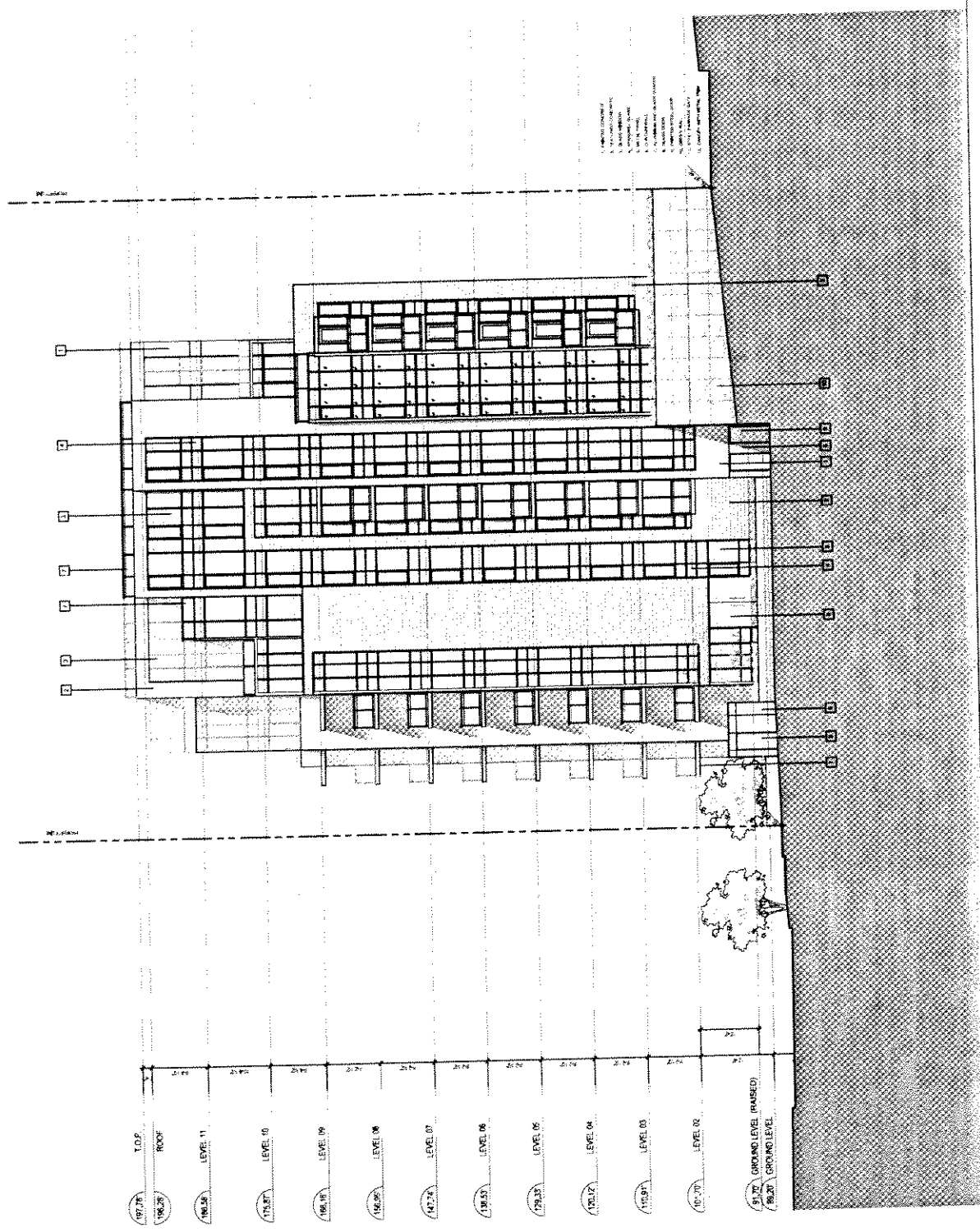
SHEET TITLE:
 West Elevation

DATE: September 13, 2011
 SCALE: 1/8" = 1'-0"

CHECKED BY:
 [Name]

DATE: 10/10/2013
 PROJECT: 100-1011-01
 DRAWING: 100-1011-01-01
 SHEET: 100-1011-01-01-01

A3.04



Appendix D: page 26 of 38

SEAL

SEAL

DATE: 10/10/2013
PROJECT: 10/10/2013
DRAWN BY: 10/10/2013
CHECKED BY: 10/10/2013
APPROVED BY: 10/10/2013

DATE: 10/10/2013

PROJECT: 10/10/2013

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DATE: 10/10/2013

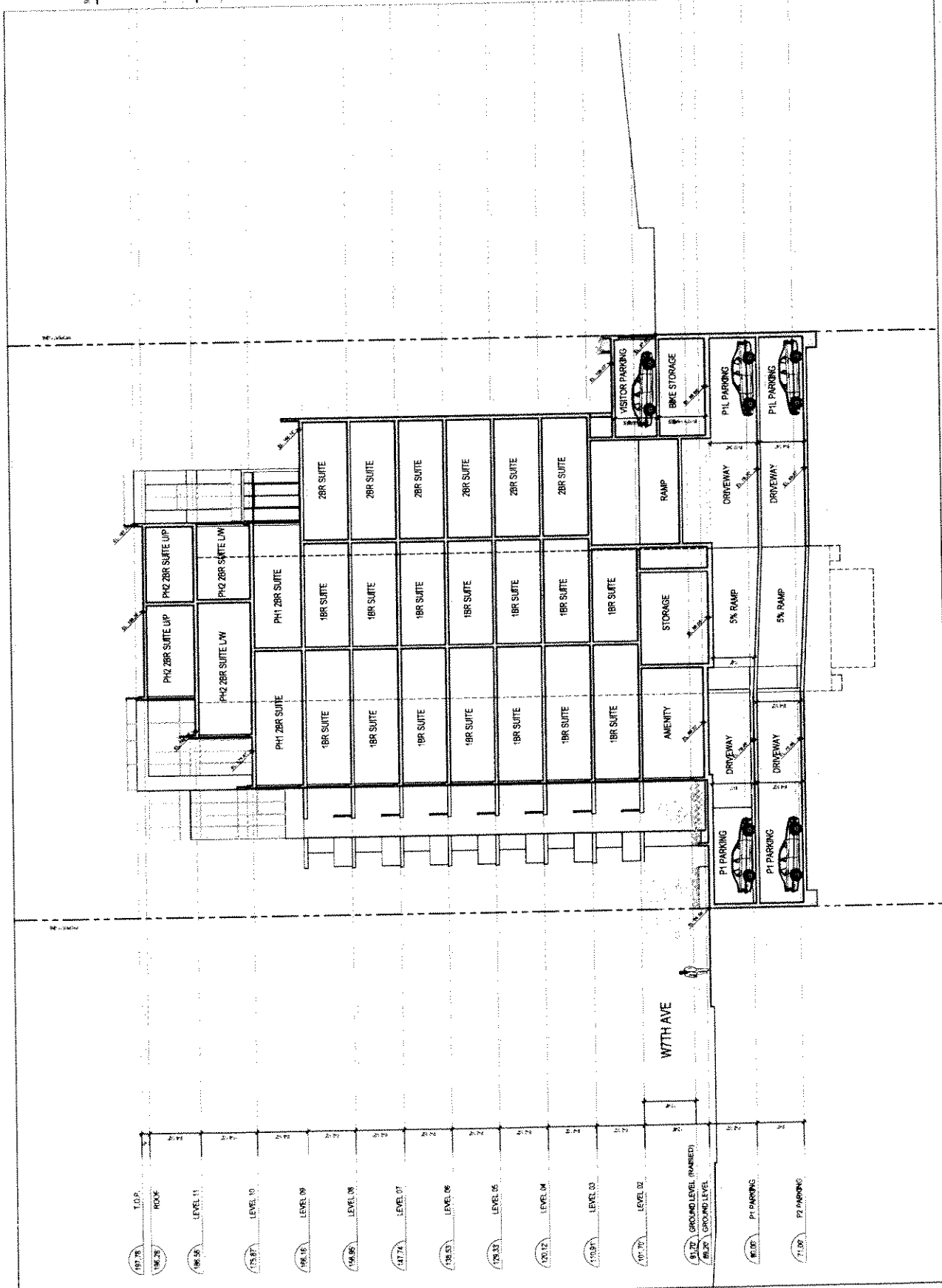
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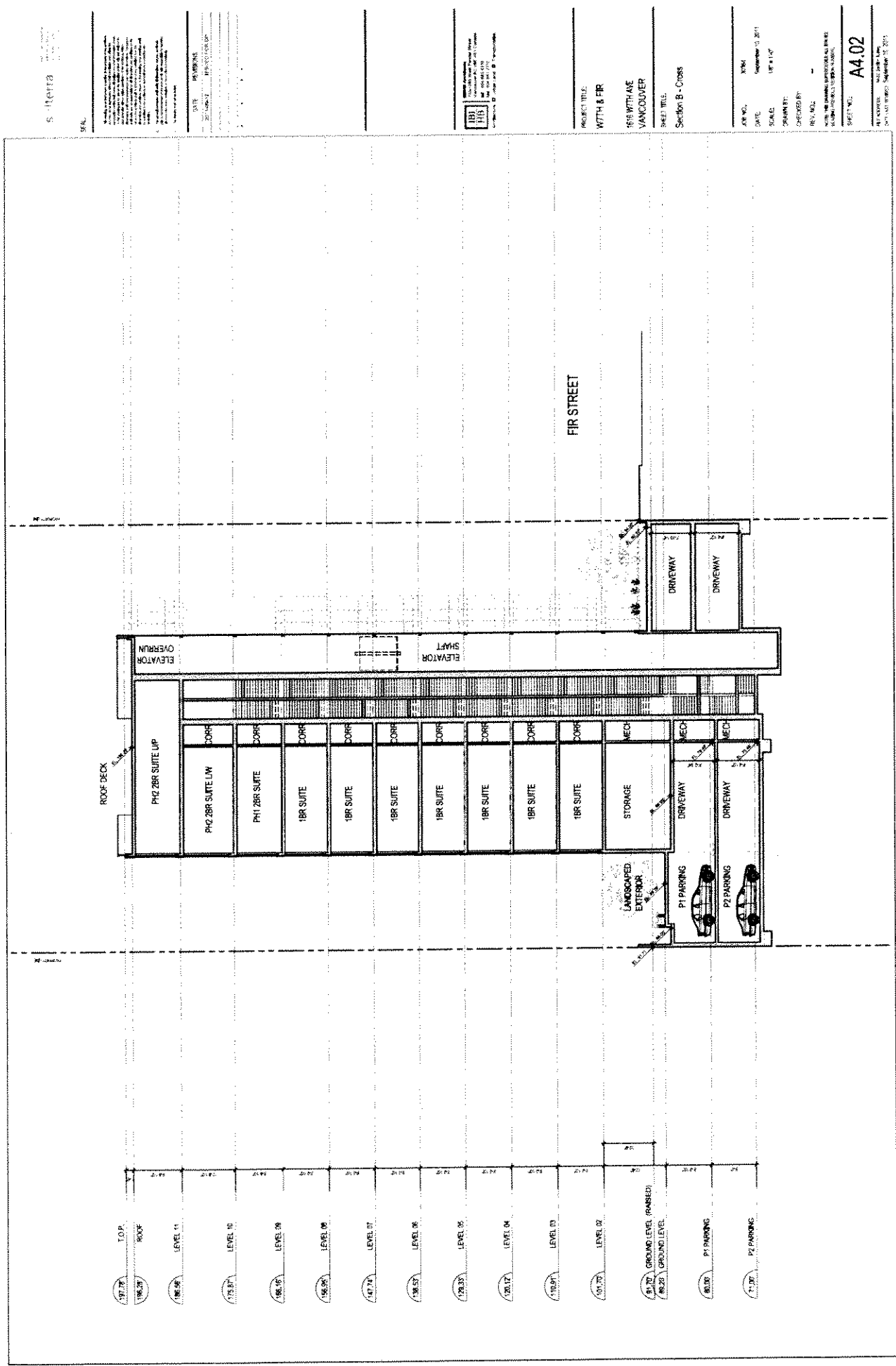
CHECKED BY: 10/10/2013

APPROVED BY: 10/10/2013

DATE: 10/10/2013



Appendix 3 ; page 27 of 38



SEAL

DATE 10/10/2011
REVISIONS 10/10/2011
PROJECT TITLE WITH & FIR
1015 WITH AVE VANCOUVER
SHEET TITLE Section B - Cross
DATE 10/10/2011
SCALE 1/8" = 1'-0"
DESIGNED BY [Name]
CHECKED BY [Name]
DATE 10/10/2011
PROJECT NO. A4.02

Appendix ; page 28 of 28

SEAL

DATE

DATE: 09/10/2011
 PROJECT: 1016 West 7th Avenue
 SHEET NO.: 1016-01

DATE: 09/10/2011

PROJECT: 1016 West 7th Avenue

SHEET NO.: 1016-01



DATE: 09/10/2011
 PROJECT: 1016 West 7th Avenue
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PROJECT: 1016 West 7th Avenue

SHEET NO.: 1016-01

DATE: 09/10/2011

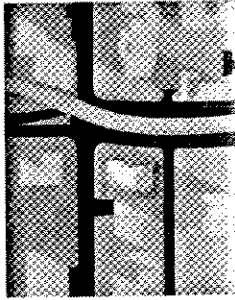
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SHEET NO.: 1016-01

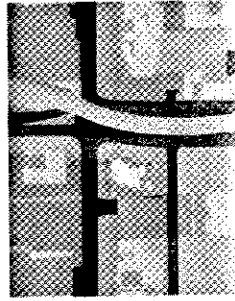
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PROJECT: 1016 West 7th Avenue

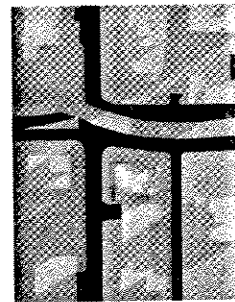
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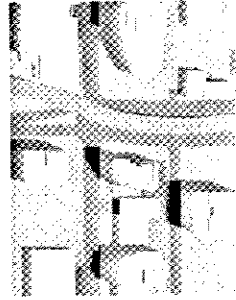
Dec 21, 2:00 pm



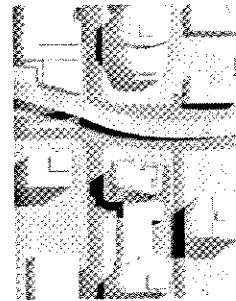
Dec 21, 12:00 pm



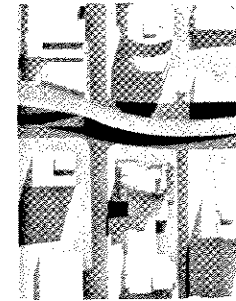
Dec 21, 10:00 am



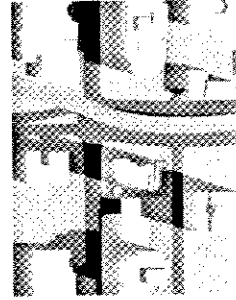
Jun 21, 2:00 pm



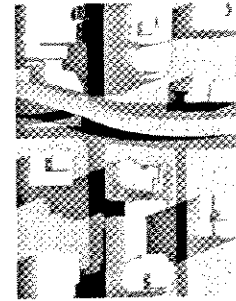
Jun 21, 12:00 pm



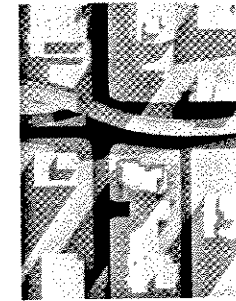
Jun 21, 10:00 am



Sept 21, 2:00 pm



Sept 21, 12:00 pm



Sept 21, 10:00 am

Appendix X : page 29 of 38

5-11-2017

WAL

PROJECT TITLE: 165 West 7th Avenue
 CLIENT: [illegible]
 LOCATION: Vancouver
 DATE: September 13, 2017
 SCALE: 1/8" = 1'-0"

PROJECT NO.: A5.02

DESIGNER: [illegible]

DATE: September 13, 2017

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

PROJECT NO.: A5.02

DESIGNER: [illegible]

DATE: September 13, 2017

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

PROJECT NO.: A5.02

DESIGNER: [illegible]

DATE: September 13, 2017

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

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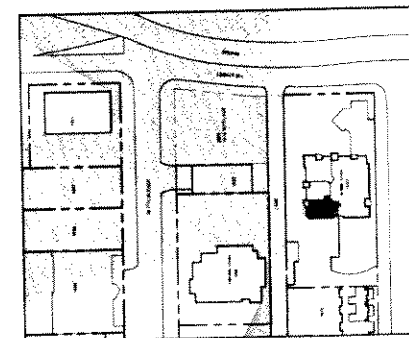
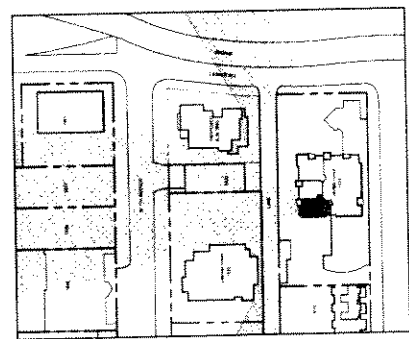
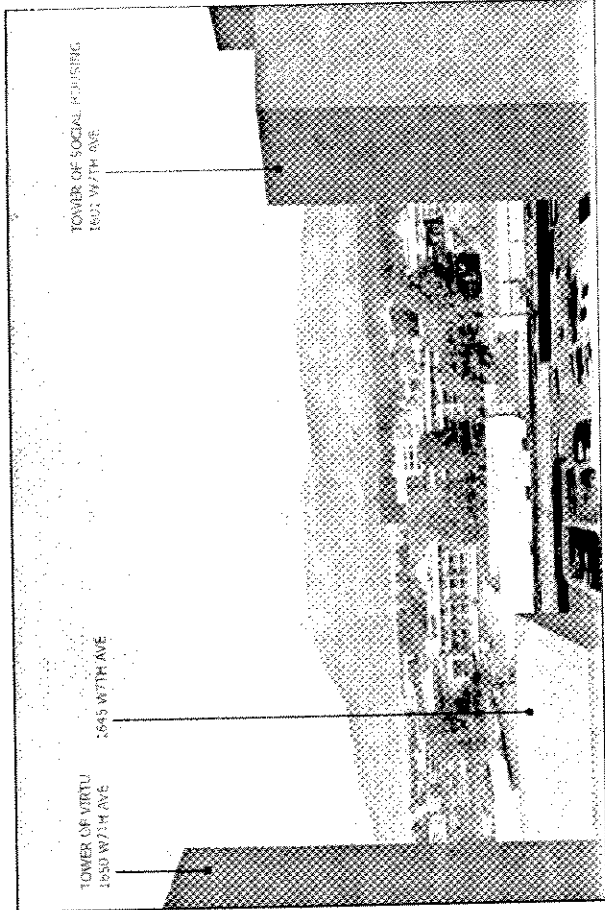
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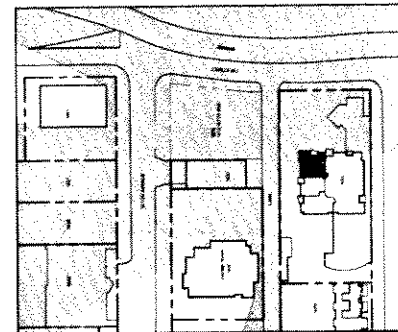
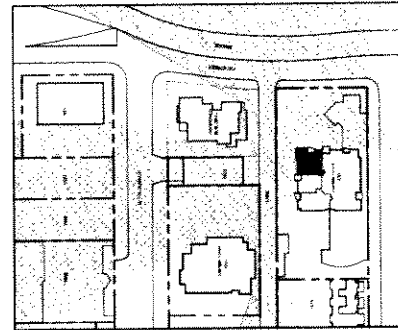
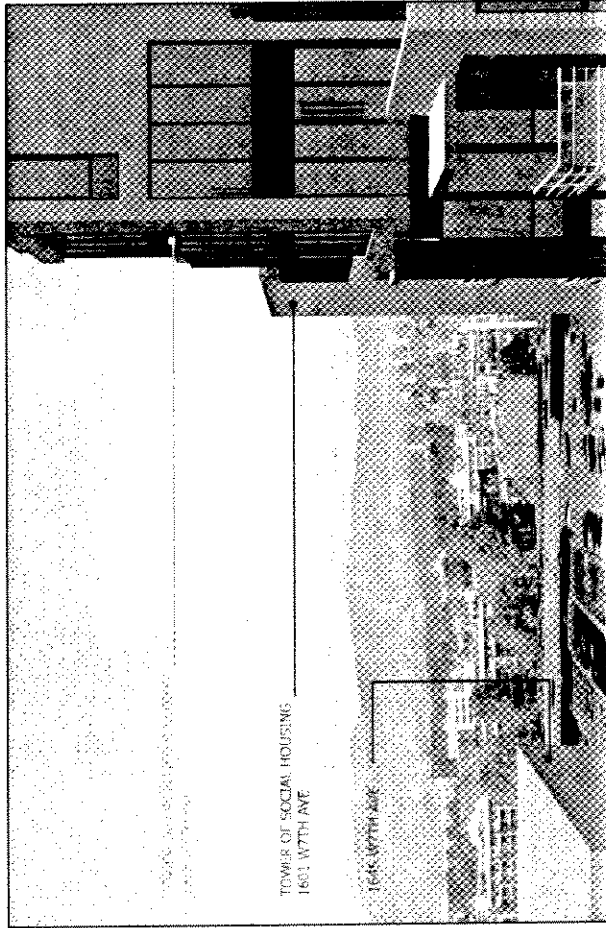
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PROJECT TITLE:
WTTW & PIR
455 West 7th Avenue
Vancouver
SHEET TITLE:
New Analysis - Project 803

DATE: September 17, 2011
SCALE: VTS
DRAWN BY:
CHECKED BY:
REVIEWED BY:
VTS: THE VERTICAL SURVEILLANCE AND
MEASUREMENTS OF THE VERTICAL
SHEET NO.: A5.04

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LEED for New Construction v2.2
1616 WEST 7TH AVENUE
DRAFT - EQUIVALENT SCORE CARD

[illegible][illegible]

Water Efficient Landscaping. Reduce by 50%
Water Efficient Landscaping. No Potable Use
Innovative Wastewater Technologies
Water Use Reduction. 20% Reduction
Water Use Reduction. 30% Reduction

1			Credit 1.1
		1	Credit 1.2
		1	Credit 2
			Credit 3.1
		1	Credit 3.2

Fundamental Commissioning of the Building Energy Systems
Minimum Energy Performance
Fundamental Refrigerant Management

Page 1	
Page 2	
Page 3	

NOTE FOR E&E: A LEO for Name Correction: provided on 06/26/2007 and received by the Bureau at 06/27/2007. 225 JOURNAL ARTICLE: 1 10 11

	T	S	Credit 1
Optimize Energy Performance			
10-15% New Buildings or 3-5% Existing Building Renovations			
14% New Buildings or 7% Existing Building Renovations			
17-5% New Buildings or 10-5% Existing Building Renovations			
20-8% New Buildings or 14-6% Existing Building Renovations			
24-5% New Buildings or 17-5% Existing Building Renovations			
28% New Buildings or 21% Existing Building Renovations			
31% New Buildings or 24-5% Existing Building Renovations			
35% New Buildings or 28% Existing Building Renovations			
38-5% New Buildings or 31-5% Existing Building Renovations			
42% New Buildings or 35% Existing Building Renovations			

On-Site Renewable Energy

2.5% Renewable Energy	Enhanced Commissioning
7.5% Renewable Energy	Enhanced Refrigerant Management
12.5% Renewable Energy	Measurement & Verification
	Green Power

1	Storage & Collection of Recyclables	1
1	Building Reuse. Maintain 75% of Existing Walls, Floors & Roof	1
1	Building Reuse. Maintain 100% of Existing Walls, Floors & Roof	1
1	Building Reuse. Maintain 50% of Interior Non-Structural Elements	1
1	Construction Waste Management. Divert 50% from Disposal	1
1	Construction Waste Management. Divert 75% from Disposal	1
1	Materials Reuse. 5%	1
1	Materials Reuse. 10%	1
1	Recycled Content. 10% (post-consumer + 1/2 pre-consumer)	1
1	Recycled Content. 20% (post-consumer + 1/2 pre-consumer)	1
1	Regional Materials. 10% Extracted, Processed & Manufactured Regionally	1
1	Regional Materials. 20% Extracted, Processed & Manufactured Regionally	1
1	Rapidly Renewable Materials	1
1	Certified Wood	1

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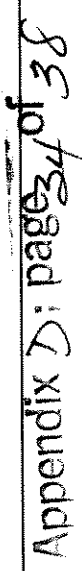
1	Minimum IAQ Performance	1	Increased Ventilation	1	Thermal Comfort, Design
2	Environmental Tobacco Smoke (ETS) Control	2	Construction IAQ Management Plan, During Construction	2	Thermal Comfort, Verification
3	Outdoor Air Delivery Monitoring	3	Construction IAQ Management Plan, Before Occupancy	3	Daylight & Views, Daylight 75% of Spaces
4		4	Low-Emitting Materials, Adhesives & Sealants	4	Daylight & Views, Views for 90% of Spaces
5		5	Low-Emitting Materials, Paints & Coatings	5	
6		6	Low-Emitting Materials, Carpet Systems	6	
7		7	Low-Emitting Materials, Composite Wood & Aquifer Products	7	
8		8	Indoor Chemical & Pollutant Source Control	8	
9		9	Controllability of Systems, Lighting	9	
10		10	Controllability of Systems, Thermal Comfort	10	
11		11	Thermal Comfort, Design	11	
12		12	Thermal Comfort, Verification	12	
13		13	Daylight & Views, Daylight 75% of Spaces	13	
14		14	Daylight & Views, Views for 90% of Spaces	14	

	Credit 1	Credit 2	Credit 3	Credit 4	Credit 5	Credit 6	Credit 7	Credit 8
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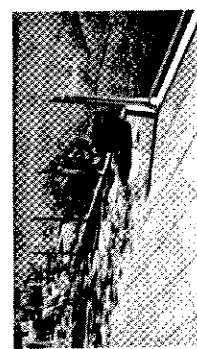
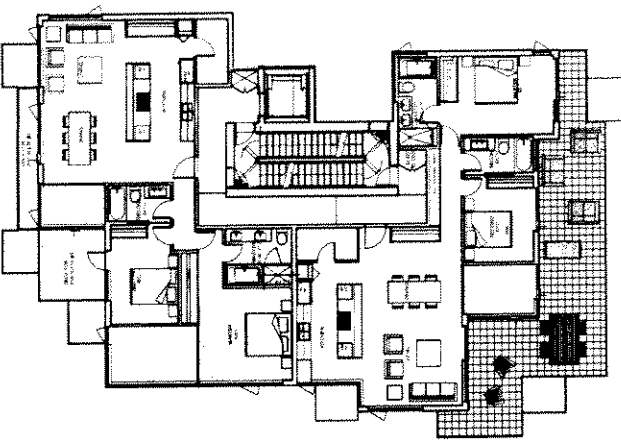
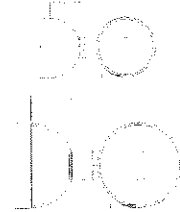
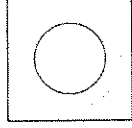
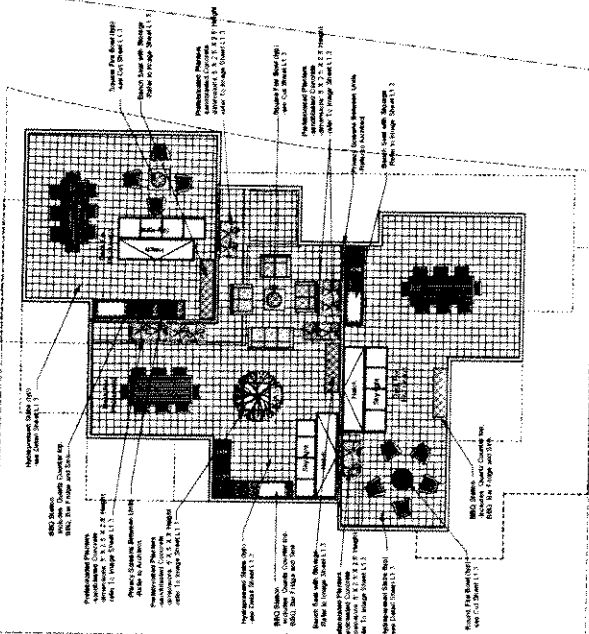
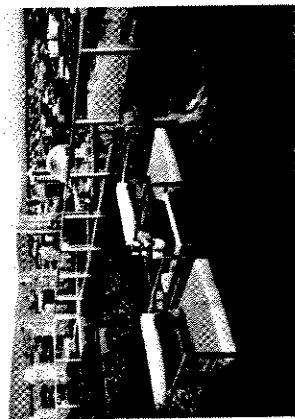
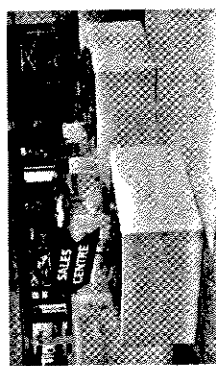
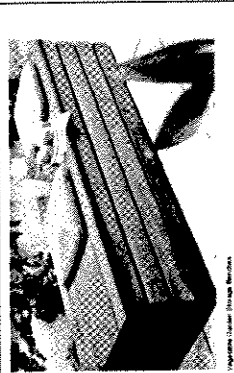
Innovation in Design Provide Specific Title
Innovation in Design Provide Specific Title
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LEED® Accredited Professional

1		Credit 1
1		Credit 1
1		Credit 1
1		Credit 1
		Credit 2

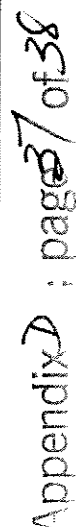
Project Totals (pre-certification estimates)		69 Points
Qualified	36 of 37 contracts	Silver
Unqualified	1 of 37 contracts	Gold
Unqualified	0 of 37 contracts	Platinum

[illegible]





PAIN MANAGEMENT, PAIN MEASUREMENT, AND PAIN MEASUREMENT DEVICES			
STUDY CHARACTERISTICS	COMPARISON GROUP	INTERVENTION	RESULTS
Study: <i>Wong et al.</i> Study Design: <i>Randomized Controlled Trial</i> Study Population: <i>Adults with chronic pain</i> Study Location: <i>United States</i> Study Duration: <i>12 weeks</i> Study Funding: <i>Private</i>	Group 1: <i>Placebo</i> Group 2: <i>Active</i>	Group 1: <i>Placebo</i> Group 2: <i>Active</i>	Group 1: <i>Placebo</i> Group 2: <i>Active</i>
Study: <i>Wong et al.</i> Study Design: <i>Randomized Controlled Trial</i> Study Population: <i>Adults with chronic pain</i> Study Location: <i>United States</i> Study Duration: <i>12 weeks</i> Study Funding: <i>Private</i>	Group 1: <i>Placebo</i> Group 2: <i>Active</i>	Group 1: <i>Placebo</i> Group 2: <i>Active</i>	Group 1: <i>Placebo</i> Group 2: <i>Active</i>



3. 1616 West 7th Avenue

DE: 415127
Use: To develop an 11-storey residential building with underground parking off the rear lane.
Zoning: C-3A
Application Status: Complete
Review: First
Architect: IBI/HB Architects
Owner: Solterra Development
Delegation: Jim Hancock, IBI/HB Architects
Senga Lindsay, S.L.A. Inc. Landscape Architects
Craig Marcyniuk, Solterra Development
Staff: Dale Morgan

EVALUATION: NON-SUPPORT (2-5)

Introduction: Dale Morgan, Development Planner, introduced the proposal for an 11-storey residential building with two levels of underground parking with 46 dwelling units. The applicant is seeking a discretionary increase in height from an outright of 30 feet to 108.5 feet, which is one floor higher than the recommended maximum. Mr. Morgan noted that the proposal will be reviewed by the Development Permit Board. He described the context for the area noting that there is a significant grade sloping down eleven feet from the lane to the street. As well there is a mix of residential, office and commercial uses in the area. Mr. Morgan also described the Policy Context and the applicant's response.

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

- **Height:** The recommended maximum guideline height is 100 ft. The proposed height is 110.2 ft. Is the height increase, supportable?
- **Density:** The proposed density includes a 10% transfer of heritage density for a total density of 3.3 FSR, not including enclosed balconies. Can the site adequately handle this extra density? Are there any recommendations for possible improvement?
- **Massing:** The prevailing context of recent development is of a well defined street edge with ground oriented residential uses. The proposed massing is a tower form with variegated setbacks and without a strong base expression. The building does not meet the 75% street frontage along W 7th and exceeds in length the maximum guideline recommendation for the north/south dimension. Lastly, the mid and upper massing is 15 ft from the interior side yard shared with a potential future mid-rise residential development. Comments are requested on the benefits of redistribution of some of the mid & upper massing to the street level to better strengthen the street and reinforce the prevailing context and improve side yard relationships of the tower.
- **Materiality:** Comments requested on the choice of materiality and pedestrian scale and interest at the street level, including at the lane edge.
- **CPTED:** General comments requested on the exiting path in the interior side yard and the stand alone exit stair.

Mr. Morgan took questions from the Panel.

Applicant's Introductory Comments: Jim Hancock, Architect, further described the proposal noting that it is a challenging site and has been largely shaped by external forces. One of the challenges was being able to get access down to the parking from the lane as it is ten feet higher than the street. The core is offset on one side, and they are planning on glazing the elevator core to create some interest as seen from the street. Mr. Hancock stated that they are planning two storey penthouses so the elevator penthouse doesn't project. He added that they are proposing five covered visitor parking spaces off the lane near the entrance to the underground parking.

Senga Lindsay, Landscape Architect, described the landscape plans and indicated there will be urban agriculture opportunities at the corner with an area to park bicycles. The plaza is the entrance piece into the building from West 7th Avenue and there is an outdoor amenity space off the indoor amenity space on the ground floor. There will also be a lounge area with a fireplace. The unit on the ground floor will have an outdoor patio area, and the penthouses will enjoy an outdoor dining /barbeque area with a fire pit.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to improve the architectural expression and material selection;
- Consider how the two textures of concrete will be detailed;
- Design development to the landscaping at the ground plane at the corner of West 7th Avenue and Fir Street;
- Consider more sustainability opportunities.

Related Commentary: The Panel did not support the proposal.

The Panel thought the extra height was supportable given the context and the sloping topography. The Panel agreed that the departure from another townhouse podium tower project worked well within the surrounding context and they were generally comfortable with the density. However there was some concern regarding the architectural expression, as well as the detailing of the materials. Several Panel members mentioned that the massing on the upper floors could be cleaned up with one Panel members stating that it looked more like an office building rather than a residential building. The Panel felt that the building did not meet the criteria of architectural excellence that would support the added height and density.

With respect to the proposed materials, the Panel had concerns regarding the two textures of concrete coming together on the same plane and thought it should be improved. One Panel member mentioned that white concrete might be difficult to keep clean. One Panel member mentioned that the industrial history of the area was being lost, and it was suggested that it would be interesting to have the building take on a more industrial expression with the use of factory windows for instance to give it a personality of its own.

The Panel agreed that it was a challenge to try to provide parking access from the highest point on the site. One Panel member thought that having only one elevator for 46 units could be a challenge for the residents especially when people are moving in or out of the building.

The Panel appreciated the landscape plans for the ground plane, however several Panel members thought the corner of West 7th Avenue and Fir Street seemed a little confused with too much going on and needed to be simplified. One Panel member noted that the existing side

yard needed some attention to soften the expression between the two buildings. Another Panel member suggested the landscaping could be helped by adding greenery up against the side wall of the building next door along the exit path which would also help deal with possible CPTED issues. Most of the Panel members thought the landscape materials were rich and interesting with amenities like the fire pits. One Panel member suggested adding a seating edge to the ground plane, and thought that the urban agriculture was too complicated or not in appropriate locations.

The Panel thought the applicant could improve the sustainability strategy, as the project was lacking in passive solar response on all four sides of the building. Several Panel members thought the applicant should be pursuing LEED™ Gold instead of Silver.

Applicant's Response: Mr. Hancock mentioned that the design was going to be highly industrial but the cost didn't work out. He agreed that the design development could be done with the concrete to make it work better. Ms. Lindsay added that landscaping would create a strong urban edge, and that with regards to urban agriculture, there are columnar apple trees and a lavender hedge planned at the ground plane on the West 7th Avenue side of the project.