

308 WEST HASTINGS STREET (COMPLETE APPLICATION)
DE418102 - ZONE DD

TP/DL/AW/LH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
M. Holm, Engineering Services
A. Thompson, Real Estate Services
D. Naundorf, Social Infrastructure
C. Buckham, Social Policy
D. Hutch, Park Board

Also Present:

T. Potter, Urban Design & Development Planning
D. Lee, Development Services
A. Wroblewski, Development Services

APPLICANT:

Matthew Carter
667 West 17th Avenue
Vancouver, BC
V5Z 1T7

PROPERTY OWNER:

0756957 BC Ltd.
2900 - 550 Burrard Street
Vancouver, BC
V6C 0A3

EXECUTIVE SUMMARY

- **Proposal:** To develop this site with a six storey mixed-use building containing commercial uses (ground floor), institutional uses (second floor), and 52 residential rental units (third to sixth floors) under the Rental 100 Program, providing 3 parking spaces at the lane.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Plans and Elevations

Appendix D Applicant's Design Rationale

• **Issues:**

1. Public realm interface along Hastings Street and Hamilton Street;
2. Social Impact Objective of the Downtown East Side;
3. Enhancing accessibility within the building.

- **Urban Design Panel:** Support (5-0)
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DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE418102 submitted, the plans and information forming a part thereof, thereby permitting the development of a six storey mixed-use building containing retail on the ground floor, institutional uses on the second floor, and 52 secured market rental units located on the third through six floors under provisions of the DTES Plan and Rental 100 program, and providing three parking spaces at the rear, 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 of the first two stories of the building to be carried out to achieve the following criteria:

- a) express the café and innovation space as two storey space
- b) provide generous weather protection at Hastings and Hamilton;
- c) maintain strong connections and potential for active connections to the sidewalk at Hastings and Hamilton;
- d) anchor the expression of the building at the corner of Hastings and Hamilton.

Note to Applicant: The design of the base of the building needs further design development taking cues from the adjacent historical buildings where these buildings expressed two storey elements in conjunction with substantial columns meeting the ground. Design development to anchor the corner of the building could be achieved through the provision of a structural column.

1.2 design development to provide to provide an accessible outdoor semi-private amenity area on the rooftop, or similar outside space, for residents in addition to providing an indoor multipurpose amenity room for the exclusive use of the residents;

Note to Applicant: The second floor gathering space will provide some degree of amenity for the residential tenants, however, it belongs to the institutional use for the project, which may change over time. In view of the relaxation of the minimum suite sizes for a substantial number of the units, amenity space is needed for the exclusive use of the residents to enhance livability.

1.3 Make arrangements to the satisfaction of the Managing Director of Social Development and the Director of Legal Services to enter into a Housing Agreement securing all residential units as secured market rental housing units pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law for the longer of 60 years or life of the building, subject to the following additional conditions:

- a) a no separate-sales covenant;
- b) a non-stratification covenant;
- c) none of such units will be rented for less than one month at a time;
- d) a rent roll indicating the initial monthly rents for each rental unit, indicating unit size and type; and
- e) such other terms and conditions as the Managing Director of Social Development and the Director of Legal Services may in their sole discretion require.

1.4 provision of a letter of commitment from the owners that they will pursue social benefits for the local community through the building construction, operation and ground floor tenant selection, where possible;

Note to Applicant: In general the project should consider ways to benefit the local community and demonstrate its incorporation of the Social Impact Objectives of the DTES Plan (see Chapter 2 of the DTES Plan). The creation of low-barrier employment or training opportunities, as well as the provision of goods and services accessible to low-income people, are both encouraged. The local Business Improvement Society can assist in providing contacts of potential partners in the local community.

- 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: Sub-Area C2

	PERMITTED	REQUIRED	PROPOSED
Site Size ¹	-	-	51.96 ft. x 119.90 ft.
Site Area ¹	-	-	6,232 ft ²
Use	Commercial/ Institutional/ Residential	-	Mixed-Use Commercial/Institutional/ Secured-Market Rental Residential
Floor ² Area	Outright 31,160 ft ² Conditional 37,392 ft ²	-	Residential 24,589 ft ² Commercial 4,763 ft ² Institutional 4,960 ft ² Parking 558 ft ² Total 34,870 ft²
FSR ²	Outright 5.00 Conditional 6.00	-	Residential 3.95 Commercial 0.76 Institutional 0.80 Parking 0.09 Total 5.60
Height ³	Outright 75.13 ft. Conditional 104.99 ft.	-	Top of Parapet 66.27 ft. Top of Mech. Screening 70.25 ft.
Parking ⁴	Small Car (25% max.) 25 x 15% = 4 spaces	Residential 10 Non-Residential 6 Total 16 Disability 4	Standard 0 Small Car 0 Disability (x2) 1 Car-Share (x5) 2 Payment-In-Lieu 4 Total 16
Loading ⁵	-	Class A Class B Class C Residential 0 0 0 Commercial 0 1 0 Institutional 0 1 0 Total 0 2 0	Class A Class B Class C Distribution of spaces to be determined. Total 1 0 0
Bicycles ⁶	-	Class A Class B Residential 47 6 Commercial 1 0 Institutional 10 15 Total 58 21	Class A Class B Distribution of spaces to be determined. Total 50 8
Unit Type ⁷	-	-	Studio 36 2-bedroom 8 3-bedroom 8 Total 52
Unit Size ⁸	398 ft ² (standard dwelling unit minimum) 320 ft ² (relaxation for secured rental units)	-	Studio 320 ft ² 2-bedroom 472-478 ft ² 3-bedroom 557 ft ²

¹ **Note on Site Size and Site Area:** The site is located at the southwest corner of Hamilton Street and West Hastings Street, adjacent to Victory Square in the sub-area of C2 in the Downtown District (DD). The provision of Secured-Market Rental on sites that are within the maximum 23m frontage, as per Section 3.4 of the Downtown Official Development Plan (DDODP), allows the Development Permit Board to permit an increase in density to a maximum Floor Space Ratio (FSR) of 6.00.

- ² **Note on Floor Area and FSR:** The proposal is seeking a density of 6.0FSR with the provision of Secured-Market Rental residential dwelling units, as per Section 3.4 of the DDODP. Currently the three surface parking spaces at the lane are included in the calculation of Floor Area as $1 \text{ ft}^2 = 0.70 \text{ ft}^2$; as per Section 3.8 of the DDODP.
- ³ **Note on Height:** The proposal is within the maximum height permitted in the sub-area C2 of DD. The provision of Secured-Market Rental residential dwelling units allows the Development Permit Board to permit an increase in the maximum height to 32.0m. Standard condition A.1.8 seeks clarification of the height of the rooftop Mechanical Equipment Screening.
- ⁴ **Note on Parking:** The proposal requires a total of 16 parking spaces. The provision of two car-share parking spaces (equivalent to 10 spaces), and one disability parking space (equivalent to 2 spaces) totals 12. The minimum requirement of 4 disability parking spaces will require a relaxation. In addition, the proposal is seeking a Payment-In-Lieu for 4 parking spaces, which brings the total of proposed parking spaces to 16.
- ⁵ **Note on Loading:** 2 Class B loading spaces are required as per Section 5.2 of the Parking Bylaw, and 1 Class A loading space is currently proposed. Staff are supportive of a loading space relaxation, and Standard Condition A.1.4 seeks confirmation that the Class A loading space will be available to all uses.
- ⁶ **Note on Bicycles:** Class A bicycle spaces shall be distributed as a minimum of 20% horizontal, maximum 30% vertical, and minimum 20% bicycle lockers; as per Section 6 of the Parking Bylaw. The current proposal has a shortfall of 8 Class A, and 13 Class B bicycle spaces. Standard Condition A.1.5 seeks provision of the required number of Off-Street Class A bicycle spaces. Staff support the number of Class B bicycle spaces provided, and Standard Condition A.1.6 seeks confirmation that the Class B bicycle spaces will be available to all uses.
- ⁷ **Note on Unit Type:** Arrangements shall be made to execute a Housing Agreement to secure all 52 dwelling units in this development as rental. Standard condition A.1.10 seeks confirmation of unit types, as 3 bedroom units do not qualify for DCL waiver incentives under the secured market rental policy.
- ⁸ **Note on Unit Size:** There are a total of 36 units which are below 398 ft^2 , but still meet the minimum of 320 ft^2 as per the Rental Incentive Guidelines.

• **Legal Description**

Lot: 9 & 10
Block: 26
District Lot: 541
Plan: 210

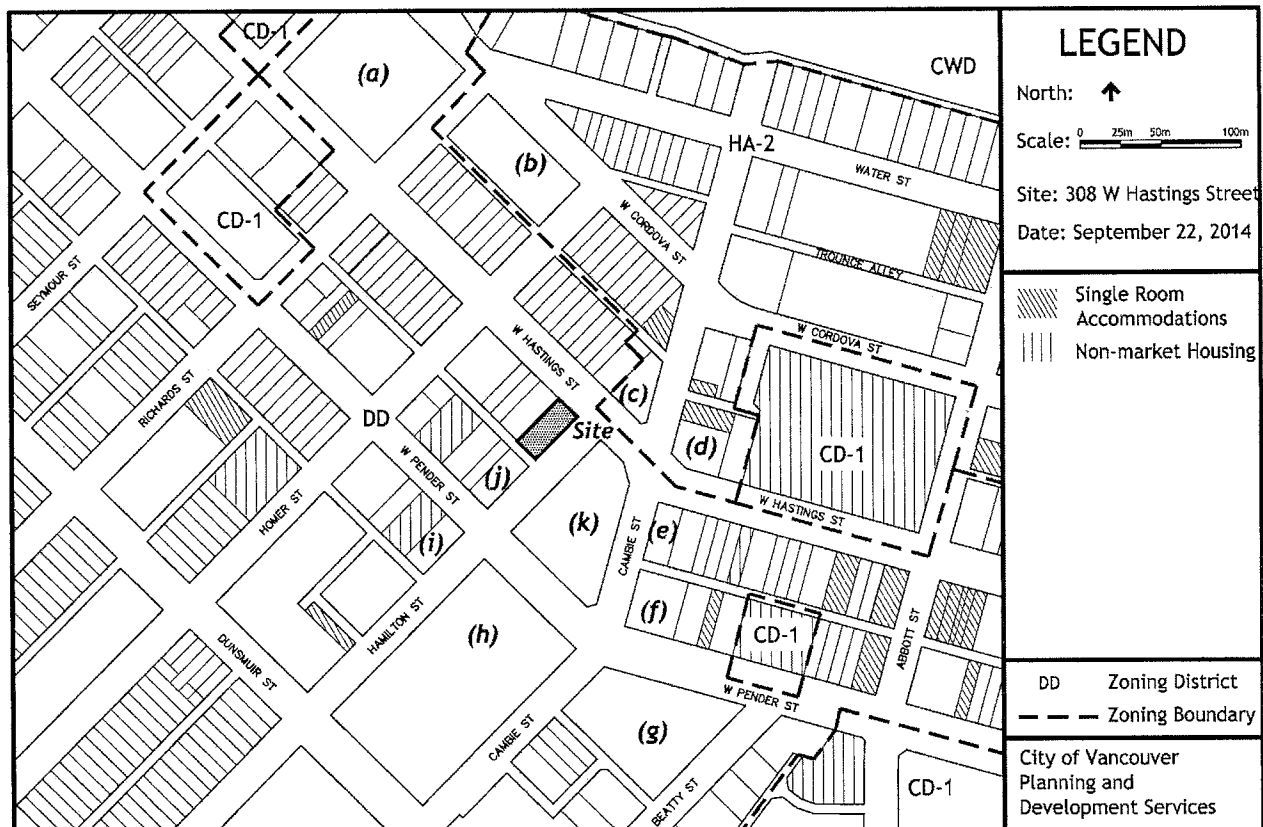
• **History of Application:**

14 06 20 Complete DE submitted
14 08 17 Urban Design Panel
14 09 10 Development Permit Staff Committee

• **Site:** The site is located at the corner West Hastings and Hamilton Street, opposite Victory Square. Existing on the site is a vacant one storey bank building. There is a one storey change in grade from the lane to West Hasting St. in the amount of 4.14 m (13.58 ft).

Significant adjacent development includes:

- (a) 555 West Hastings; Harbour Centre, Downtown SFU Campus
- (b) 450 W Cordova; Harbour Centre parking garage
- (c) 207 W Hastings; The Dominion Building
- (d) 163 W Hastings; The Flack Block
- (e) 198 West Hastings; Vancouver Film School (2)
- (f) 440 Cambie; The Architecture Centre
- (g) 150 W Pender Street; Easy Park Parking Garage
- (h) 250 W Pender; Vancouver Community College
- (i) 505 Hamilton
- (j) 303 W Pender; Pappas Furs
- (k) Victory Square



• **Background:**

The site is located across from Victory Square in the Downtown District within the Hastings/Pender Shopping District (subarea C2). This area is the crossroads between the Central Business District, Gastown, Chinatown and the International Village, and the Downtown Eastside Oppenheimer District. The existing one storey building was a former CIBC branch location constructed in 1957. Within the existing bank building was a lobby space on a Heritage inventory of interior spaces. Staff evaluated the building confirming the lobby space and all related interior features have long been removed during the course of the bank's tenancy. Within the immediate neighbourhood is a wide variety of uses including residential, hotel, office, retail, and institutional uses. There are a number of significant Heritage buildings located on the edges of Victory Square. The DTES Plan was just updated this year to update the current objectives and values for the further growth of this area.

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

1. Downtown Official Development Plan (DDODP) (November, 1975; amended February 2014)

The Downtown District is the regional centre of commercial development. Some key objectives for this area are:

- a) to improve the general environment of the DD as an attractive place to live, work, and visit;
- b) to ensure that buildings in the DD meet the highest standards of design and amenity;
- c) to encourage people to live in the DD;
- d) to create a distinctive public realm and a unique and pleasing streetscape in the DD.

Within the C2 sub-area of the DDODP permits a floor space ratio (FSR) of 5.00 with 3.00 FSR for residential uses. When development applications provide 100% secured market rental housing or 2/3 social housing and for sites at or below a maximum frontage of 23m (75.4') the Development Permit Board may permit an increase in density to a maximum FSR of 6.00 subject to the following:

- a) the intent of this official development plan;
- b) the height of the building and its effect on the general amenity of the area;
- c) the livability of the proposed residential units;
- d) maintaining commercial street uses at grade; and
- e) all applicable Council policies and guidelines.

The DDODP was recently updated in February of 2014 to incorporate the goals of the DTES Plan.

2. Downtown District Character Area Descriptions
(Existing Character Area B - Hastings/Pender Shopping District) (December, 1975)

This older retail district along Hastings between Seymour and Carrall is a major east/west transportation corridor to Downtown. It has intense daytime retail activity and long periods of pedestrian and local community activity. It is also an area of unique character containing interesting building facades and is highlighted by Victory Square. The intents for this area under the guidelines include the following: new structures should respect the scale of existing buildings; continuous street facades, rhythms, details and colour should be preserved; public realm features such as street planting, street treatments should maintain continuity with the area.

3. Secured Market Rental Housing Policy

(July, 2011)

On July 28, 2011, City Council adopted Vancouver's Housing and Homelessness Strategy 2012-2021. A goal of the strategy is to provide more affordable housing choices for all Vancouverites. The strategy identified the need for an additional 16,000 new units of rental housing, of which 5,000 are from purpose-built market rental units. The rental units will be secured for a term of 60 years or the life of the building, whichever is greater, through legal agreements. A number of incentives for Rental 100 projects include parking requirement reduction and eligibility for the Development Cost Levy (DCL) fees to be waived.

4. Downtown Eastside Plan (DTES Plan)

(March, 2014)

The Downtown Eastside (DTES) Plan provides a clear framework to guide development in the DTES over the next 30 years. The policies achieve a thoughtful balance that supports continued development of a mixed-income community while providing a more livable, safe and supportive place to live for all of its diverse residents. Some key 30 year targets for the plan include delivery of 3000 units of secured market rental housing; 3,500 employment opportunities; and a reduction in empty and unoccupied storefronts. Some additional objectives in the newly adopted plan include:

- a) improved well-being for the community;
- b) providing healthy homes for all;
- c) creating a vibrant and inclusive local economy;
- d) improving transportation, infrastructure and safety;
- e) supporting opportunities for arts and culture, and education;
- f) celebrating heritage
- g) improving the accessibility and safety of parks and open spaces;
- h) supporting community place-making;
- i) supporting well-managed development through an updated ODP.

The DTES Plan has established some goals specific to the Victory Square area such as supporting compatible mixed use development while reinforcing the character of the area; foster growth in the area for arts, culture and educational uses; support vibrant street activity through local commercial activity. The recently adopted DTES Plan has also affirmed the objectives of the Victory Square Policy Plan (July, 2005) and the Housing Plan for the DTES (2005) with respect to Victory Square. The DTES Plan also identifies Social Impact Objectives to guide the management of change + development in the DTES so that potential benefits for low-income people are maximized and possible negative impacts are prevented or mitigated.

The goal of the DTES Plan is also to make the area a more livable, safe and supportive place to live for all its diverse residents. Innovative approaches are needed to build capacity and resilience and reduce barriers to social services, housing and economic sustainability.

• Response to Applicable By-laws and Guidelines:

Site and Density: The site area is 1,901m² (6,240 sq. ft.) and is 15.84 m (52 ft) wide and 36.58 m (120 ft) deep. The DDOPD permits a maximum FSR of 5.00 FSR with residential uses not exceeding 3.00 FSR. The application seeks an increase in the overall density of 5.28 FSR and an increase in the residential uses to 3.69 FSR. The Development Permit Board has the ability to permit an increase in density to a maximum FSR of 6.00 and an increase in the residential FSR beyond 3.00 FSR for sites that meet the maximum building frontage of 23 m (75.45 ft) and provide either 100% secured market rental or 2/3 social housing.

The additional density proposed is for secured market rental housing, which the owner will be renting as student housing for a nearby university. The provision of additional rental housing within the area is supported by the recently adopted DTES Plan.

Use: The building is composed of a ground level café; a second story meeting space for the students, and four stories of secured rental units for students. The educational uses combined respond well to the objective of the DTES Plan in terms of providing more housing choices in the area. For this site, the objective of providing purpose-built rental units will occur without displacing existing residential tenants. The storefront retail component will help revitalize Hastings Street's commercial activity by providing a new active storefront. This aligns with many of the policy objectives for the area.

Housing and unit types: The proposal consists of 52 furnished secured rental units for students of which there are 36 units below the minimum unit size in the Zoning and Development By-law however these units meet the minimum of 320 ft² within the Rental Incentive Guidelines. This central city location and the proposed student occupancy are considered appropriate for smaller units, as individuals can rely on cultural, recreational, shopping and other amenities in the community to expand their living space. The detailed layout of units has been carefully considered and designed in terms of liveability. Also in view of this relaxation, staff are recommending that indoor and outdoor amenity space be provided for the resident tenants. The opportunity to add a multipurpose room with accessible washroom, storage closet and kitchenette on the roof-level should be explored. Recommended Condition 1.2.

As the units have no balconies or private open space, design development is needed to incorporate a semi-private open space for residents. The opportunity to add a common outdoor area on the roof adjacent to an indoor amenity room should be explored. This will enhance the overall livability of the proposal.

Built form: The overall building height is six stories and 20.5 m (67.3 ft.). This is less than the maximum allowable height of 21.3 m (69.9 ft.). The additional density sought through this application therefore has not added any additional height to the project. Shadow diagrams perform favourably and meet the performance criteria for the area. Of note, prior to the CIBC bank building stood an approximately 12 story office building which provided a strong backdrop to Victory Square. The proposed height of the building is appropriate for the site adding some needed strength to the western edge of Victory Square.

Architecture: The building has a palette of durable materials such as masonry, double-glazed windows and metal panel. The expression of the building has been generated through careful study of key buildings around Victory Square. As well, the existing building currently on the site has informed the design proposal. The composition and materials of the elevations demonstrate that the proposed design successfully responds to the context without use of mimicry. In summary, the building composition, massing, scale and window proportions exhibit a building well suited to the context.

Public Realm Interface: The ground floor café located at the corner of Hastings and Hamilton will enhance the pedestrian experience along Hastings Street. The DTES Plan supports reducing empty, unoccupied storefronts. Staff are recommending the further design development to improve the visibility and activity along Hamilton Street frontage in particular. Recommended Condition 1.1.

Further, the applicant has not provided a landscape plan for the proposal. Standard Condition A.1.11 has requested that the applicant provide a landscape plan taking into account all public realm features such as sidewalk treatments, street trees, street furniture and other similar public realm elements.

Secured Market Rental Housing Policy and DTES Plan: Consistent with the secured market rental policy staff are seeking arrangements to secure all the residential units for the longer of 60 years or life of the building. Recommended Condition 1.3.

One of the objectives of the DTES Plan are to seek ways to benefit the local community through the creation of low-barrier employment or training opportunities as well as the provision of goods and services accessible to low-income people. Staff are recommending the applicant provide a letter of commitment to pursue social benefit for the local community through the building construction, operation and ground floor tenant selection, where possible. Recommended Condition 1.4.

• **Conclusion:**

Staff recommend approval, including the nominal increase in density, for this mixed use and secured market rental project. The building design, with some further design development, has responded very well to its design context in addition to fulfilling many of the policy aspirations set out for the area such as: providing rental stock in the area; encouraging people to live in the DD; reinforcing the scale and quality of built form in the area; providing active retail uses at grade to list a few. Staff recommend approval, subject to the conditions in this report and additional comments from the Development Permit Board.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on August 27, 2014, and provided the following comments:

EVALUATION: SUPPORT (5-0)

- **Introduction:** Tim Potter, Development Planner, introduced the proposal for a site found in the Downtown ODP Sub Area C2 which is located between West Hastings Street and Hamilton Street. The existing former CIBC bank building is currently on the site. The site overlooks the prominent Victory Square and is kitty corner to the Dominion Building. The site has a substantial north/south slope from the lane (high side) to West Hastings Street (low side). The proposal is for 52 self-contained furnished units of secured rental housing for the purposes of SFU students. It is to have a street level café and office/work/gathering spaces for the students.

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

In addition to any comment on the overall architecture and expression proposed for this development application, the Panel's advice is sought on the following questions:

- How well has the proposal responded to the site, topography, and the greater context of the Victory Square precinct?
- How successful is the architectural expression and use of materials;
- Comments on the success of the West Hastings elevation and in particular the composition of the at-grade elevational treatments and their effect on supporting active street uses.
- Comments on the overall landscape (hardscape) design and the design of the public realm areas along West Hastings and Hamilton Street.

Mr. Potter took questions from the Panel.

- **Applicant's Introductory Comments:** Matthew Carter, Developer, mentioned that the project comprises of three elements: the ground level café, second floor innovation space and the top four floors of 52 rental units for students of SFU. He said that they believe the design for the site is consistent with the zoning and recent policy documents. The site has historical significance and they were conscious of their design responding to that and as a result worked with SFU to come up with a strong design rationale. They wanted to be responsive to the significant heritage of the area

while introducing a vibrant, contemporary design. As well they want the building to integrate well into the neighbourhood.

Raymond Letkeman, Architect, further described the proposal and noted that they wanted to have a contemporary building that reflected the historic past. They wanted to make the base more transparent to allow for street interaction. Due to the slope on the site, the main address will be West Hastings Street and is defined by the red SFU form at the entry. The café will also front West Hastings Street and as well there is a third entrance on Hamilton Street which gives direct access to the innovation space. There will be some parking on the lane as well as the service entrance. The mid-section is more traditional in form and as well the windows are grouped with a black frame. The top of the building is very simple using a powder coated steel profile for the cap and change in the window pattern. Mr. Letkeman noted that the building won't have any shadow impacts on Victory Square. He added that they had a discussion regarding adding an amenity on the roof for the students but it was decided that it wouldn't be appropriate since the area would be unsupervised.

Rob Barnes, Landscape Architect, described the landscaping plans and noted that this was the corner that the original surveyor for Vancouver started laying out the downtown grid. There is an existing plaque on the building with his name. He said they felt it was an opportunity to not only have recognition on the building but translate that down to the ground to represent that first survey spike. It is a quiet and simple streetscape that already exists. They will be adding some trees on Hamilton Street and they might be able to add one on Hastings Street.

The applicant team took questions from the Panel.

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

- Design development to improve the building's base and relationship to grade;
- Design development to strengthen the corner at Hamilton Street;
- Design development to strengthen the entrance;
- Consider another material choice other than Swiss Pearl;

- **Related Commentary:** The Panel supported the proposal as well as the uses for the building. The Panel thought the form and massing was appropriate and reinforced the street. They also thought it was connected to its context. The Panel noted that this was an important corner as it is highly visible and would create a strong corner.

Some Panel members thought the base was the weakest element noting that the concrete blade that separates the ground floor from the second storey wasn't working in making a strong expression of the base. While some members liked the idea of the base being light and vibrant as a nice twist on what would normally be a heavier base, others thought it needed to be more substantial.

Some Panel members also thought the corner seemed somewhat weak at Hamilton Street. As well they wanted to see the lobby entrance improved as it is located at the darkest corner of the building. Many suggested an investigation of how the building relates to the public realm and potentially working with the City to reduce the width of Hamilton Street.

The Panel supported the colour palette while several members thought the materials could be simplified and suggested changing the Swiss pearl for another material choice. As well they supported the landscaping plans. Some Panel members wanted to see a tree on the corner. Several Panel members suggested further development of the roof.

Regarding sustainability, some Panel members thought the applicant should strive for LEED™ Gold and noted that they were not doing well in terms of energy points. One Panel member suggested using the roof for solar panels for domestic heat and hot water. Another Panel member thought the applicant should add shading to the south/east side of the building.

- **Applicant's Response:** Mr. Letkeman thanked the Panel and said he agreed with the Panel regarding the 2-storey base and would take another look.

ENGINEERING SERVICES

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

LANDSCAPE

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

SOCIAL POLICY AND PROJECTS / DTES PLANNING / HOUSING DELIVERY AND OPERATIONS

The Social Policy and Projects, DTES planning and Housing Delivery and Operations recommendations are contained in the staff committee recommendation section of this report.

URBAN AGRICULTURE

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The *"Urban Agriculture Guidelines for the Private Realm"* encourage edible landscaping and shared gardening opportunities in new developments. The current plans for 308 West Hastings Street do not provide any opportunities for urban agriculture activity.

Design development is sought to include edible landscaping and the necessary infrastructure to support urban agricultural activity such as garden plots, compost bins, tool storage, a potting bench and hose bib locations on the rooftop level. (See Condition A.1.15)

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.

NOTIFICATION

One sign was erected on site facing W Hastings on August 5, 2014. On August 8, 2014, 700 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website.

Four comments were received, with comments related to:

- Lack of architectural expression; and
- Concerns that undesirable elements will escalate in the community.

Staff Response: Recommended condition 1.1 requests further design development to improve the building expression and in particular ways to enhance the relationship of the building to the pedestrian activity of Hastings and Hamilton Street. In general, the building proposes robust materials that fit in well with the scale and expression of the existing buildings in the Victory Square context.

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 it requires decisions by both the Development Permit Board and the Director of Planning.

With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

It also requires the Board to consider a By-law relaxation, per Section 3.4.(b) of the Downtown District ODP to increase the FSR from 5.0 to 6.0 on sites at or below a maximum frontage of 23m (75.4') that contain 100% secured market rental housing. The Staff Committee supports the relaxations proposed.

Decisions by the Director of Planning are required with respect to Section 10.21.2 (*minimum dwelling unit size*) of the Zoning and Development By-law.

With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that: it seeks a relaxation of loading, parking, Class B bicycle spaces and number of required disability spaces. The Staff Committee supports the relaxations proposed.

A. Molaro
Chair, Development Permit Staff Committee

T. Potter
Development Planner

D. Lee
Project Coordinator

Project Facilitator: A. Wroblewski

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

A.1 Standard Conditions

- A.1.0 design development to be carried out to provide an accessible path of travel from the accessible parking area to the student gathering space on level 2 and the café space located on level 1.

Note to Applicant: this can be achieved by providing an entry opposite the parking stall combined with additional internal circulation space within the proposed innovation space.

- A.1.1 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm;

- A.1.2 an acoustical consultant's report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;

- A.1.3 written confirmation shall be submitted by the applicant that:

- the acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
- adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
- mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555;

- A.1.4 clarification that the proposed loading space will be available for all uses;

- A.1.5 compliance with Section 6.2 - Required Off-Street Bicycle Spaces, of the Parking Bylaw;

Note to Applicant: A total of 58 Class A bicycle spaces are required. All Class A bicycle spaces shall meet the design and sizing requirements in Section 6.3 of the Parking Bylaw. A minimum of 20% shall be horizontal, a maximum of 30% vertical, and a minimum of 20% shall be in the form of a locker.

- A.1.6 confirmation that the bicycle spaces will be available to all uses;

- A.1.7 provision of details of bicycle rooms, in accordance with Section 6 of the parking Bylaw, which demonstrates the following:

- a provision of one electrical receptacle per two bicycle spaces for the charging of electric bicycles; and
- notation on the plans that "construction of the bicycle rooms to be in accordance with Section 6.3 of the Parking By-law";

- A.1.8 confirmation of height for rooftop appurtenances by providing the geodetic elevation to the top of the Mechanical Equipment Screening;

- A.1.9 provision of a vertical vent space to accommodate future proposed restaurant exhaust from the commercial level;

Note to Applicant: Intent is to allow for a wider range of uses without requiring the retrofitting of exhaust ducting on the outside of the building

- A.1.10 clarification and confirmation of all proposed Unit Types;

Note to Applicant: The current proposal includes 3-bedroom units which do not qualify for a DCL waiver under the Rental Incentive Guidelines.

Standard Landscape Conditions

- A.1.11 provision of a complete Landscape Plan, which responds to the design guidelines and is consistent with other sections of this report;

Note to Applicant: Further landscape conditions may be triggered upon receipt of complete information.

Crime Prevention Through Environmental Design (CPTED)

- A.1.12 design development to response to CPTED principles, having particular regards for:

- a. theft in the underground parking;
- b. break and enter;
- c. mail theft; and
- d. mischief in alcove and vandalism, such as graffiti.

Social Infrastructure

- A.1.13 Design development to add an accessible outdoor semi-private outdoor amenity area on the rooftop for residents.
- A.1.14 Design development to add a non-commercial multipurpose amenity area, providing both indoor and outdoor space for residents. The opportunity to add a multipurpose room with accessible washroom, storage closet and kitchenette on the roof-level should be explored.
- A.1.15 Design development to include edible landscaping and the necessary infrastructure to support urban agricultural activity such as garden plots, compost bins, tool storage, a potting bench and hose bib locations on the rooftop level.

A.2 Standard Engineering Conditions

- A.2.1 submission of a current title search for each parcel of land involved in the development site is required.

Note to Applicant: The title search must be dated within one week of the intake date. Also, copies of all non-financial charges and legal notations listed on each title search for the development site must be submitted. Examples of common non-financial charges include Statutory Right of Way, Right of Way, Covenant, Easement, Option to Purchase, and Easement and Indemnity. Examples of financial charges, which are not required, include Mortgage, Assignment of Rents, and Builders Liens. This information may be obtained from the Land Title Office in New Westminster. An applicant may require advice or assistance from a Solicitor, Notary, Realtor, BC Land Surveyor, or Land Agent to obtain this information. We reserve the right to ask for an updated title search and charges prior to issuance of the permit.

A.2.2 arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lots 9 and 10, Block 26, DL 541, Plan 210 to create a single parcel;

A.2.3 deletion of the sunshades shown encroaching onto City lane from multiple floors (see page A-3.1); or make arrangements (legal agreements) to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a standard encroachment agreement;

Note to Applicant: Any encroaching elements are to be lightweight and demountable, be greater than 25' (7.62m) above ground surface, and the applicant must provide rationale (i.e. that they are necessary in order to meet LEED standards). Note: an application to the City Surveyor is required. For general information, see the Encroachment Guide (http://vancouver.ca/files/cov/building_encroachment_guide.pdf).

A.2.4 deletion of portions of building elements which encroach onto City streets;

Note to Applicant: the drawings appear to show the following elements encroaching into City street: aluminum framing surrounding the 3rd to 5th floor windows (see pages A-2.3 to A-2.5), and portions of roofline (see pages A-4.1 to A-4.4).

A.2.5 arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a Statutory Right of Way for pedestrian purposes over the setback area along the Hastings Street frontage;

Note to Applicant: Confirmation that the setback area can be clear of obstructions for its full-width is required. While the adjacent building affords an opportunity to provide some additional Class B bicycle parking along the adjoining wall, the wall and bicycle spaces shown within the setback at grade-level (Drawing A-2.1) must be removable in the future should the adjacent building be redeveloped.

A.2.6 provision of the minimum required number of parking spaces of the Parking By-law;

Note to Applicant: Consideration should be given to meeting the requirement through a combination of car share spaces and pay-in-lieu to make up the parking shortfall.

A.2.7 modification of the garbage/recycling room door to eliminate the door swing into the loading space.

A.2.8 enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of 2 Shared Vehicle(s) and the provision and maintenance of 2 Shared Vehicle Parking Space(s) for use exclusively by such Shared Vehicle(s), on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:

- a. provide 2 Shared Vehicle(s) to the development for a minimum period of 3 years;
- b. enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicle(s);
- c. provide and maintain the Shared Vehicle Parking Space(s) for use exclusively by such shared vehicles which spaces shall be a minimum of 2.9m x 5.5m and require 2m of vertical clearance;
- d. make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space(s);

- e. provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle; and
- f. registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions; and
- g. provision of a letter of commitment from a car share company indicating their willingness to supply car share vehicles on the site at building occupancy.

A.2.9 submission of a canopy application is required;

Note to Applicant: Canopies must be fully demountable and meet the requirements of the Building By-law.

A.2.10 Provision of a standard streetscape treatment for Hastings and Hamilton, 1.2 m front boulevard broom finished or exposed aggregate and street trees as space permits;

Note to Applicant: Please add the following statement to the landscape plan and provide a revised drawing directly to Engineering for records:

- “sidewalks are to be reconstructed from curb to property line fully at the applicant’s expense”; and
- “This plan is Not for construction of any public property facilities, prior to the start of any construction on public property a landscape plan must be submitted to Engineering Services and be issued as “For construction” 8 weeks notice is requested. No work on public property may begin until plans receive “for construction” approval and related permits are issued. Please contact Frank Battista at 604-873-7317 or Kevin Cavell at 604-873-7773 for details”.

A.2.11 clearly show correct building grades on level 001 floor plans per City of Vancouver building grade plan BG 140077;

A.2.12 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 Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features. In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Processing Centre-Building, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report. 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 **April 6, 2015**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
- B.2.4 The site shall be maintained in a neat and tidy condition.
- B.2.5 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.2.6 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.

- B.2.7 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any subsurface work.
- B.2.8 In the event, contamination of any environmental media are encountered, a Notice of Commencement of Independent Remediation must be submitted to the Ministry of Environment and copied to the City of Vancouver.
- Upon completion of remediation, a Notification of Completion of Independent Remediation must be submitted to the Ministry of Environment and copied to the City of Vancouver.
 - Dewatering activities during remediation may require a Waste Discharge Permit.
 - Submit a copy of the completion of remediation report signed by an Approved Professional stating the lands have been remediated to the applicable land use prior to issuance of an Occupancy Permit.
 - Submit an updated site profile to state contamination was encountered.
- B.2.9 Notice of offsite migration must be submitted to the Ministry of Environment and copied to the City of Vancouver if offsite contaminant migration is suspected or identified. Following completion of remediation of the offsite contamination, submit supporting investigation and remediation data/reports signed by an Approved Professional stating the City property has been remediated to the City Streets policy.
- 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.
-

Issued for Urban Design Panel Submission
August 18, 2014

[illegible]

PROJECT DESCRIPTION	START DATE	END DATE	PERCENTAGE COMPLETED	STATUS
Project Alpha	2023-01-15	2023-06-30	100%	Completed
Project Beta	2023-02-01	2023-07-15	85%	In Progress
Project Gamma	2023-03-10	2023-08-31	60%	In Progress
Project Delta	2023-04-01	2023-09-30	40%	In Progress
Project Epsilon	2023-05-01	2023-10-31	20%	In Progress
Project Zeta	2023-06-01	2023-11-30	10%	In Progress
Project Eta	2023-07-01	2023-12-31	5%	In Progress
Project Theta	2023-08-01	2024-01-31	0%	Not Started
Project Iota	2023-09-01	2024-02-28	0%	Not Started
Project Kappa	2023-10-01	2024-03-31	0%	Not Started
Project Lambda	2023-11-01	2024-04-30	0%	Not Started
Project Mu	2023-12-01	2024-05-31	0%	Not Started

L2/E25	Geos. Point Area			Comp. Area			Residential State			Common			Bldg. Point Area			Sub. State			Open Space			Biodiversity		
	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102		
Level 001	142	4,763	142	151	3	368	0	0	3,632	268	0	0	0	0	0	0	0	0	0	0	0	28%		
Level 002	460	4,650	461	0	0	0	0	0	1,538	115	0	0	0	0	0	0	0	0	0	0	0	65%		
Level 003	510	5,100	510	0	0	0	0	0	4,661	361	0	0	0	0	0	0	0	0	0	0	0	65%		
Level 004	510	5,100	509	0	0	0	0	0	5,104	962	0	0	0	0	0	0	0	0	0	0	0	60%		
Level 005	6100	5,734	583	0	0	0	0	0	5,644	462	0	0	0	0	0	0	0	0	0	0	0	65%		
Level 006	508	5,734	503	0	0	0	0	0	5,644	462	0	0	0	0	0	0	0	0	0	0	0	65%		
Level 007	151	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65%		
Totals	14,312	3,186	22,807	3,183	1,721	151	3,722	296	22,393	1,476	813	794	0	1,493	197	0	0	0	0	0	0	0		

Line Name	Total	Int No.	Ext No.	Unit Ext.	Doco Area	Mat Ext	Sq ft	B. Storage	Open Storage
A	36	36	45%		344 sq	500 sq	848 sq	52 sq	0 sq
B	6	6	12%		57 sq	82 sq	139 sq	0 sq	0 sq
C	2	2	4%		19 sq	27 sq	47 sq	0 sq	0 sq
D	2	2	10%		89 sq	125 sq	214 sq	0 sq	0 sq
Total	46	46			509 sq	734 sq	1208 sq	52 sq	0 sq

Maximum Requirement	5.7 m ² /cabin	23.13 m ² /cabin
Cabin Height	2.44 m	6.4 ft
Min. Area Required	2.34 m ² /cabin	25.2 m ² /cabin
Trawl Length	52	52
Minimum Requirement	143.7 m ²	1.3710 m ²
Trawl Buoy Strength Provided	139.4	1.403 m ²

Case	Group	Case A	Case B
Resident	Resident	27	5
Commercial	Commercial	20	5
Industrial	Industrial	18	5
Public	Public	17	5
Religious	Religious	16	5
Government	Government	15	5
Non-Profit	Non-Profit	14	5
Healthcare	Healthcare	13	5
Education	Education	12	5
Arts and Culture	Arts and Culture	11	5
Science and Technology	Science and Technology	10	5
Finance	Finance	9	5
Law	Law	8	5
Media	Media	7	5
Transportation	Transportation	6	5
Energy	Energy	5	5
Telecommunications	Telecommunications	4	5
Food and Beverage	Food and Beverage	3	5
Retail	Retail	2	5
Manufacturing	Manufacturing	1	5
Construction	Construction	0	5
Other	Other	0	5

Big data Platform	Max. Users	Class A	Class B
MapReduce		27	27
Resilient Distributed Dataset		27	27
Map > Reduce	10	40	40
Map > Reduce	32		6
Comment			
1. case 320MB	1		1
2. case 320MB			
4. 10 seconds	2		6
	60		6
	60 ²		

West Hastings Street - View South

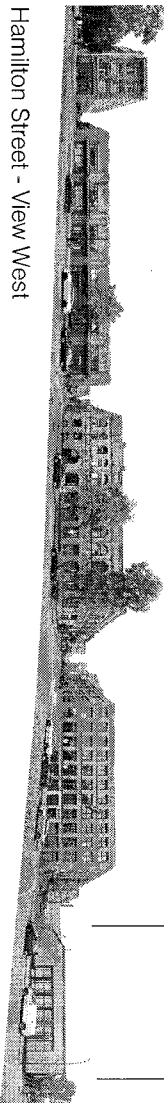


Victory Square

Site

Site

Hamilton Street - View West

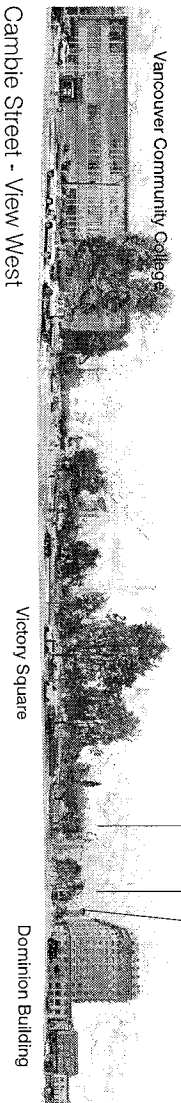


Vancouver Community College

Site

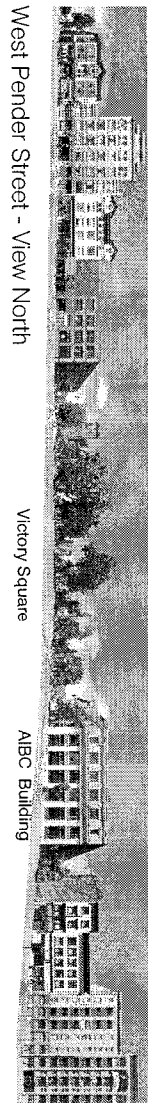
SFU Harbour Centre

Cambie Street - View West



Victory Square

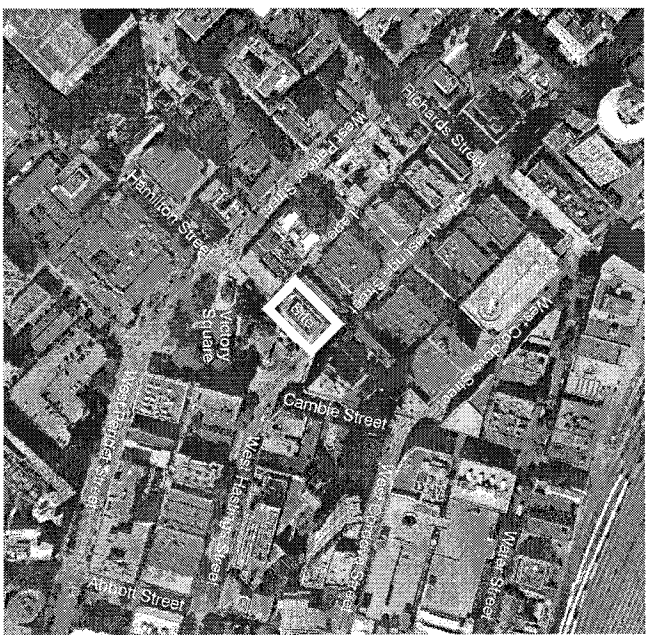
West Pender Street - View North



Victory Square

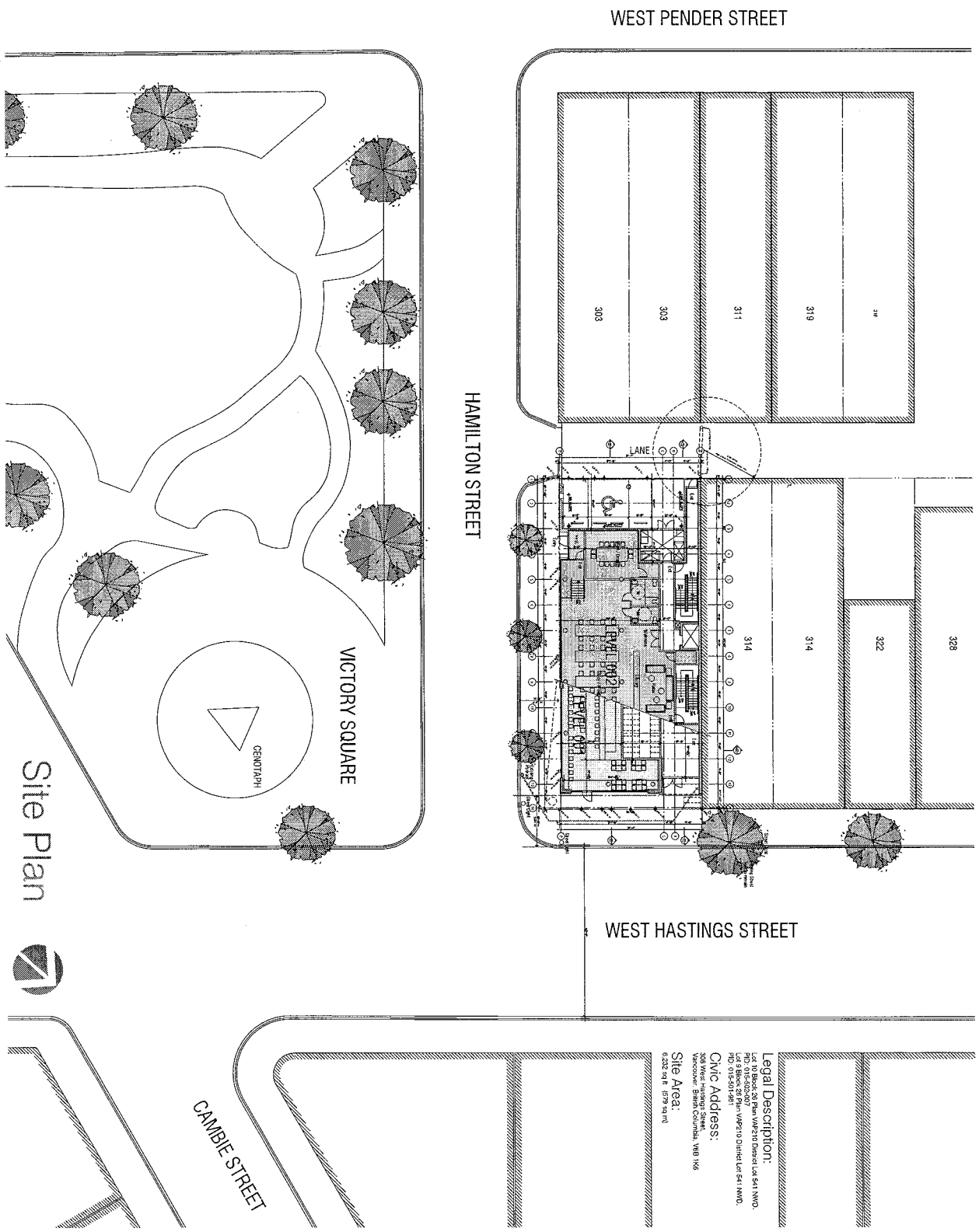
AIBC Building

Aerial Photo



Streetscape Photos

A-1.2



Site Plan



A-1.3

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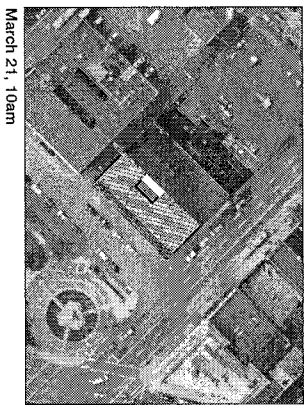
Issued for Development Permit
June 2nd, 2014
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Project: Downtown Residence Project for SFU
Location: 300 West Hastings Street
Architect: Raymond Litkeman Architects
Scale: 1/8" = 1'-0"
Date: August 18, 2014

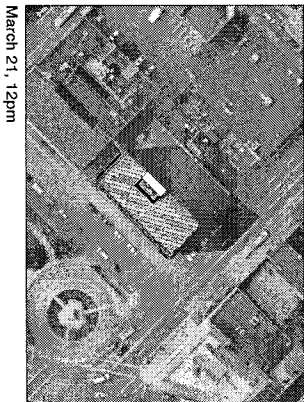
mcgprojects

Downtown Residence Project for SFU
300 West Hastings Street
Vancouver, BC

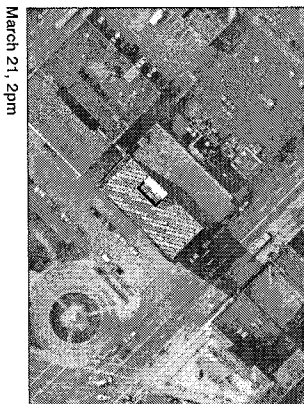
Site Plan



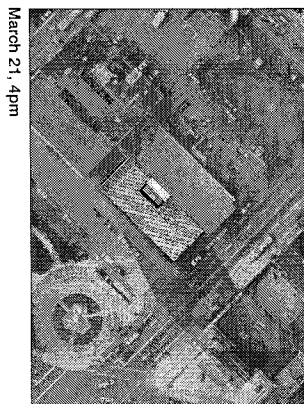
March 21, 10am



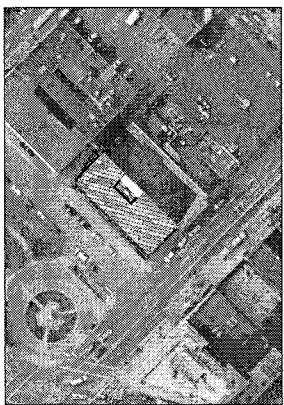
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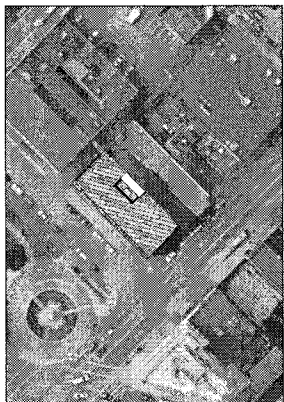
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March 21, 4pm



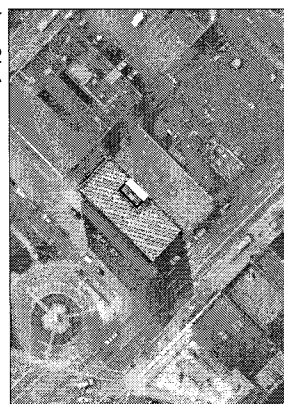
June 21, 10am



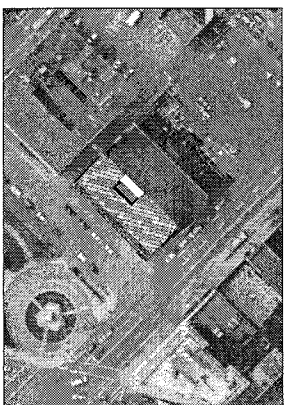
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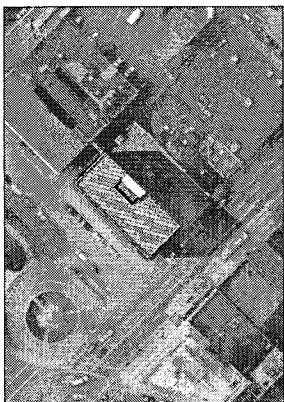
June 21, 2pm



June 21, 4pm



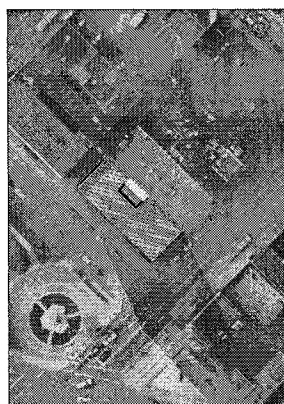
September 21, 10am



September 21, 12pm



September 21, 2pm

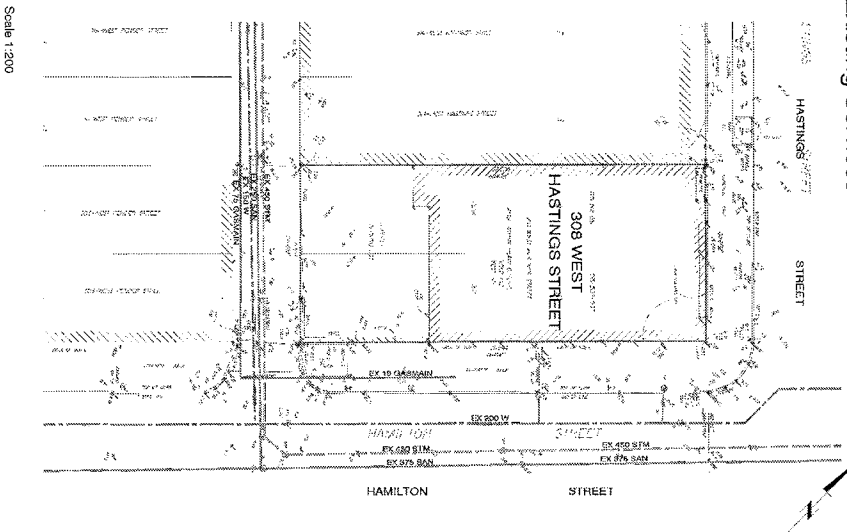


September 21, 4pm

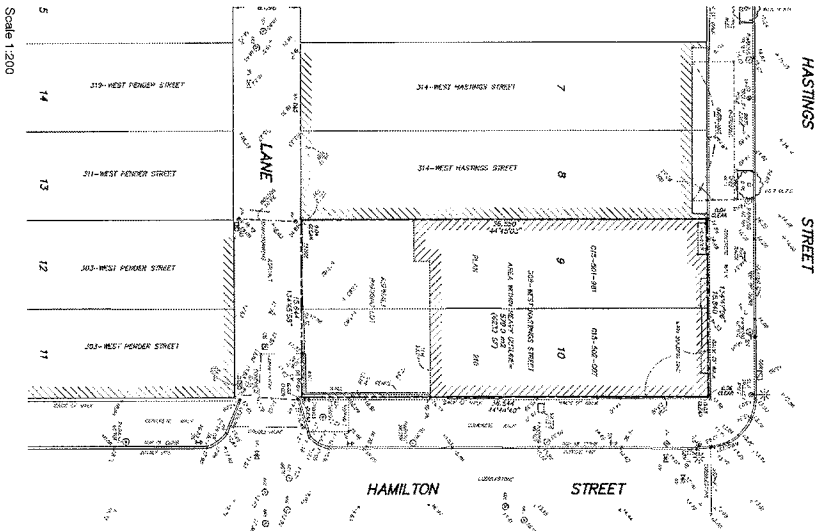
Shadow Analysis

A-1.4

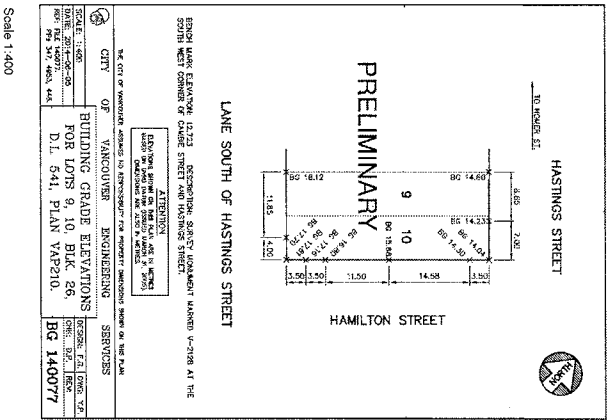
Existing Services



Survey Plan



Building Grades



Engineering Drawings



A-1.5

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Based on Development Permit
Issued by Urban Design Panel Submission
August 18, 2014

mgcprojects

Downtown
Residence
Project for SFU
100 West Hastings Street
Vancouver, BC

Civil Drawings

As noted
August 18, 2014

NOTES

The design and construction of the bicycle spaces (including bicycle rooms, compartments, lockers and/or racks), regarding safety and security measures shall be in accordance with the relevant provisions of Section 6.2 of the Parking By-law.

Scrupinof

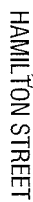
Mechanical equipment (ventilators, generators, compressors and exhaust systems) will be designed and located to minimize noise impact on the neighbourhood and comply with noise by-law #6555

The acoustic measures will be incorporated into the final design, based on the consultant's recommendations as concurred with or amended by the medical health officer.

All signage is shown for reference only. The owner assumes responsibility to achieve compliance with the Sign By-law and to obtain the required sign permits.

[illegible]

Field cut-out illuminaries that direct light downward where needed will be utilized, e.g., pedestrian pathways, sidewalks, roadway service areas, and landscaped areas to increase visibility, safety, and security at night by reducing glare.



WEST HASTINGS STREET

Level 001 Floor Plan



A-2.1

Figure 1. A schematic diagram of the experimental setup. The subject is seated in a chair and views the target through a video camera. The target is a small object (e.g., a ball) that is suspended in the air. The subject's hand is positioned near the target. The distance between the hand and the target is the reach distance. The subject is instructed to move the hand towards the target and catch it. The video camera records the hand's position and the target's position. The video camera is positioned at a distance of 1.5 m from the target. The video camera is positioned at a height of 1.5 m from the ground. The video camera is positioned at a distance of 1.5 m from the target. The video camera is positioned at a height of 1.5 m from the ground. The video camera is positioned at a distance of 1.5 m from the target. The video camera is positioned at a height of 1.5 m from the ground.

314

A-2.3

1/8" = 1'-0"
August 18, 2014

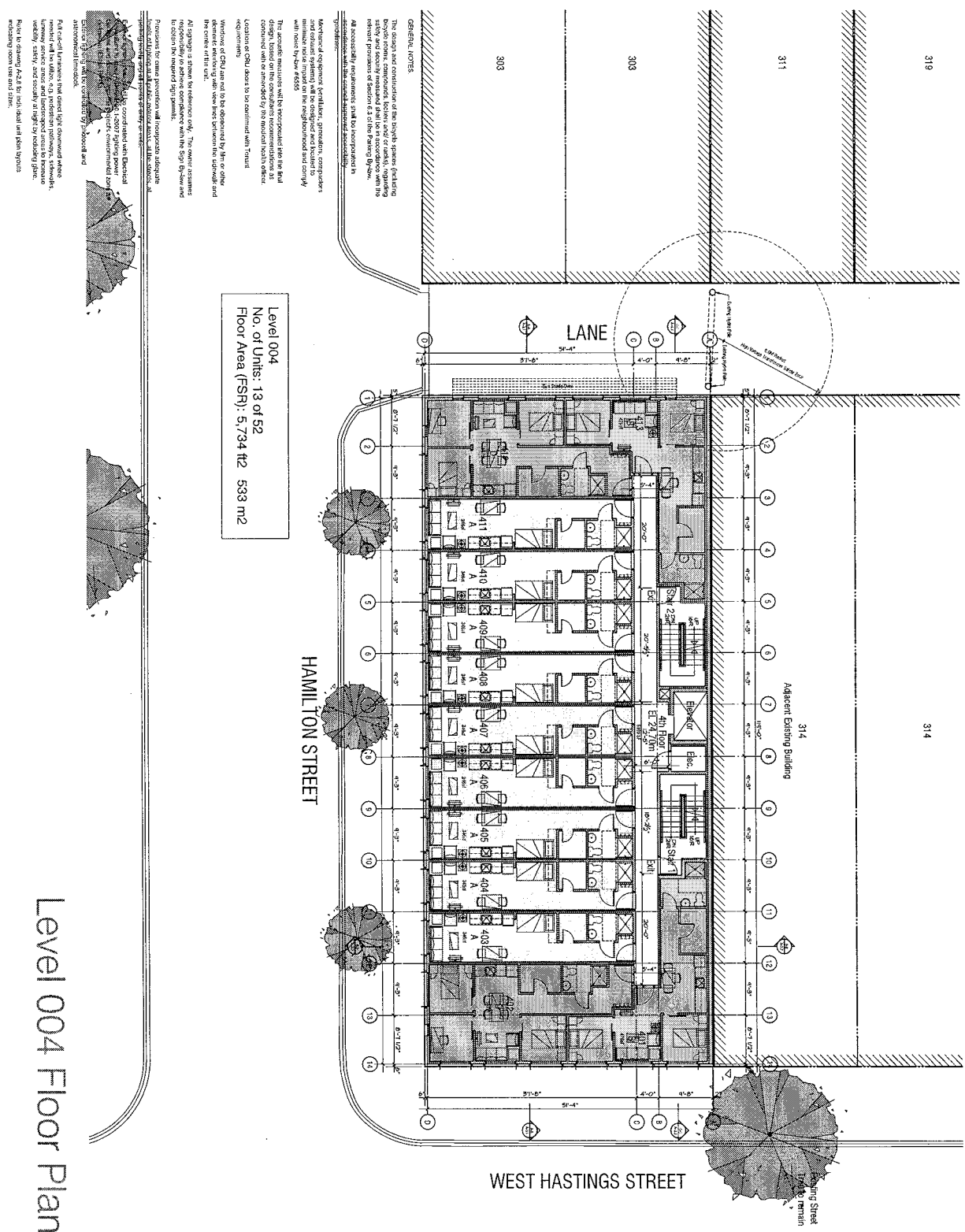
Noted
 Issued for Developmental Permit
 June 20, 2014
 Issued for Urban Design Panel Submission
 August 16, 2014

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ARCHITECT INC.
305-410 Memorial St., Waltham, MA 02154
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Downtown
Residence
Project for SFU
308 West Hastings Street
Vancouver, B.C.

Per



Level 004 Floor Plan

A-2.4

Level 004 Floor Plan

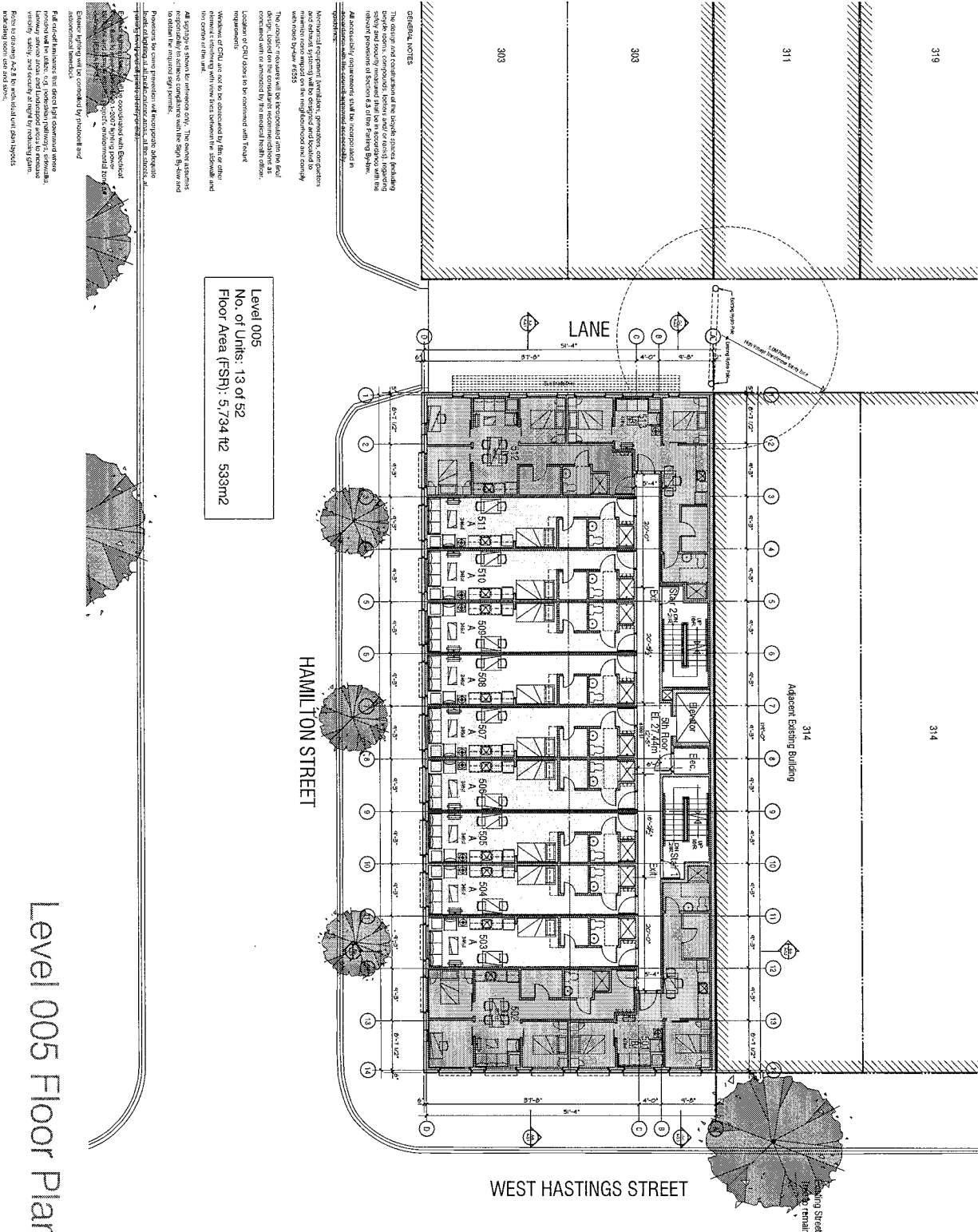
1/8" = 1'-0"
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Level 005 Floor Plan



A-2.5

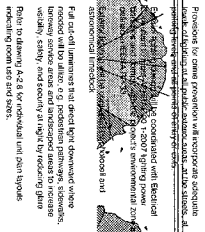
Level 005 Floor Plan

1" = 1'-0"
August 18, 2014

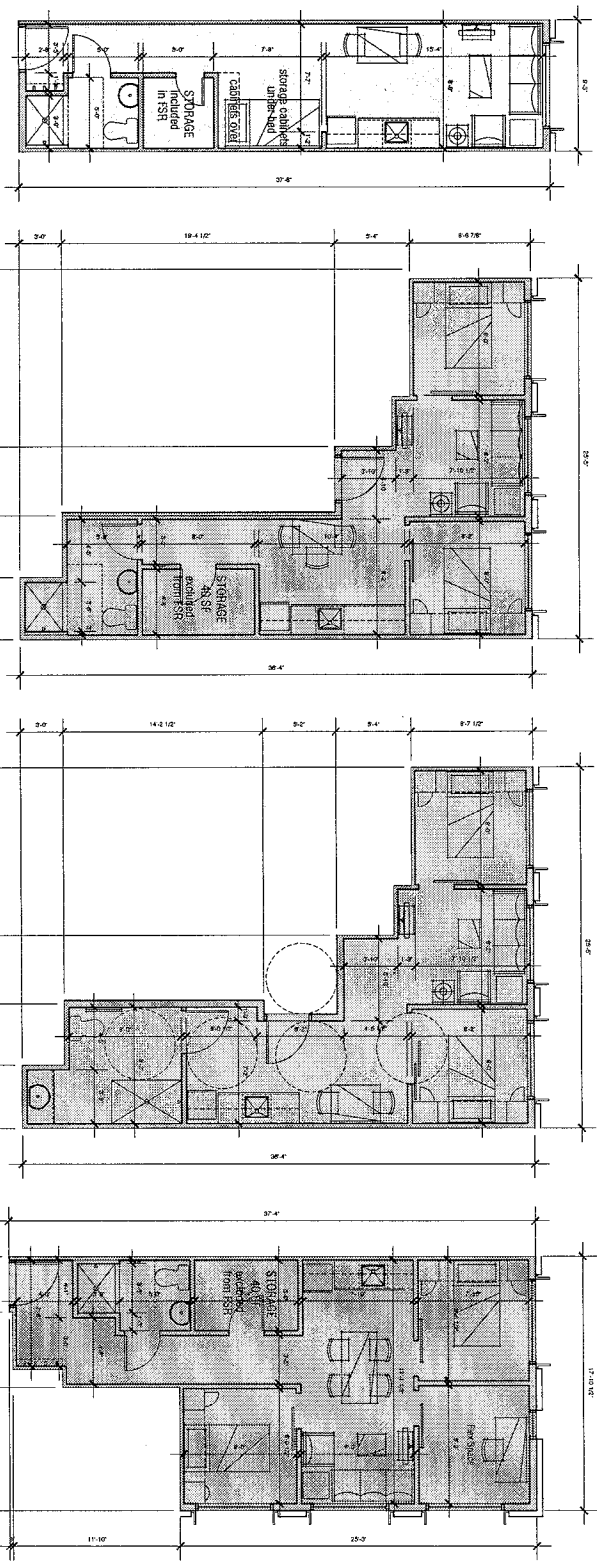
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Residence
Project for SFU
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August 18, 2014

A-2.6



A-2.7



Unit A - Studio
346 SF/420 SF NET

Unit B - Two Bedroom
494 SF / 452 SF NET 6/60
454 SF / 412 SF NET FSR AREA

Unit C (HC) - Two Bedroom
488 SF / 446 SF NET 2/60
448 SF / 406 SF NET FSR AREA

Unit D - Two Bedroom + Flex Room
486 SF / 450 SF NET 6/60
446 SF / 410 SF NET FSR AREA

Units A, A1, A1/HC and A2 Floor Plans

A-2.8

Units Plans
A, A1, A1/HC & A2
1/4" = 1'-0"
August 18, 2014

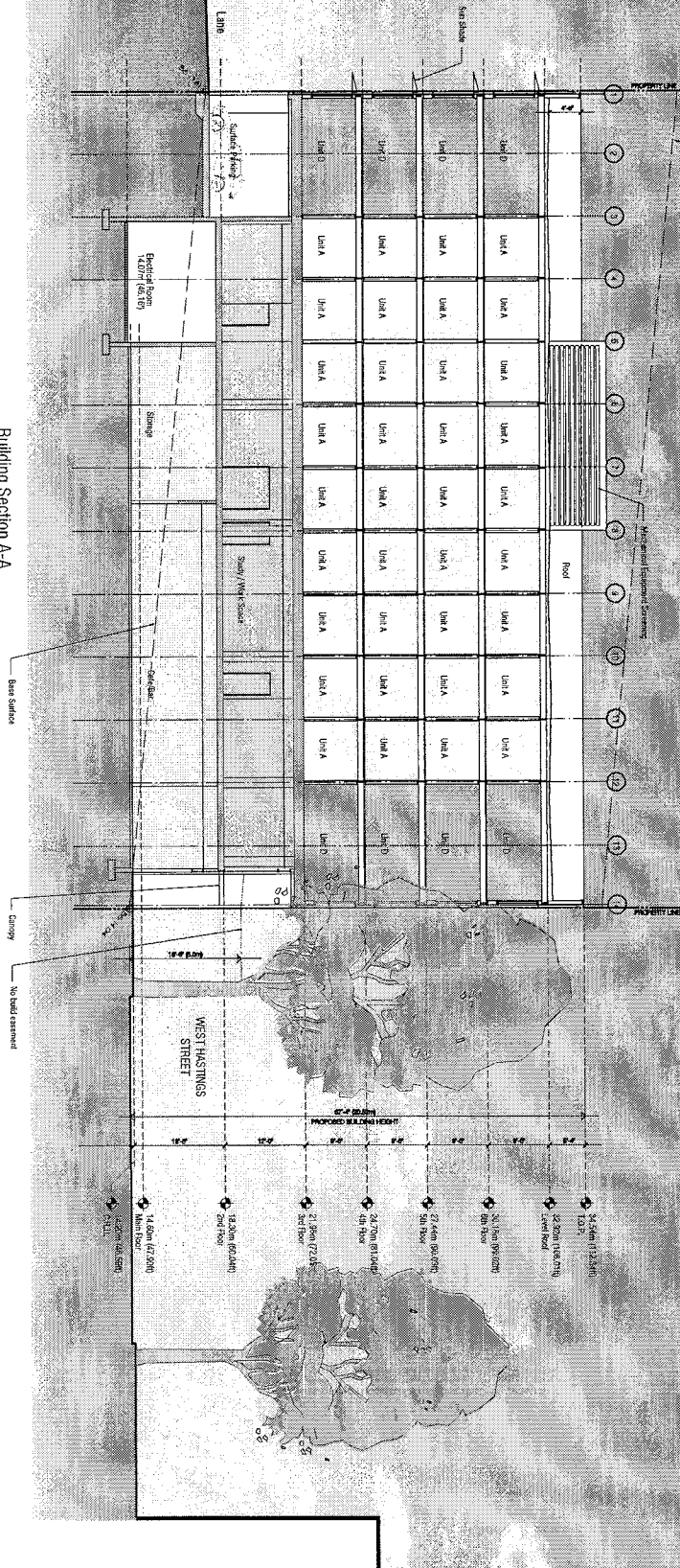
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Residence
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Issued for Development Permit
Project: Downtown Residence Project for SFU
August 18, 2014

Building Section A-A



Building Section

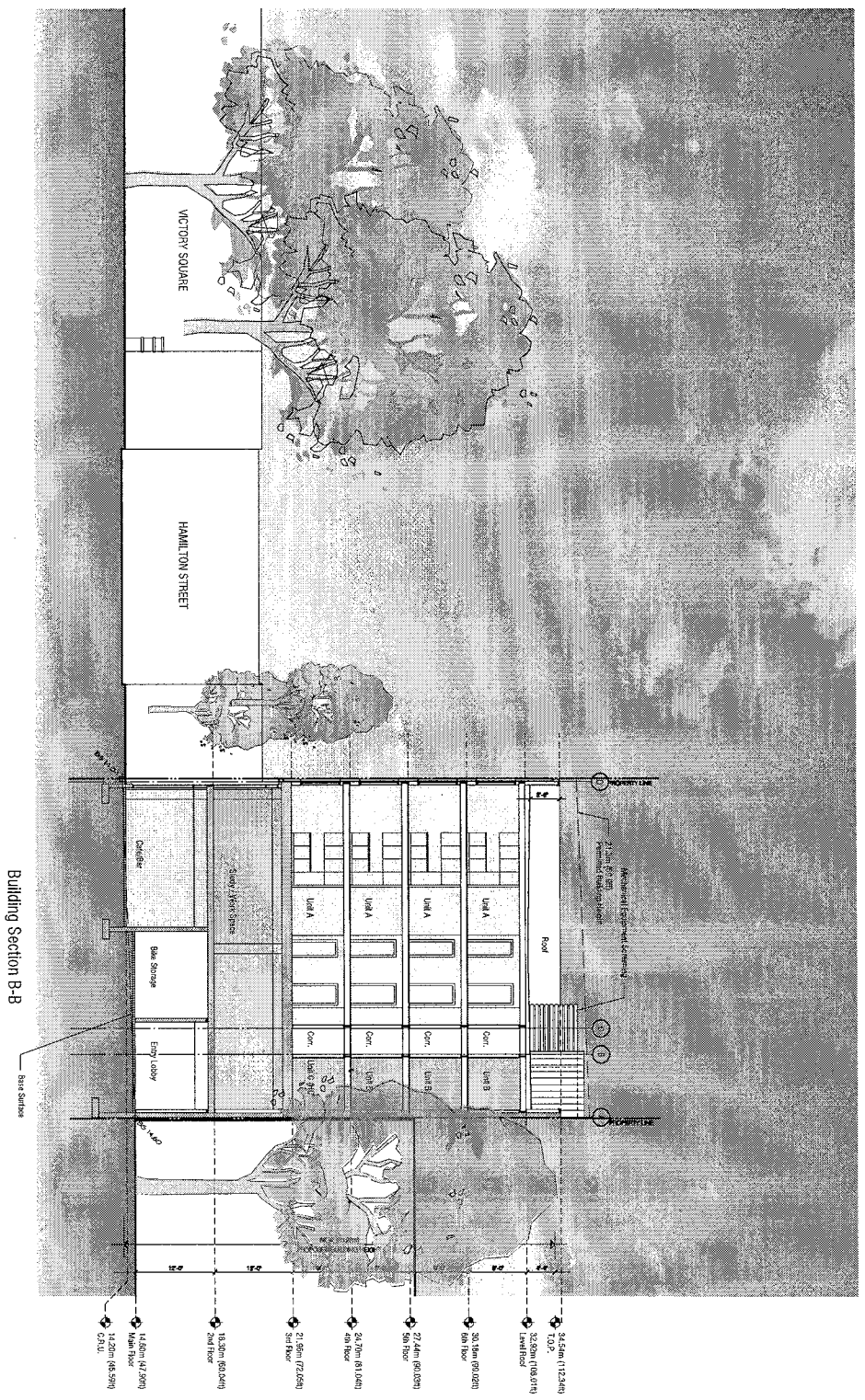
A-3.1

Building Section

1/8" = 1'-0"
August 18, 2014

mgcprojects
Downtown
Residence
Project for SFU
300 West Hastings Street
Vancouver, B.C.

RAYMOND LEREMAN
ARCHITECTS
200 West Hastings Street
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Tel: 604-681-1234 Fax: 604-681-1235
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Issued for Development Permit
Issued for Urban Design Panel Evaluation
August 18, 2014



Building Section

A-3.2

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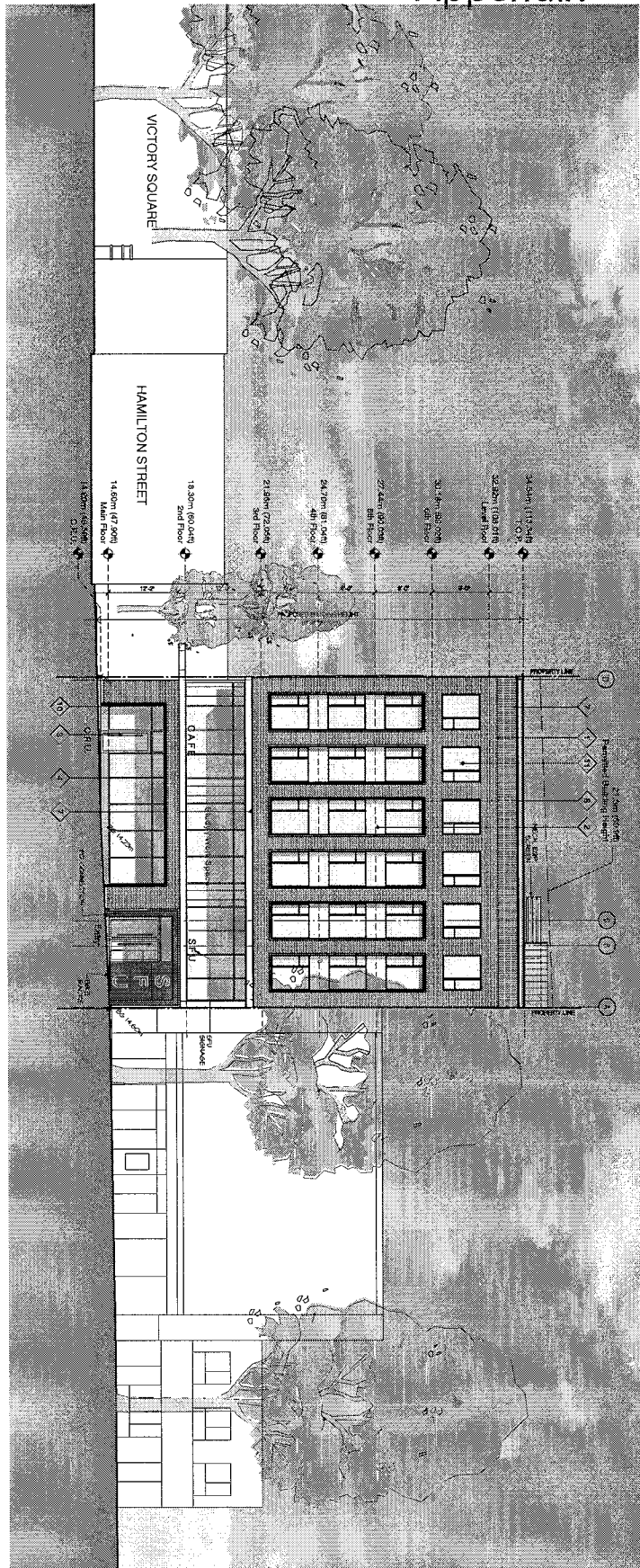
Issued by Development Panel
June 20, 2014
Project Name: Downtown Residence Project for SFU
August 19, 2014

m3cprojects

**Downtown
Residence
Project for SFU**
300 West Hastings Street
Vancouver, BC

Building Section

1/8" = 1'-0"
August 19, 2014

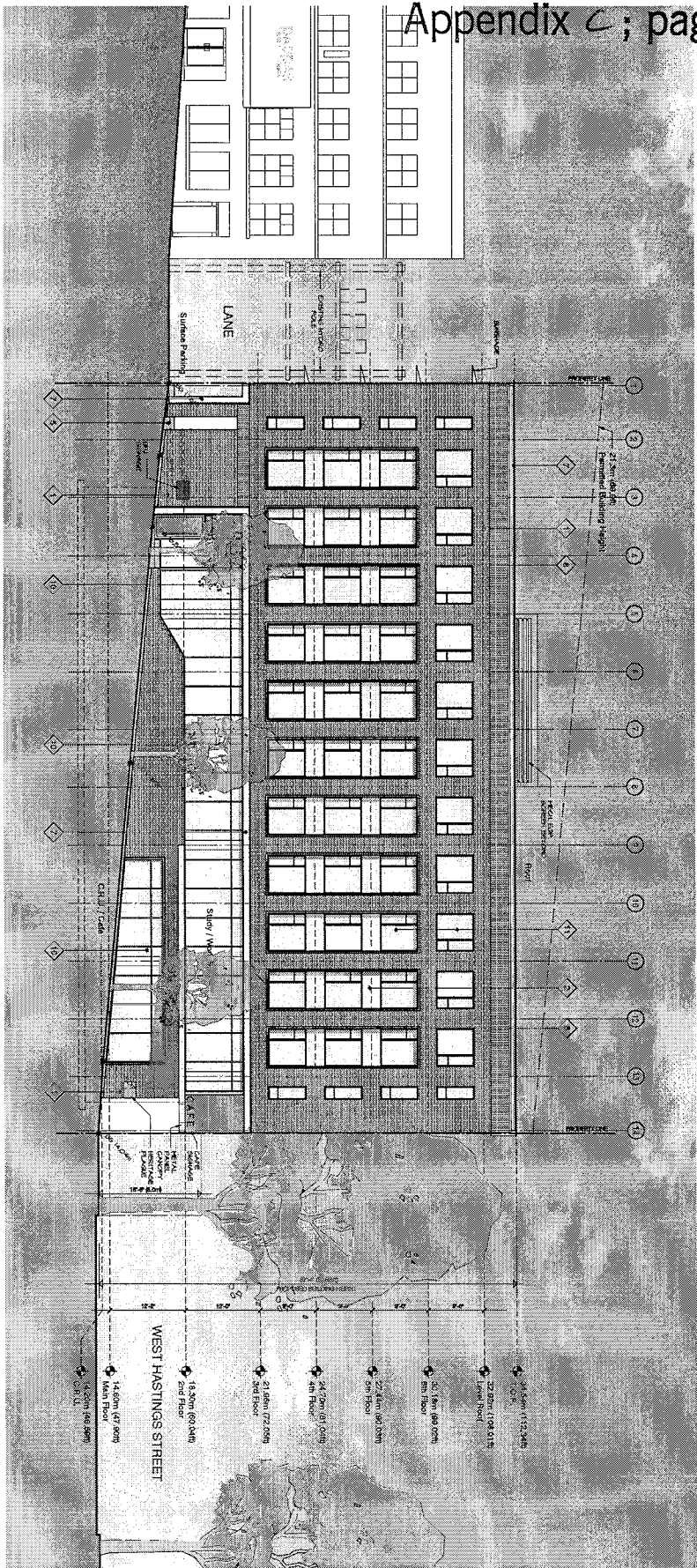


North / Hastings Street Elevation

- ## FINISH LEGEND
- 1 Brick Veneer
 - 2 Cementitious Panel Cladding
 - 3 Metal Panel Cladding
 - 4 Glass Spandrel Panel
 - 5 Exposed Architectural Concrete
 - 6 Painted Concrete
 - 7 Powder Coated Steel Siding
 - 8 Painted Aluminum Window Frame
 - 9 Extruded Aluminum Window Frame
 - 10 Window Wall Cladding
 - 11 Vinyl Window Cladding
 - 12 Painted Metal Roofing
 - 13 Painted Aluminum Siding

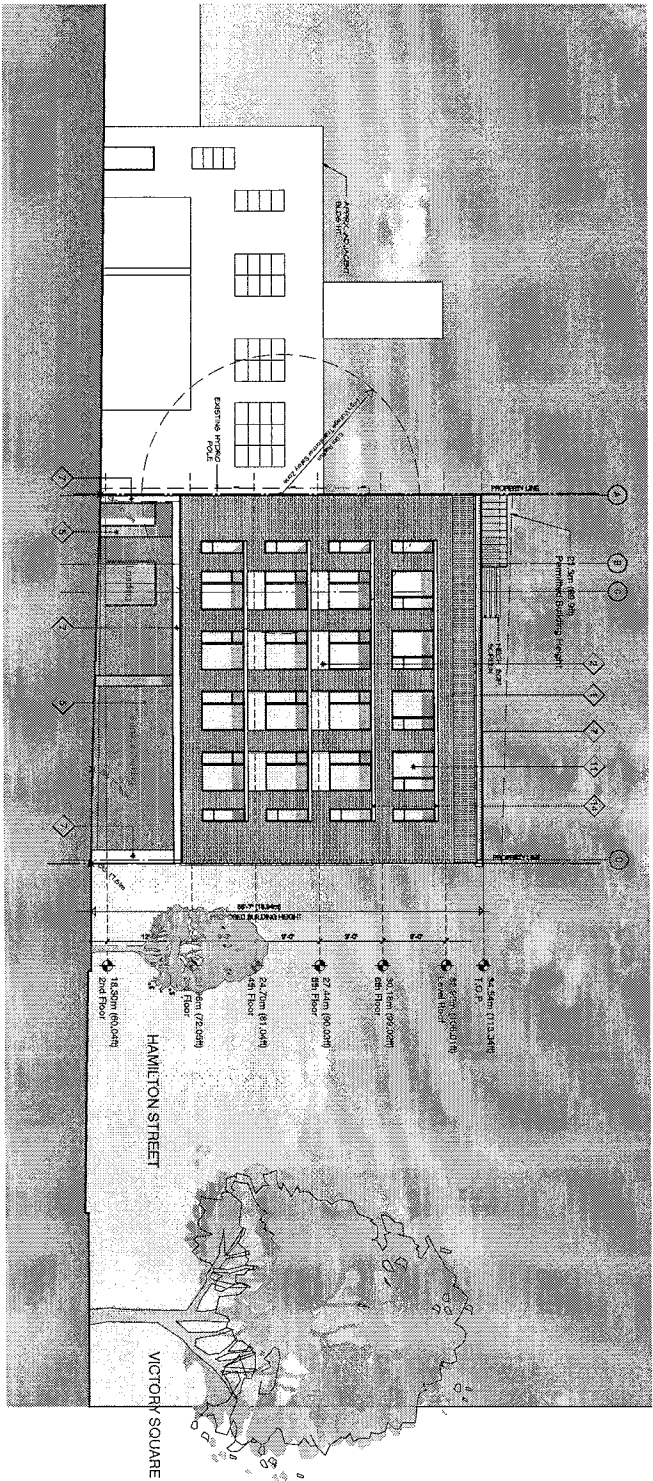
North Elevation

A.4.1



East Elevation

A-4.2



- FINISH LEGEND
- 1 Brick Veneer
 - 2 Commercial Panel Cladding
 - 3 Metal Panel Cladding
 - 4 Glass Spandrel Panel
 - 5 Exposed Architectural Concrete
 - 6 Painted Concrete
 - 7 Powder Coated Steel Section
 - 8 Prefinished Aluminum Window Frame Emission
 - 9 Curtain Wall Glazing
 - 10 Window Wall Glazing
 - 11 Vinyl Window Glazing
 - 12 Prefinished Metal Flashing
 - 13 Prefinished Aluminum Sustrade

South / Lane Elevation

South Elevation

A-4.3

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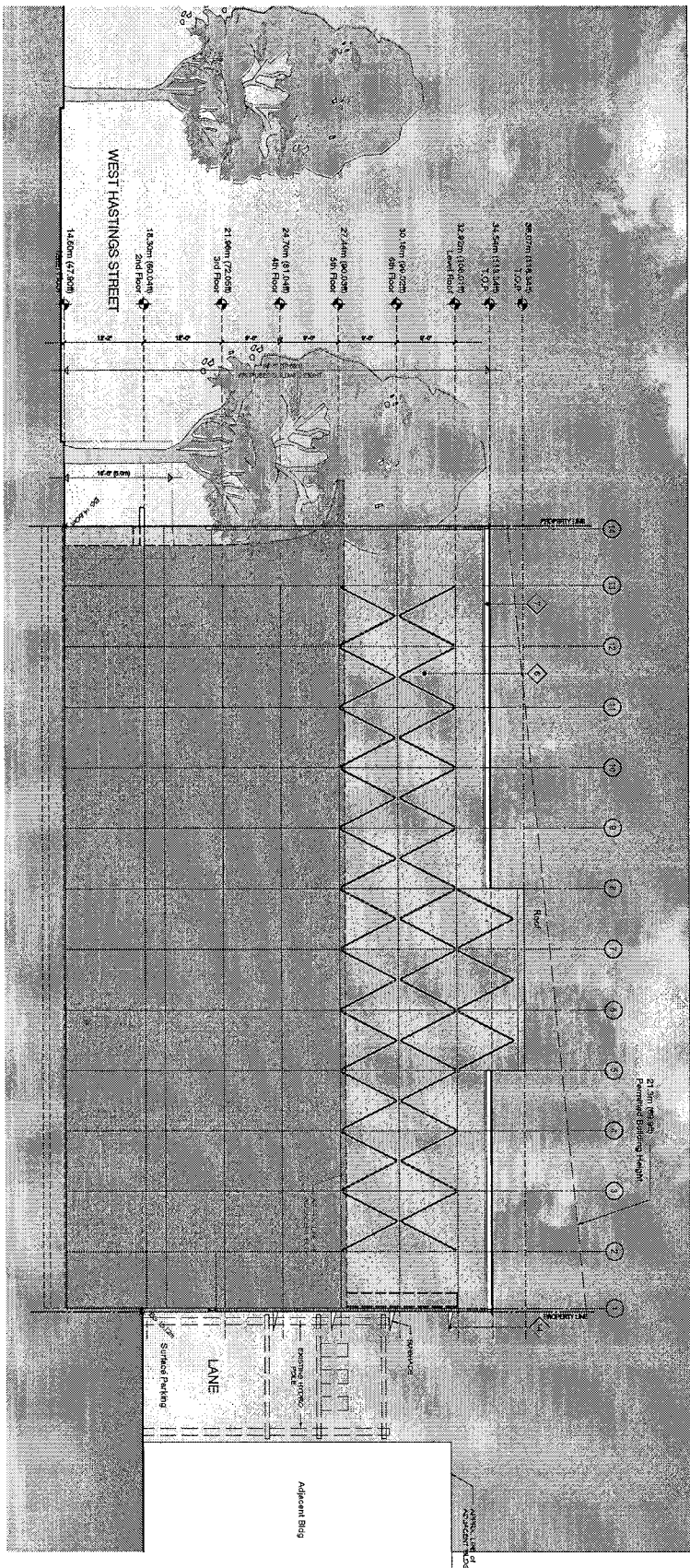
Issued for Development Permit
June 20, 2014
Design: Peter Sauerbrenn
August 15, 2014

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**Downtown
Residence
Project for SFU**
100 West Hastings Street
Vancouver, B.C.

South Elevation

1/8" = 1'-0"
August 15, 2014



FINISH LEGEND

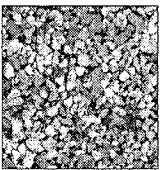
- 11 Brite Winner
- 12 Cementitious Panel Cladding
- 13 Metal Panel Cladding
- 14 Glass Standard Panel
- 15 Exposed Architectural Concrete
- 16 Painted Composites
- 17 Powder Coated Steel Section
- 18 Preheated Aluminum Window Frame Emission
- 19 Cellular Wall Cladding
- 20 Wavy Wall Cladding
- 21 Vinyl Window Cladding
- 22 Preheated Metal Fluting
- 23 Preheated Aluminum Sashole

West Elevation

West Elevation

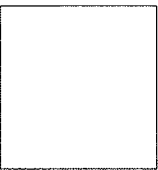
Roofing

Colour: Light Grey




Roof Parapet

Colour: BM - OC57, White Hazeon



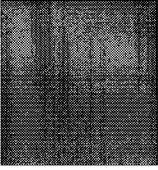
Cementitious Composite Panel

Colour: BM - OC111, Camelian White



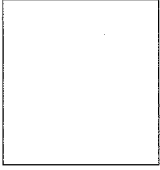
SFU Entry Aluminum Panels

Colour: Red



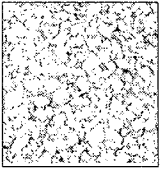
Fascia / Soffit

Colour: BM - OC57, White Hazeon



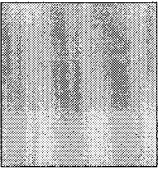
Roofing

Colour: Accent Colour White



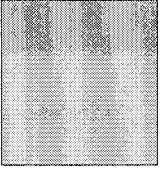
Aluminum Window Frames

Colour: Clear Anodized Finish



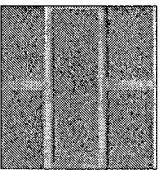
Concrete Walls

Colour: Grey



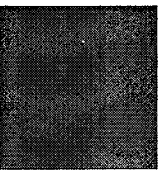
Brick Veneer

Colour: "Natural Creek-Horseshoe" - Hazeon Brick Company



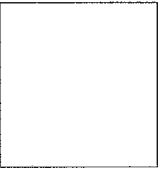
Vinyl Window Frames

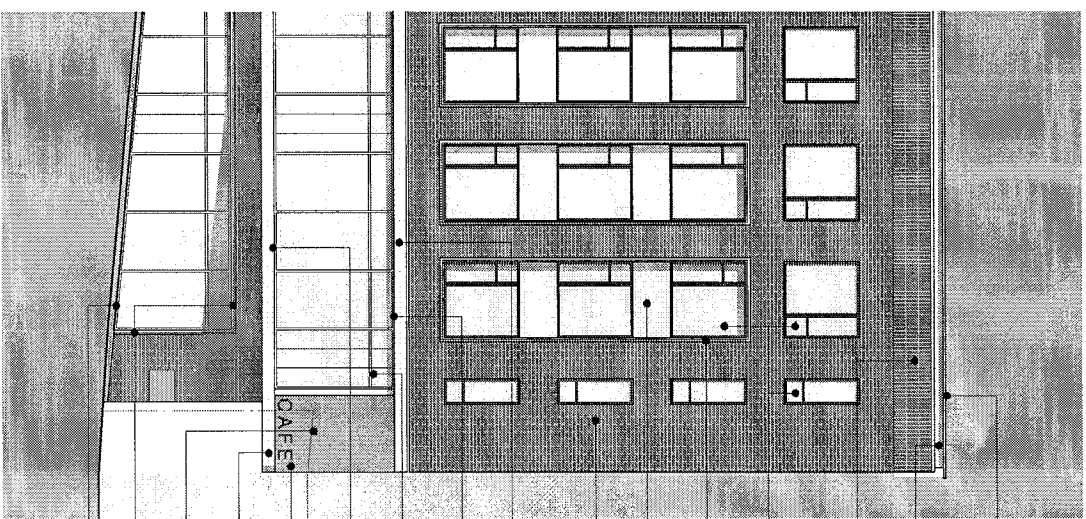
Colour: Black



Window Frame Perimeter

Colour: BM - OC57, White Hazeon





Roof

SBS Cap Sheet, 2 Ply Roofing Membrane
Granulated Cap Sheet (2 Colour Pattern)
Colour: Light Grey / Accent Colour
Min. 2% Slope

Built Up Parapet Detail

Colour: BM - OC57, White Hazeon

Brick Soldier Course

Natural Brick Sqa. Smooth Face
Colour: "Natural Creek-Horseshoe" - Hazeon Brick Company

Windows

Low E, Double Glazing, Vinyl Window Frame
Colour: Black

Window Frame Perimeter

Painted Steel Window Frame
Colour: BM - OC57, White Hazeon

Cementitious Panel Cladding

Colour: BM - OC111, Camelian White

Brick Veneer

Colour: "Natural Creek-Horseshoe" - Hazeon Brick Company

Fascia

Painted Board Steel Section
Colour: BM - OC57, White Hazeon

Soffit

Painted Board Steel Section
Colour: BM - OC57, White Hazeon

Storefront Windows

Double Glazing, Painted Steel Window Frame
Colour: Clear Anodized Finish

Flashing

Aluminum Channel Anodized to Match Storefront
Colour: Clear Anodized Finish

Signage

Illuminated Single Letters

Metal Panel Canopy, Steel Sec.

Powder Coated
Colour: BM - OC57, White Hazeon

Metal Cladding

Painted Steel Section
Colour: BM - OC57, White Hazeon

Window Frame Perimeter

Colour: BM - OC57, White Hazeon

Concrete Upstand Sill

Sand Blasted Finish

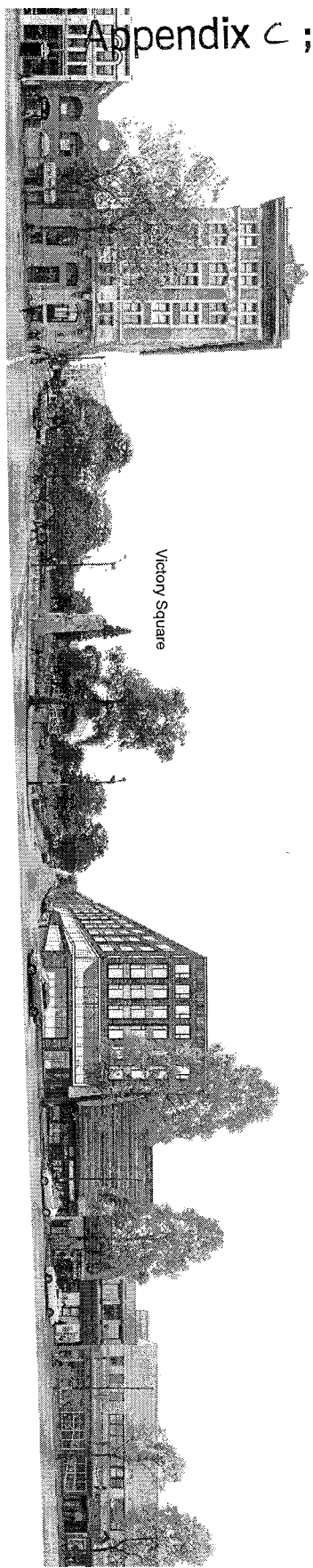
Mechanical Screen

Pre-finished Aluminum
Colour: Grey

Colour & Material Board

A-4.5

West Hastings Street - View South



Victory Square

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 www.raymondlereman.com
 The City of Vancouver is pleased to announce the completion of the Downtown Residence Project for SFU. The project is a landmark development in the heart of the city, and we are proud to have worked with the City of Vancouver on this project.

Issued to Development Permit
 Number: 100 West Hastings Street
 Project: Downtown Residence Project for SFU
 August 18, 2014

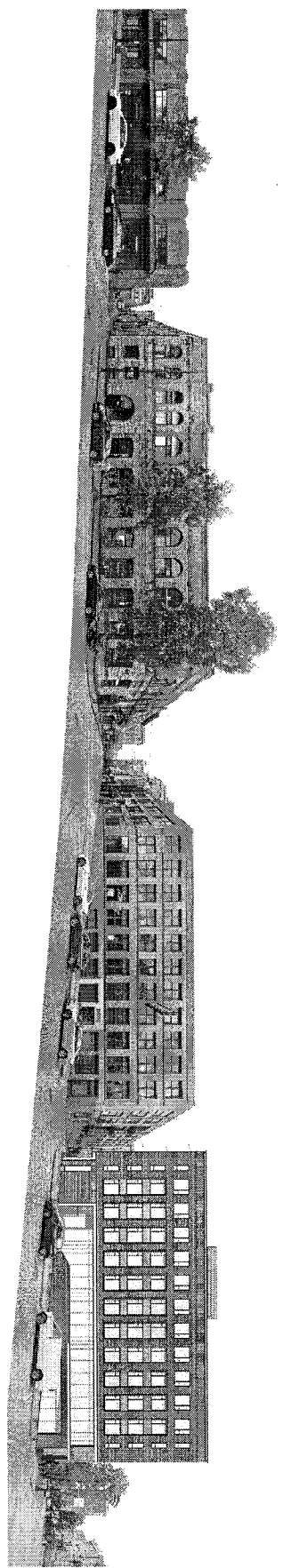
mgcprojects

Downtown Residence Project for SFU
 100 West Hastings Street
 Vancouver, BC

Streetscape Elevations

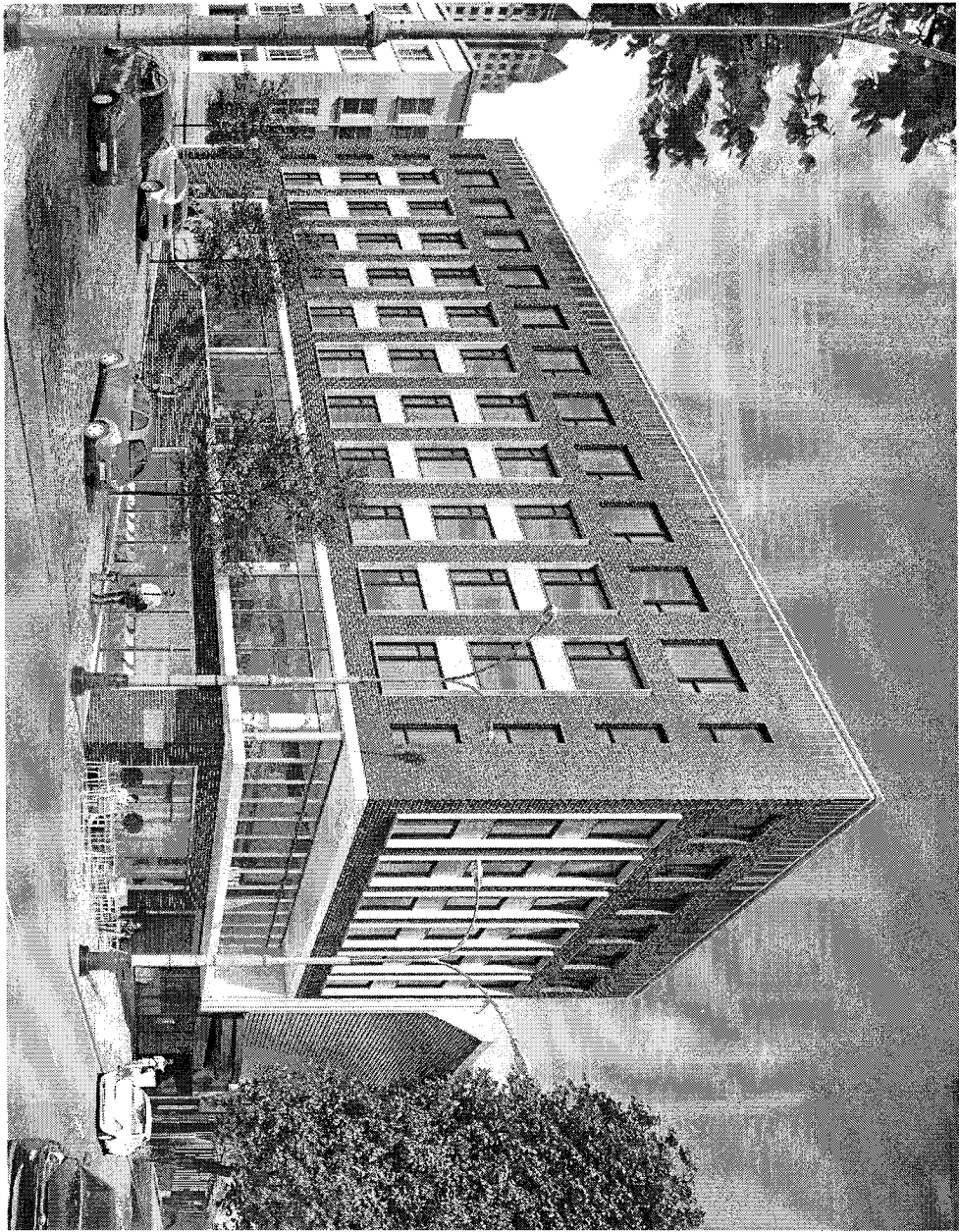
1" = 30'-0"
 August 18, 2014

Hamilton Street - View West



Streetscape Elevations

A-4.6



View Southwest on Hastings Street

Model | Perspective

A-5.1

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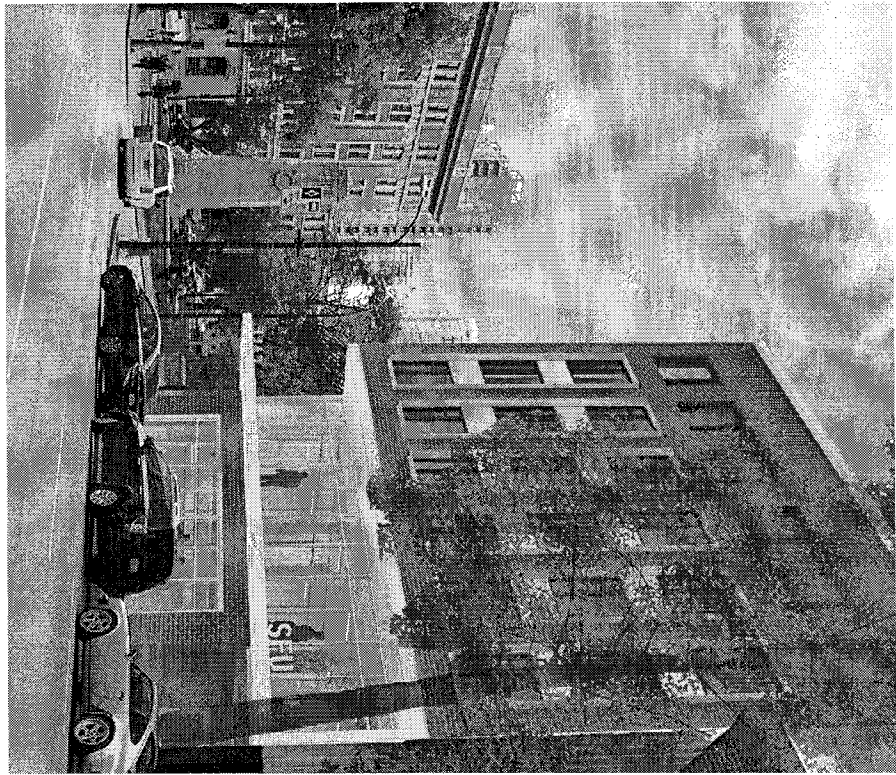
Issued for Development Permit
June 20, 2014
Issued for Design Permit Submission
August 18, 2014

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**Downtown
Residence
Project for SFU**
300 West Hastings Street
Vancouver, B.C.

Perspective

August 18, 2014



View East on Hastings Street

Model | Perspective

A-5.2

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Reviewed by Development Permit
June 20, 2014
Design Permit Submission
August 15, 2014

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**Downtown
Residence
Project for SFU**
300 West Hastings Street
Vancouver, B.C.

Perspective

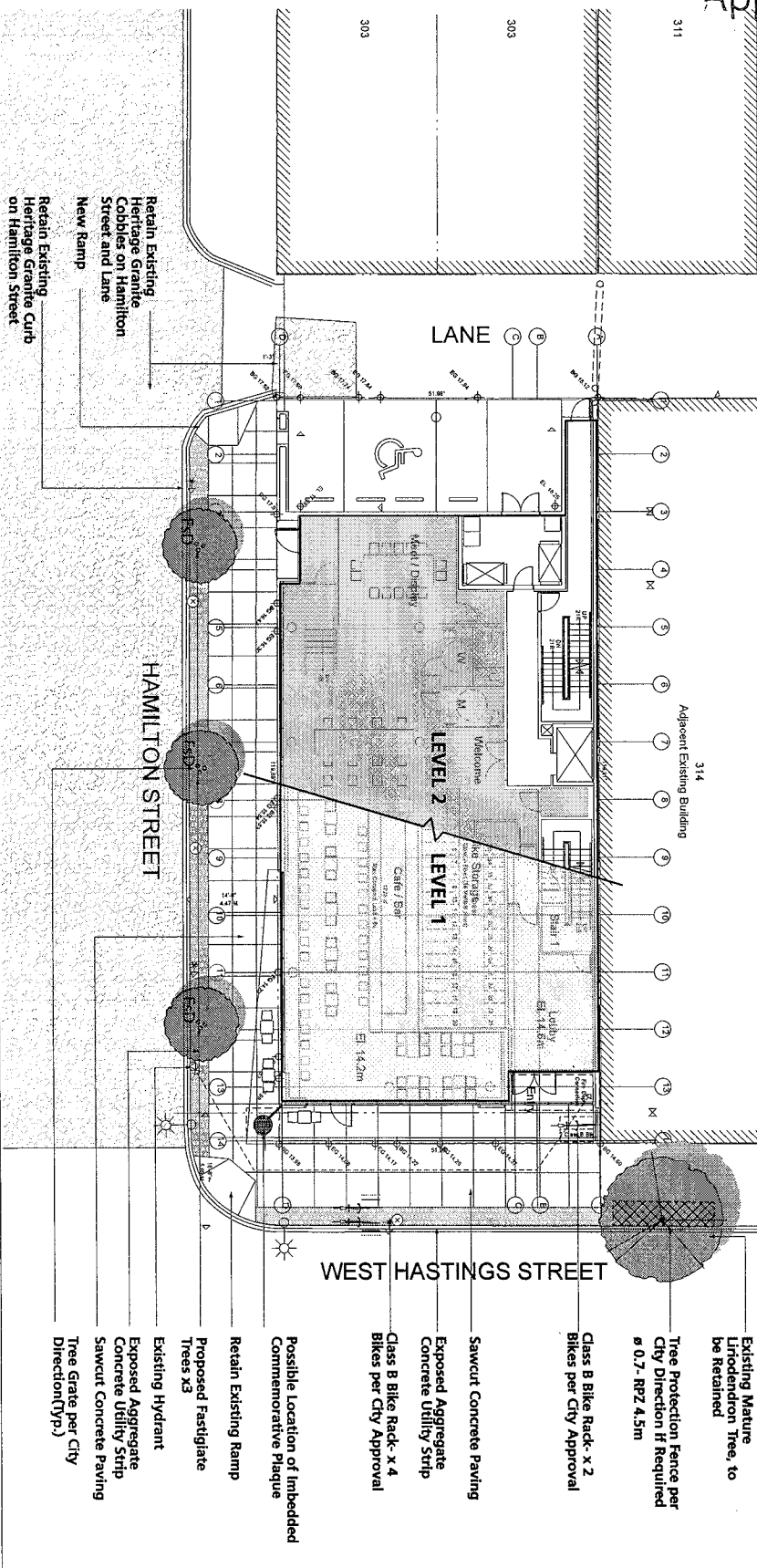
August 15, 2014

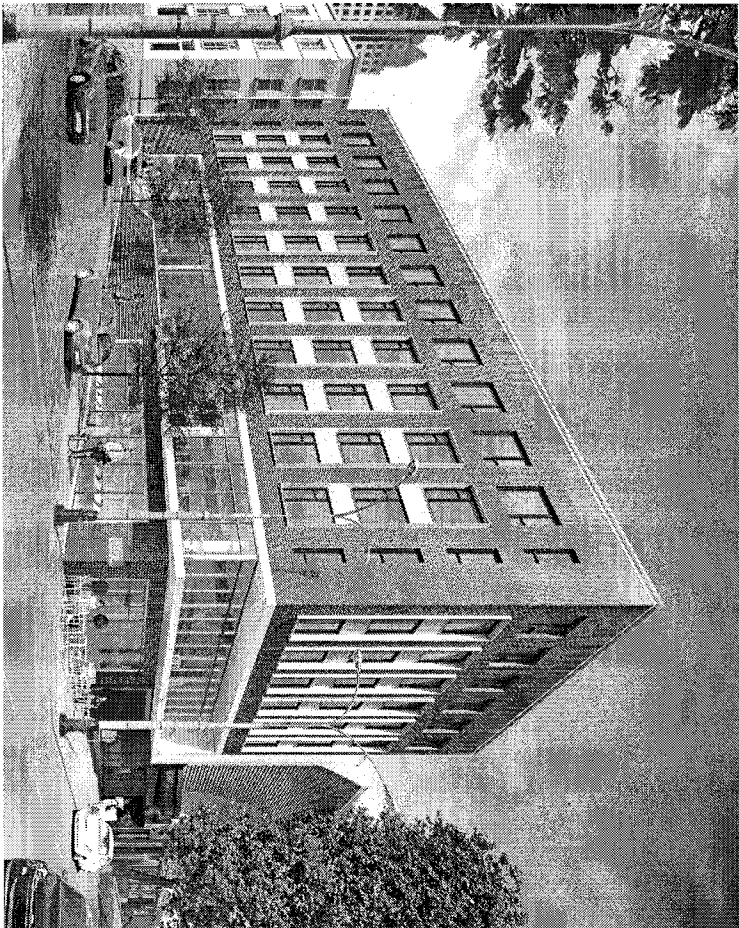
Plant List				
Symbol	Botanical Name	Common Name	Scheduled Status	Remarks
<i>Threat</i>				
3	<i>Pinus arbutus</i> , Dampier			
FID		Dawson European Beech	Extinct	See Forest Inventory, Dawson

Tree Retention Notes:

The Protection Barrier Fence (if Required), To Be Min. 1.2m High And To Be Constructed Using Wood Posts (2x4s). There Should Be A Top And Bottom Rail To The Framework And The Vertical Fence Posts Should Be Placed No Further Than 2.4m Apart. The Fencing Should Be Enclosed Using Plastic Orange Snow Fencing. It Will Extend To A Min. Of 2m On Either Side Of The Street Tree. The Fencing Should Allow For Free And Clear Passage Of Pedestrians On The Sidewalk. It Should Also Provide For Clear Visibility Of Fire Hydrants, Driveway Access And Crosswalks.

Refer to City of Vancouver Tree Protection By-Laws for Standard Requirements.



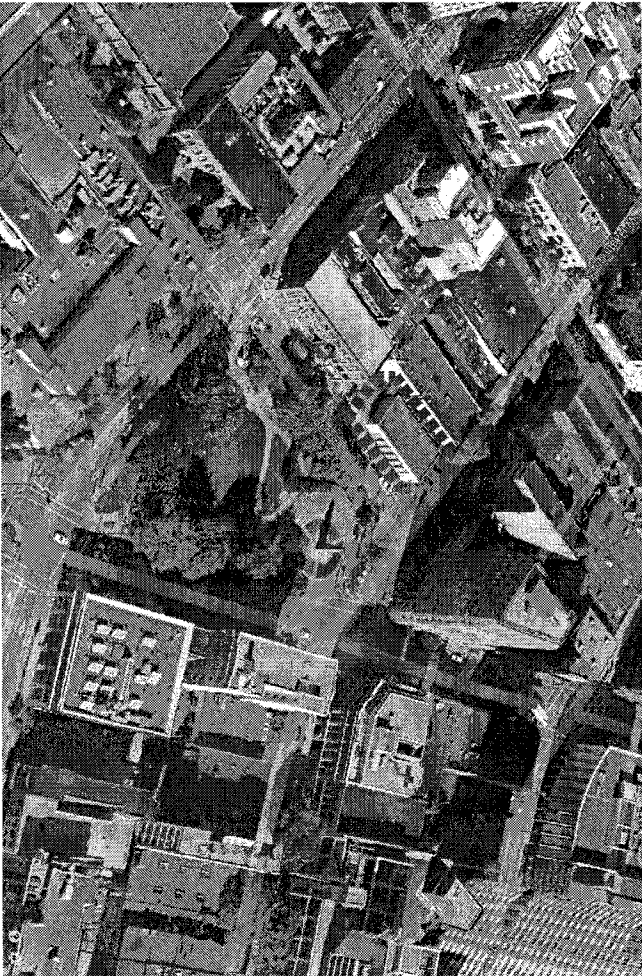


308 West Hastings Street

UDP SUBMISSION AUGUST 2014

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1	Executive Summary
2	Project Overview & Objectives
3	Outcomes for the City The Site
4	Existing Zoning Policy
5	Victory Square Streetscape
6	Key Contextual Issues
7	Design Rationale
8	Sustainability
9	The Team
10	Appendix: Sustainability Checklist
11	Appendix: Application



308 West Hastings Street

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EXECUTIVE SUMMARY

The purpose of this application is to secure the support of the Urban Design Panel as part of our Development Permit approval process for a six-story, mixed-use residence building that will be used by Simon Fraser University's business school (SFU).

The project consists of three inter-related elements:

- 52 self-contained fully furnished secured market rental apartments that offer a convenient and supportive living environment to SFU students;
- A publicly accessible café "gathering space" that will host casual and industry-focused networking events and will also provide a strong anchored retail use at the ground floor;
- An "innovation space" that will function as both a social amenity for the residents and as a collaborative learning space with emphasis on encouraging entrepreneurial start-ups.

Our company, MACO Projects, is acquiring the project site and will develop the project. SFU will then lease the completed project. MACO Projects is managed by Matthew Carter and Robert Brown who have experience with similar projects including the Centre of Digital Media (CDM) building at the Great Northern Way Campus and the MBA House at UBC.

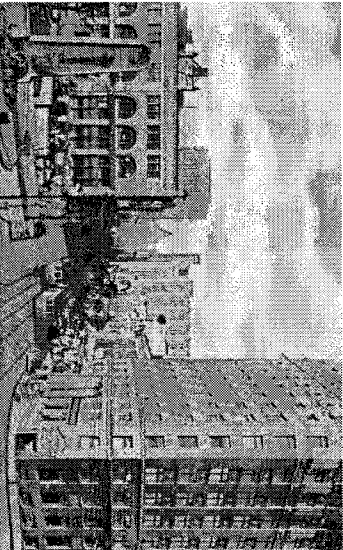
The project is compliant with the existing zoning, and aligns with the recently approved Downtown Eastside (DTES) Local Area Plan and the Victory Square Policy Plan, which seek to re-align the Victory Square area through new mixed-use development with an emphasis on bolstering the presence of educational institutions (adding to the existing presence of Vancouver Film School and Vancouver Community College).

The site falls within the C2 subsection of the DD by-law. The project fits within the parameters of the existing zoning and is consistent with City policy for this site. We are proposing a building height of 67.8 ft. The zoning allows for a height of up to 69.9 ft. We are proposing density of 5.28. The zoning allows for an FSR of up to 6.0. The 52 residential apartments will be designated as 'Secured Market Rental Housing' under the City's Rental 100 program.

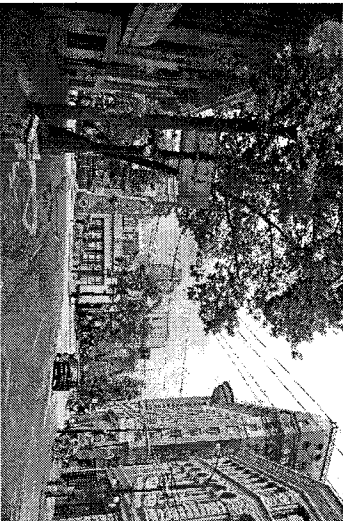
The project site is an ideal fit - it occupies a prominent corner overlooking Victory Square and marks the entry to downtown Vancouver when arriving in the city from the east. The site has excellent access to SFU's other downtown facilities and provides an interface between three significant and inter-related Vancouver communities - the downtown district of established businesses, the Gastown-based start-up district and the Downtown Eastside.

The project site is prominent, high-profile and historically significant and it is important that our design respond appropriately. Our proposed design derives from a strong design rationale that has been developed collaboratively with SFU and other members of the community. The integration of social, economic and environmental sustainability considerations is an important component of this rationale.

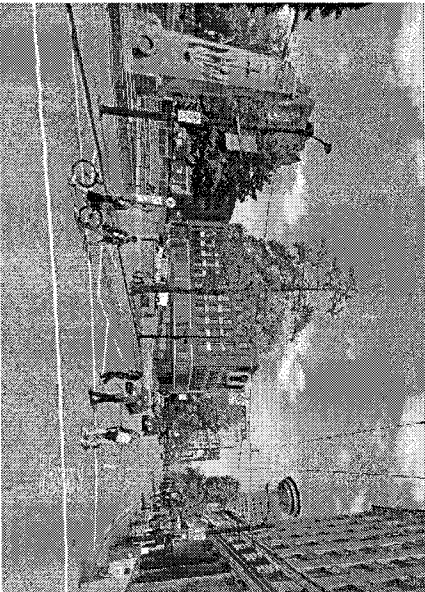
308 West Hastings Street



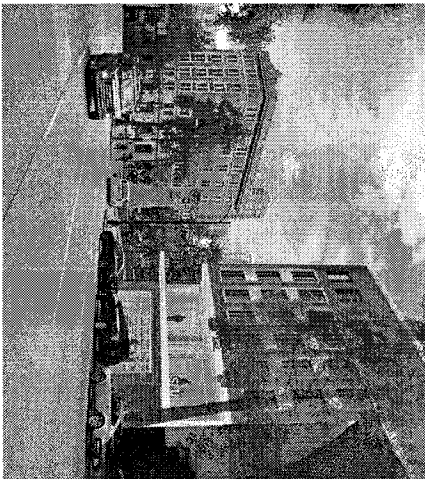
Previous Building



Current Building



Proposed Building



Proposed Building

EXECUTIVE SUMMARY

PROJECT OVERVIEW

This project is a six-story, mixed-use residence building for Simon Fraser University (SFU). It comprises three inter-related elements:

1. 52 self-contained, fully furnished secured market rental apartments that offer a convenient and supportive living environment to SFU students. These will be mainly post-graduate students who are typically in their mid-20s and often from outside Vancouver. The post-graduate programs at SFU are intensive and require students to spend long hours studying, often around the clock. The average duration of a student's stay will be 3-12 months.
2. A publicly accessible café, gathering space that will host career and industry-focused events and will also provide a strong animated retail use at the ground floor. The space is an important component of the project, because it will help to facilitate the social connectivity among different user groups (i.e., students, staff, business community, local community) that the project strives to achieve.
3. An office/work space that will function as both a social amenity for the residents and as a collaborative learning space with emphasis on encouraging innovation and entrepreneurial start-ups.

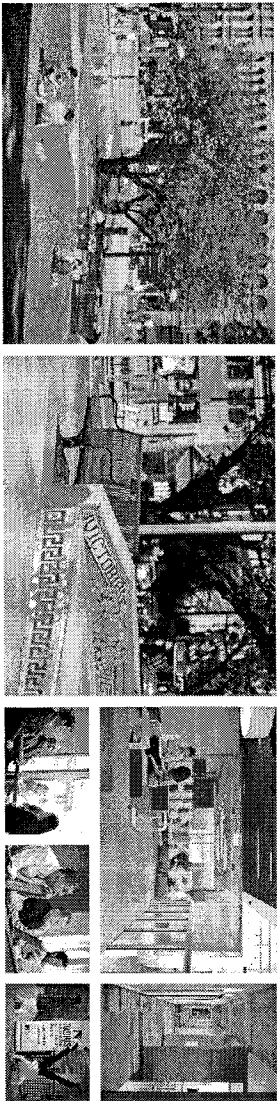
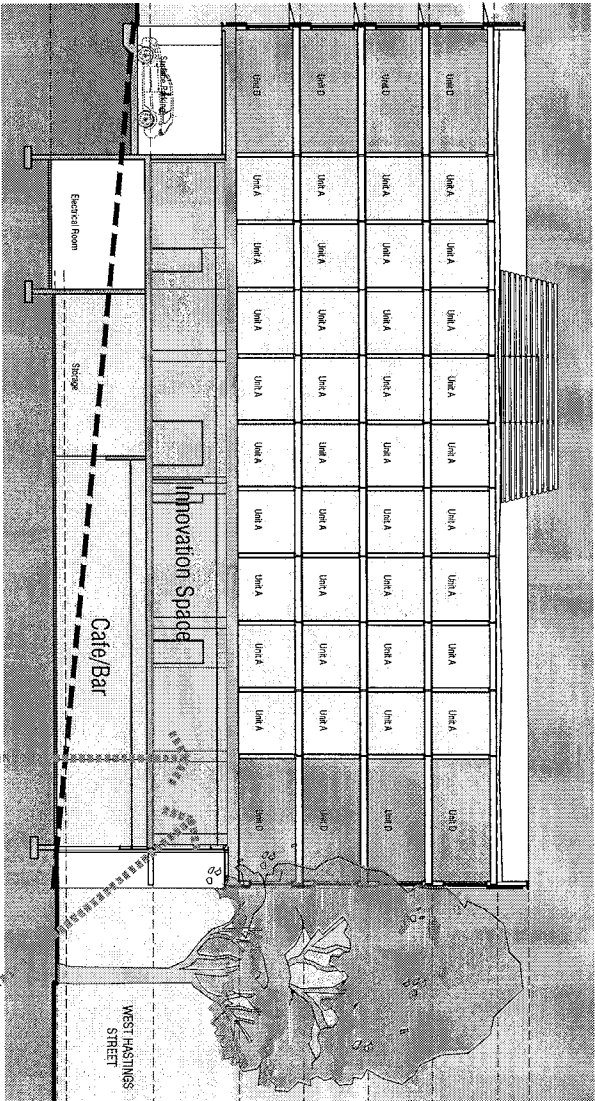
Our company, MGC Projects, is acquiring the project site and will develop the project. SFU will then lease the completed project. MGC Projects is managed by Matthew Calkin and Robert Brown, who have experience with similar projects including the Centre of Digital Media (CDM) building at the Great Northern Way Campus, and the MBA House at UBC. Raymond Letterman Architects Inc. have extensive experience in mixed-use student rental housing projects, and have worked together with Matthew and Robert as the Architects of the UBC MBA House.

PROJECT OBJECTIVES

The project is designed to deliver SFU the following outcomes:

1. A competitive advantage for SFU in recruiting graduate students by offering a turn-key, conveniently located, safe housing option.
2. An enriched educational experience for SFU's graduate students through:
 - a. Immersion in an environment with career-relevant social activities enabling students to connect with people from different cultures and with different experience and skills.
 - b. Improved opportunities to launch successful start-up business ideas from lectures and programs available in the client/work space and from social networking activities in the café.
3. The opportunity to further SFU's presence in downtown Vancouver and its role as a community-engaged university and create a space in which emerging regional students, faculty and visitors from SFU's other downtown campuses and facilities.
4. A strengthened sense of alumni community among graduate students who have lived in the building, helping SFU keep its alumni engaged with their alma mater throughout their career.

308 West Hastings Street



PROJECT OVERVIEW & OBJECTIVES 2

OUTCOMES FOR THE CITY

This project aligns with the recently approved Downtown Eastside (DTES) Local Area Plan and the Victory Square Policy Plan, which seek to re-energize the Victory Square area through new mixed-use development with an emphasis on bolstering the presence of educational institutions.

We believe that the project will offer the City the following outcomes:

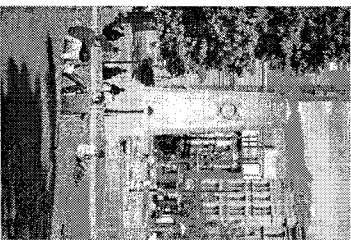
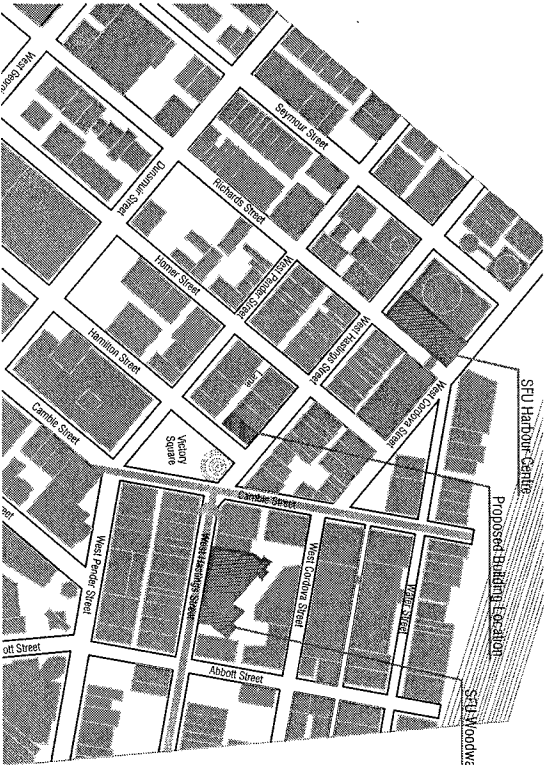
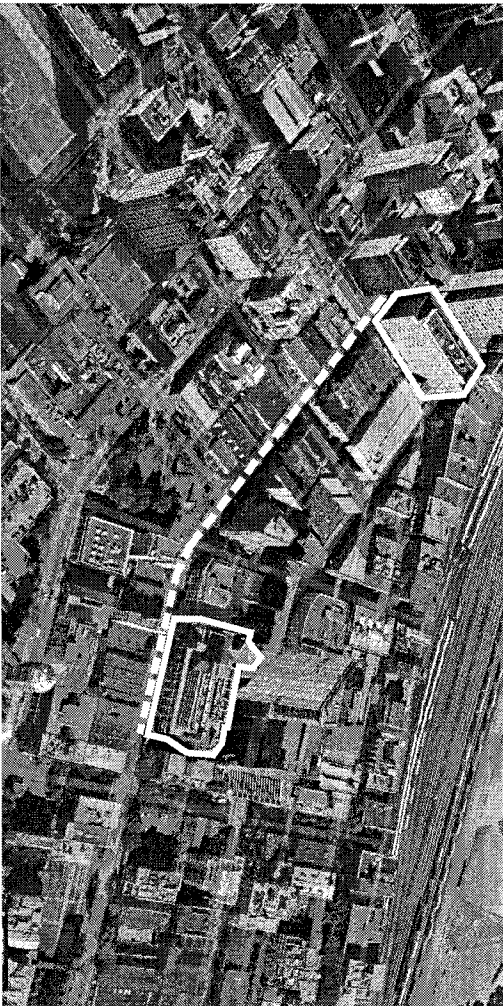
- 1. Strengthen the downtown core with an enlarged presence from a major community-engaged university.
- 2. Assist with the ongoing revitalization of the Victory Square area with an exciting new project that will bring more young, educated and multicultural people to live and work in this part of the city. It can also be respectful of the more formal personality of the square while at the same time infuse the Square with new, creative and innovative energy.
- 3. Provide a vibrant, role-based public gathering space that can host community events.
- 4. Add rental housing, which will contribute to alleviating the city's affordability challenges.

THE SITE

The site at 308 West Hastings St. is an ideal fit for this project for the following reasons:

- 1. The site occupies a prominent corner overlooking Victory Square and making the entry to downtown Vancouver when arriving in the city from the east, and from Burnaby Mountain.
- 2. The site is at a strategic location for SFU, as it lies equidistant between, and a 5-5 minute walk from, SFU's various downtown facilities. It is also adjacent to the stop for the express bus to Burnaby Mountain.
- 3. The site is at the centre of a number of significant Vancouver communities and precincts: it provides an interface among the downtown district of established businesses, the Gastown-based start-up district and the Downtown Eastside. SFU is currently engaged in all three of these Vancouver sub-districts and wishes to expand its presence in them.
- 4. The education-oriented use is a strong fit with City policy for the site, particularly the concept of a downtown learning centre around Victory Square, adding to the existing presence of Vancouver Film School and Vancouver Community College. The project has the potential to strengthen SFU's downtown campus and create an SFU educational precinct centered on Hastings Street.

308 West Hastings Street



OUTCOMES FOR THE CITY | THE SITE

EXISTING ZONING | CITY POLICY

The site falls within the C2 subsection of the DD by-law. The project lies within the parameters of the existing zoning and is consistent with City policy for this site, the recently approved Downtown Eastside Local Area Plan and the Victory Square Policy Plan. We propose to work within the parameters of the existing zoning (as recently amended, following approval of the DTES Local Area Plan). We are proposing a building height of 67.3 ft. The zoning allows for a height of up to 69.9 ft. We are proposing density of 5.28. The zoning allows for an FSR of up to 6.0.

The Victory Square Policy Plan indicates that Victory Square Park should not be shadowed between 10 a.m. and 4 p.m. on the Spring Equinox. Our proposal is compliant with this policy.

We are requesting the following use designations:

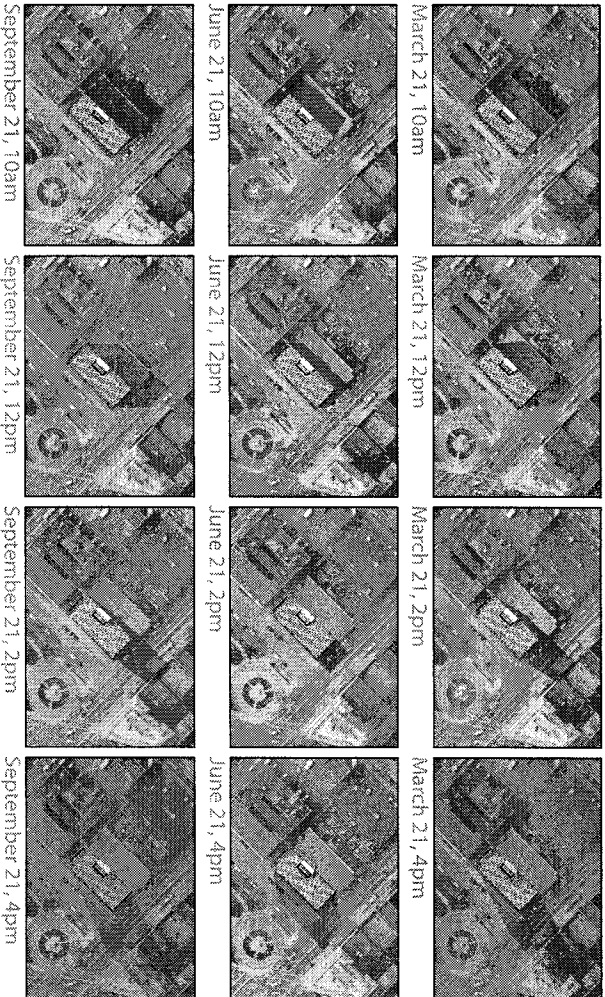
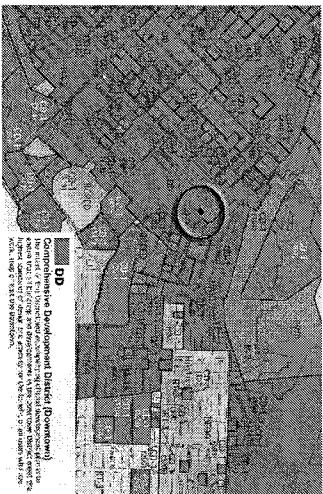
1. That the residential space on floors 3-6 be designated as "Secured Market Rental Housing" under the Rental 100 program. Pursuant to the requirement of the Rental 100 program, all units in the proposed development will be rental units and will be secured with a Housing Agreement and Non-Stipulation Agreement with the City. As requested by City staff, all units are in compliance with the City's minimum standard of 320 sq. ft. in net area.
2. That the program space on the second floor be designated as "Traditional" (and specifically "School/University/College").
3. That the sale space on the ground floor be designated as "Retail Commercial".

Of particular importance to the feasibility of our project is a relaxation of the City's parking by-law requirement to provide 20 on-site parking stalls. Staff have confirmed that the parking requirements can be satisfied with 1) the provision of three car parking stalls located off the three (2) standard stalls and 1) disability stalls and our commitment to provide three car share vehicles to be located in these stalls, 2) with a payment in lieu approach for four additional stalls.

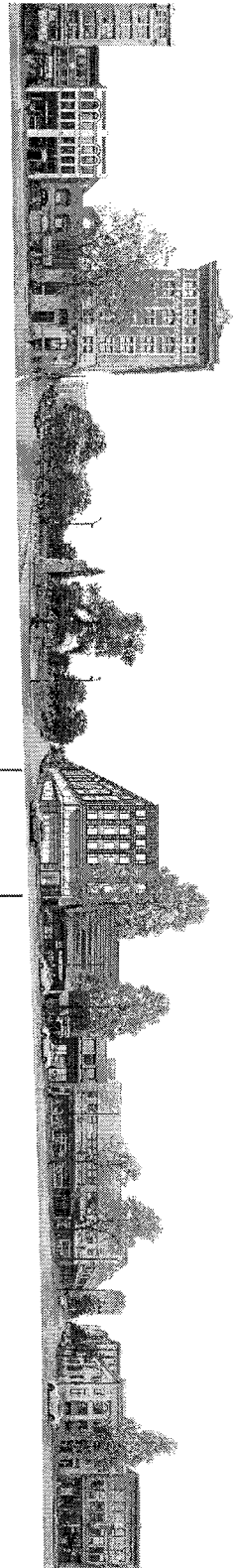
We are confident that if these parking provisions will be adequate, given that all residents of the building will be U-Pass holders, that the project is located close to excellent transit facilities, and is within easy walking distance of the student residents' school location. We also believe that our proposal complies positively to the transportation mode shift described in the Transportation 2040 Plan adopted by City Council in October 2012. By placing students within a 3-5 minute walk of their place of study, the project will increase walking trips and decrease other forms of transportation.

Our proposal includes bike storage for 49 stalls. Given the slope of the site and resultant difficulties for accessing the bike room from the lane, it is important to our design that this bike room be accessed via the main lobby, so residents can walk their bike through the front door. Engineering staff have confirmed that they are satisfied with this approach.

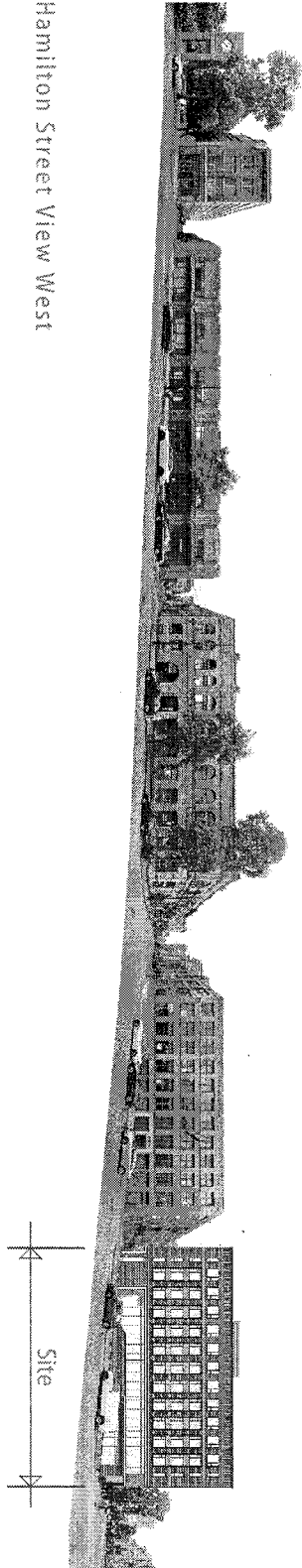
308 West Hastings Street



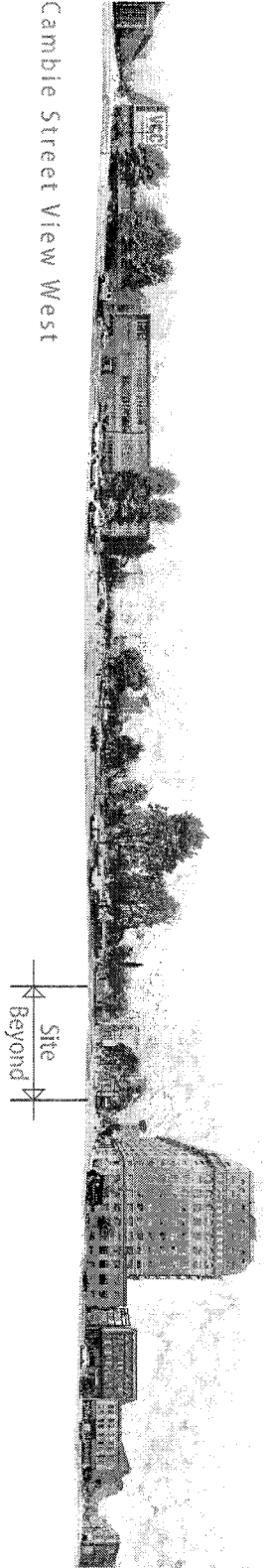
EXISTING ZONING | CITY POLICY



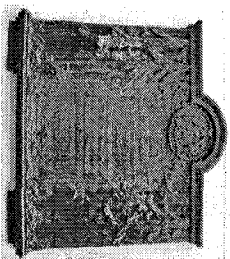
West Hastings Street View South



Hamilton Street View West



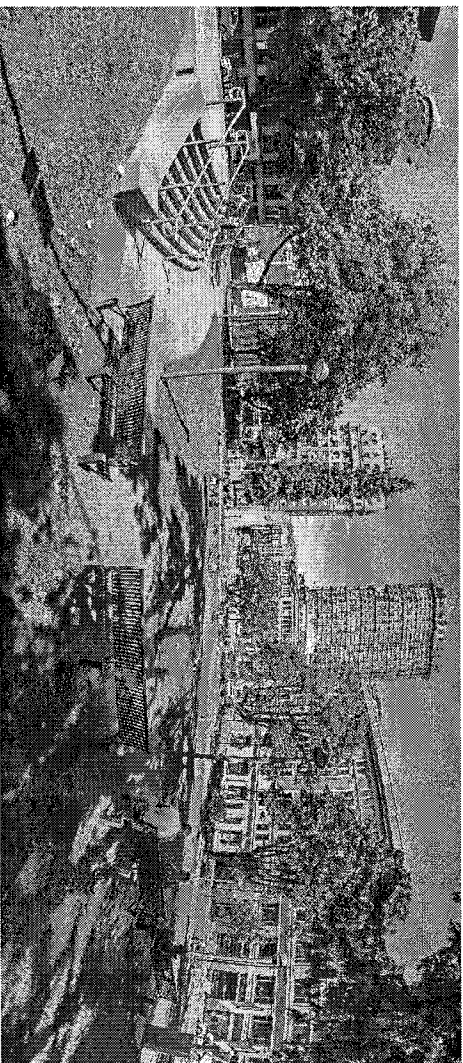
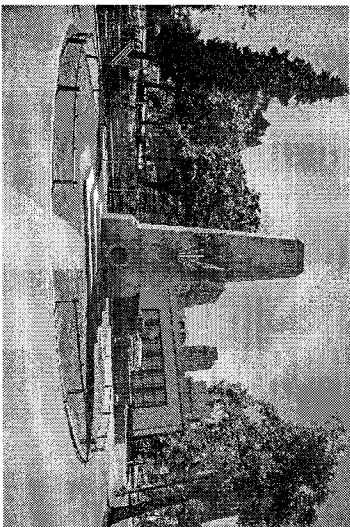
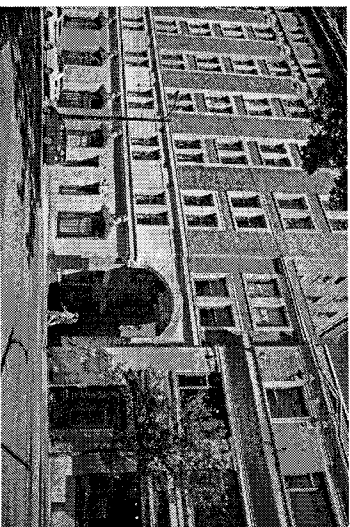
Cambie Street View West



KEY CONTEXTUAL ISSUES

The project site is prominent, high-profile and historically significant and it is important that our design respond appropriately to the following important contextual influences:

- 1. Victory Square.** The site is located on Victory Square, an important and attractive Vancouver public space with a visually interesting topography. The genteel-ensured plaza containing the cenotaph gives the lower part of the square a more serious, formal personality.
- 2. Heritage Buildings.** The site is surrounded by prominent heritage buildings, including the Dominion Building, Fleck Block, Pappas Furts and the former Daily Province Building (now Vancouver Film Society). The Victory Square Policy Plan states that "the architectural design of new buildings should be distinguishable from, but compatible with, existing buildings in order to ensure that the heritage character of these existing buildings remain visually dominant in the area."
- 3. City Survey History.** The site sits on the corner where surveyor Leachlan Hamilton laid out the city in 1830.
- 4. Street Grid.** The site sits at the intersection of the downtown street grid and the Gastown street grid. The off-axis relationship to Hastings Street, together with the prominent corner position, lends the site to being a gateway when entering the city from the east.
- 5. Topography.** The site slopes down approximately 12 ft from the South to the North. This is a key design consideration that introduces some challenges while also offering interesting opportunities to animate Hamilton Street through visual connectivity from the sidewalk to both the café and off-street space.



308 West Hastings Street

KEY CONTEXTUAL ISSUES

DESIGN CONTEXT

To respond appropriately to the local context and project's goals, we think it is important for the design to address three important objectives or "tensions" as we call them. It needs to be:

1. Respectful of the senses of history, Victoria Square and the heritage character of the surrounding buildings;
2. While also being vibrant and energetic, so it reflects the youthful nature of the intended user group;
3. Considerate of the local community, so that it integrates with and builds/revives the existing established community but avoids any perceptions of gentrification.

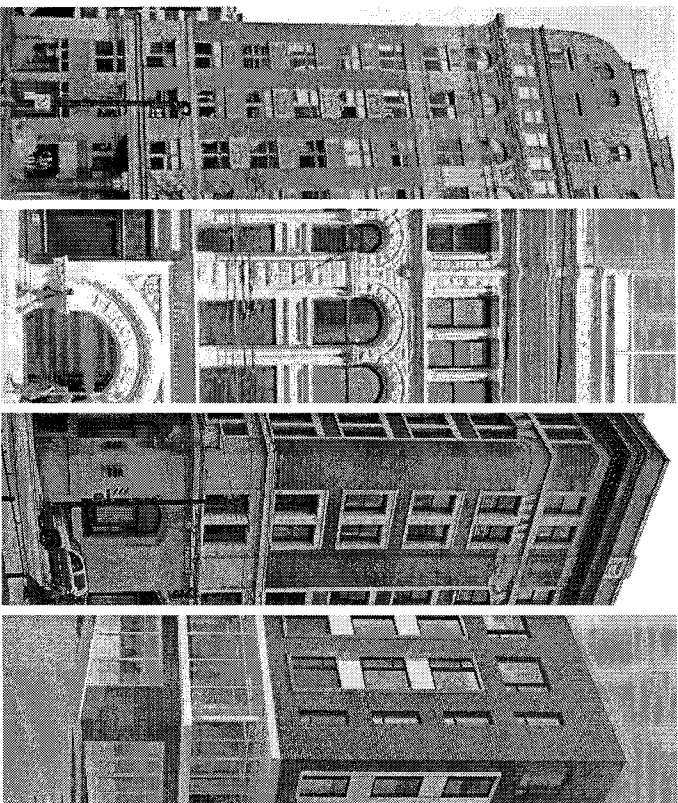
These are interesting tensions and our goal has been to find the right balance between each of these. To do this we have worked with SFU to develop the following high level principles. These are:

1. Have a clear and contemporary architectural expression based on established historic principles
2. Express an understanding of the neighbouring buildings without trying to mimic them.
3. Convey the project's social objectives and the ideas of optimism, entrepreneurial energy and innovation.
4. Create the safe and innovation space with visual permeability to demonstrate to the neighbourhood and outside world the activities occurring inside and to be welcoming to all.

HISTORICAL PRECEDENTS

The proposed contemporary architectural expression is rooted in the historical building precedents but interpreted in a manner to reflect the personality of the expected youthful residents and users of the building.

- The tripartite facade components (building base, mid and cornice components) are introduced in the proposed facade built in a new manner.
- The building base has a glazed transparency to provide permeability, interest and detail facing Victory Square and to Hastings Street. The mid building component reflects the vertical grouped windows and proportions, while the cornice components complete the building composition with the varied window pattern and defined building cap.

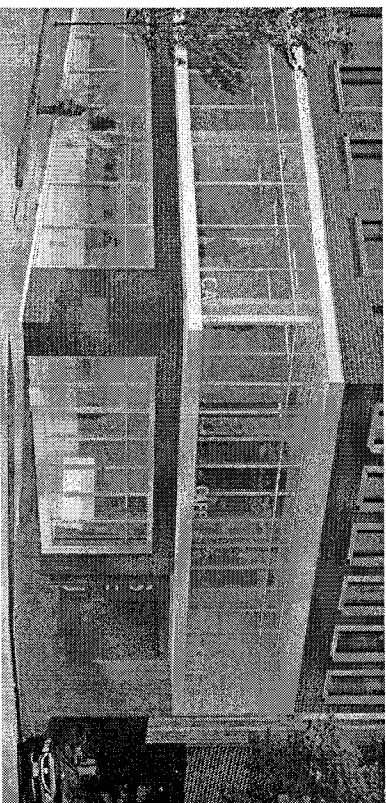


Capital 'Cornice'

Mid Building

Building Base

Tripartite Facade Elements



308 West Hastings Street

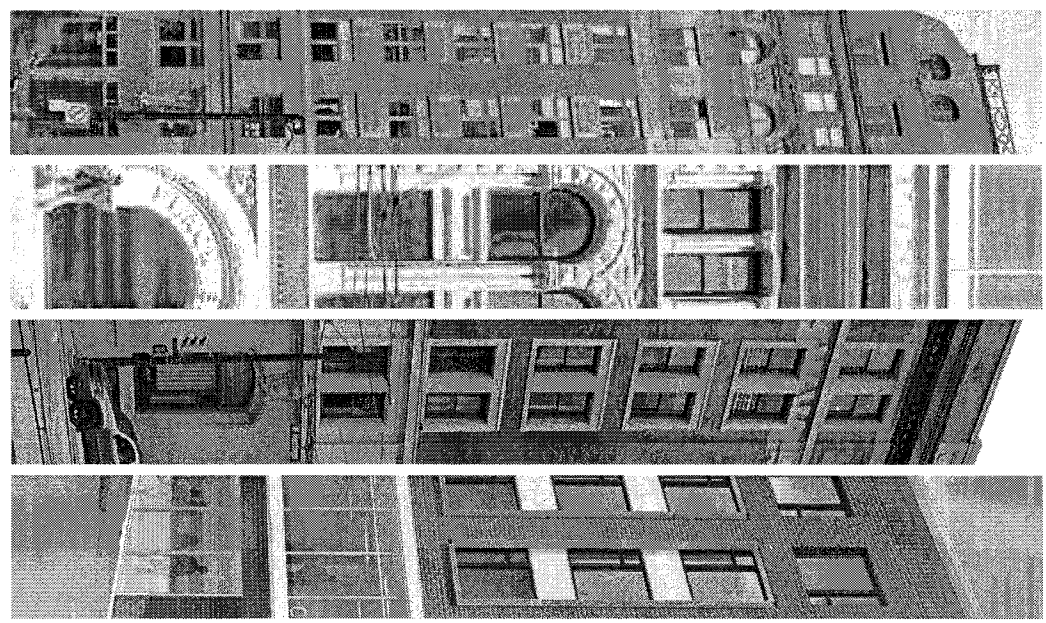
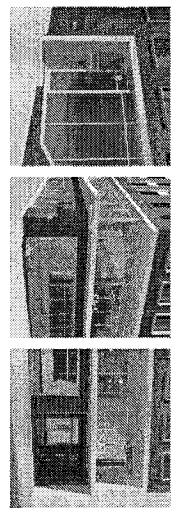
DESIGN RATIONALE

FACADE PROPORTIONS AND COMPONENTS

- The window proportions, collected forms and surround detail of the mid building component interpret the precedents in a clean contemporary architectural expression
- Brick has been incorporated to the mid and cornice components
- The change in the window design and brick pattern for the cornice building component also reflect the past but in a clean and simple manner

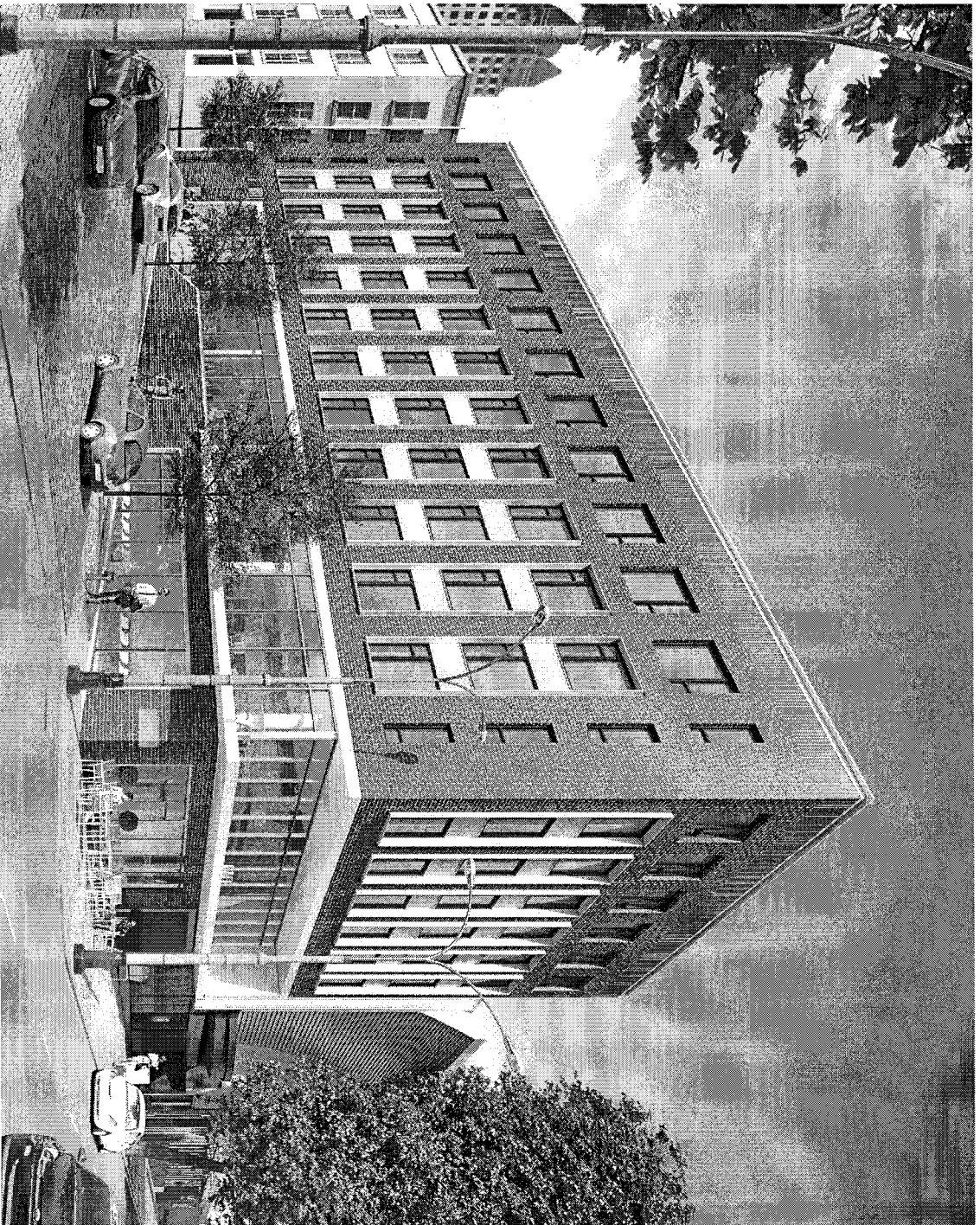
BUILDING ENTRANCES | STREETSCAPE

Hastings Street will provide the primary residential and café entrances while a secondary entrance to the second floor innovation/learning space will be located on Hamilton Street. Service access will be provided at the 1st/2nd lane level

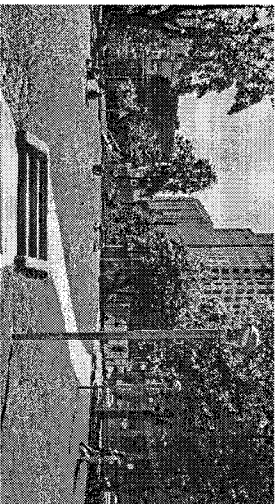


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DESIGN RATIONALE



308 West Hastings Street DESIGN RATIONALE



SUSTAINABILITY

Creating a sustainable building is important to us and to SFU. Sustainability is sometimes referred to as a three-legged stool that integrates social, economic and environmental aspects to bring about long-lasting sustainability. We believe our project adopts a balanced sustainability approach given the following:

SOCIAL

It will provide (and create interesting synergies between) 62 units of secured market rental housing, a street-level outdoor gathering space and an SFU collaborative student work/study space. The project will encourage collaboration and improved social connectivity among different groups, providing students, businesses, entrepreneurs and the downtown eastside community.

It will also bolster the presence of a major institution in the downtown core, which will contribute to the diversity of this part of the City. SFU has shown its continued commitment to be an active participant in the downtown community and this project will allow SFU to further this commitment.

ECONOMIC

MACO Projects is purchasing the land in the open market and building a financially viable rental rental project with no public financial contribution supported by a long-term lease commitment. As a result, SFU will be able to provide funded rental housing to its graduate student population.

This project will incorporate multiple uses in this building, creating animation in the neighbourhood during different times of day. This will help stimulate economic activity in the neighbourhood.

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ENVIRONMENTAL

The project intensifies the use of an important site that is currently underused and will add density in a downtown location that is well served by bus and Skytrain transit systems. All students within the building will be part of the SFU Urban program, and residents are within a 3-5 minute walk of both their place of study and the Skytrain. We will also be providing three car share vehicles.

The project will take advantage of wood frame construction for the residential floors which produce lower GHG emissions than other available alternatives. It will also be designed to provide a comfortable and healthy interior environment, while having a significantly decreased impact on the natural environment.

The emphasis in our design is to finally reduce overall demand for energy, water and natural resources through pragmatic and effective strategies. These strategies include:

- Effective and efficient exterior design including lower window-wall ratio (<20%)
- Highly efficient window systems (high quality vinyl casements with SmartGlass in residential curtain wall in commercial)
- Water efficient plumbing fixtures (1 / 20% reduction in hot water use)

Then, we will serve this significantly reduced demand with highly efficient systems including:

- water-source heat pumps (in the commercial spaces)
- heat recovery from heat pumps to pre-heat hot water
- high efficiency boiler for hot water

Our sustainability consultant, Facoelective, have undertaken energy modeling of our proposed building and various strategies. This modeling supported us in the design process and the results show a **22% saving in energy use when compared to current Vancouver code of ASHRAE 90.1 2010.**

The residential suites will be heated by electric baseboard. We also compared our proposed building to one where the residential suites are heated by hydronic baseboards. Our building is projected to generate a reduction in GHG emissions of approx 65%. A summary of the modeling results is shown below:

	Baseline building (ASHRAE 90.1 2010)	Building with hydronic heating in residential	Proposed building	Savings vs Baseline	Savings vs Hydronic
Total Energy Use (kWh)	2,176,676	1,862,967	1,694,647	22%	10%
Energy Intensity (kWh/m ²)	680.8	602.1	530.1	22%	10%
GHG Intensity (kgCO ₂ e/m ²)	11.6	10.8	8.3	28%	65%

Facoelective has also mapped our proposed building onto the LEED NC 5009 green building rating system and a draft checklist is attached. We anticipate that the building could achieve an equivalent rating of **LEED Silver and possibly LEED Gold**. While we will continue to train the building onto the LEED system, we will not be pursuing formal LEED certification.

SUSTAINABILITY

308 West Hastings Street

THE TEAM

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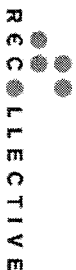
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300 West Hastings

LEED Canada NC 2009 Scorecard Estimate

Last Updated: 2014-08-13



Yes	Y	N	No
55	15	10	30
Total Estimated Points			
Certified 40-49 points	Silver 50-59 points	Gold 60-79 points	Platinum 80-110 points
110 Possible Points			

Points in this scorecard represent estimates by the project team. The team intends to design and construct the project in compliance with LEED criteria, but there is no guarantee that points listed here will be achieved. The only process which awards LEED points and subsequent certification is submission to, and review by, the Canada Green Building Council.

Yes	Y	N	No
20	2	4	
Sustainable Sites			
26 Possible Points			
Prerequisite			Required
SSp1 Construction Activity Pollution Prevention			1
SSx1 Site Selection			3, 5
SSx2 Development Density and Community Connectivity			1
SSx3 Brownfield Redevelopment			3, 6
SSc4.1 Alternative Transportation: Public Transportation Access			1
SSc4.2 Alternative Transportation: Bicycle Storage & Changing Rooms			1
SSc4.3 Alternative Transportation: Low-Emitting & Fuel-Efficient Vehicles			3
SSc4.4 Alternative Transportation: Parking Capacity			2
SSc5.1 Site Development: Protect and Restore Habitat			1
SSc5.2 Site Development: Maximize Open Space			1
SSc6.1 Stormwater Design: Quantity Control			1
SSc6.2 Stormwater Design: Quality Control			1
SSc7.1 Heat Island Effect: Non-Roof			1
SSc7.2 Heat Island Effect: Roof			1
SSc8 Light Pollution Reduction			1

Yes	Y	N	No
6	1	1	2
Water Efficiency			
10 Possible Points			
Prerequisite			Required
WEp1 Water Use Reduction			2, 4
WEc1 Water Efficient Landscaping			2
WEc2 Innovative Wastewater Technologies			2
WEc3 Water Use Reduction			2-4

Yes	Y	N	No
10	4	4	17
Energy & Atmosphere			
35 Possible Points			
Prerequisite			Required
EAp1 Fundamental Commissioning of Building Energy Systems			Required
EAp2 Minimum Energy Performance			Required
EAp3 Fundamental Refrigerant Management			Required
EAc1 Optimize Energy Performance			1-19
EAc2 On-Site Renewable Energy			2
EAc3 Enhanced Commissioning			2
EAc4 Enhanced Refrigerant Management			2
EAc5 Measurement and Verification			3
EAc6 Green Power			2

Yes	Y	N	No
4	3	7	
Materials & Resources			
14 Possible Points			
Prerequisite			Required
MRp1 Storage and Collection of Recyclables			1-3
MRc1.1 Building Reuse: Maintain Existing Walls, Floors, and Roof			1
MRc1.2 Building Reuse: Maintain Interior Non-Structural Elements			1-2
MRc2 Construction Waste Management			1-2
MRc3 Materials Reuse			1-2
MRc4 Recycled Content			1-2
MRc5 Regional Materials			1-2
MRc6 Rapidly Renewable Materials			1
MRc7 Certified Wood			1

Yes	Y	N	No
7	5	3	
Indoor Environmental Quality			
13 Possible Points			
Prerequisite			Required
EQp1 Minimum Indoor Air Quality Performance			Required
EQc1 Environmental Tobacco Smoke (ETS) Control			1
EQc1 Outdoor Air Delivery Monitoring			1
EQc2 Increased Ventilation			1
EQc3.1 Construction IAQ Management Plan: During Construction			1
EQc3.2 Construction IAQ Management Plan: Before Occupancy			1
EQc4.1 Low-Emitting Materials: Adhesives and Sealants			1
EQc4.2 Low-Emitting Materials: Paints and Coatings			1
EQc4.3 Low-Emitting Materials: Flooring Systems			1
EQc4.4 Low-Emitting Materials: Composite Wood and Agrifibre Products			1
EQc5 Indoor Chemical and Pollutant Source Control			1
EQc6.1 Controllability of Systems: Lighting			1
EQc6.2 Controllability of Systems: Thermal Comfort			1
EQc7.1 Thermal Comfort: Design			1
EQc7.2 Thermal Comfort: Verification			1
EQc8.1 Daylight and Views: Daylight			1
EQc8.2 Daylight and Views: Views			1

Yes	Y	N	No
4	2		
Innovation in Design			
6 Possible Points			
IDc1.1 Innovation in Design: TBD			1
IDc1.2 Innovation in Design: TBD			1
IDc1.3 Innovation in Design: TBD			1
IDc1.4 Innovation in Design: TBD			1
IDc1.5 Innovation in Design: TBD			1
IDc2 LEED® Accredited Professional			1

Yes	Y	N	No
4			
Regional Priority			
4 Possible Points			
RPc1 Durable Building			1
RPc2.1 Regional Priority: MRc2			1
RPc2.2 Regional Priority: SSx2			1
RPc2.3 Regional Priority: WEc3			1

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APPENDIX: SUSTAINABILITY CHECKLIST