

298 EAST 11TH AVENUE (COMPLETE APPLICATION)
DE409126 - ZONE C-3A

MBR/SB/DR/CH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

B. Boons (Chair), Development Services
M. Thomson, Engineering Services
L. Gayman, Real Estate Services
R. Whitlock, Housing Centre
P. Shaw, Vancouver Coastal Health Authority
T. Driessen, Vancouver Park Board
V. Morris, Social Planning/Office of Cultural Affairs

Also Present:

M.B. Rondeau, Urban Design & Development Planning
S. Barker, Development Services
D. Robinson, Development Services

APPLICANT:

Linda Baker Architect Inc.
5897 Marine Drive
West Vancouver, BC
V7W 2S1

PROPERTY OWNER:

675716 BC Ltd.
1126 Richards Street
Vancouver, BC
V6B 3E6

EXECUTIVE SUMMARY

- **Proposal:** To construct an eight-storey multiple dwelling with 81 units including 10 townhouses at grade and underground parking including provision for 23 parking spaces for the Mount Pleasant Funeral Home at 306 East 11th Avenue.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Processing Centre - Building and Fire & Rescue Services comments

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

Appendix F Applicant's Letter on Relocation of Existing Houses

● **Issues:**

1. Relocation of Existing Houses

● **Urban Design Panel: Support**

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE409126 as submitted, the plans and information forming a part thereof, thereby permitting the construction of an eight-storey multiple dwelling with 81 units including 10 townhouses at grade and underground parking including provision for 23 parking spaces for the Mount Pleasant Funeral Home at 306 East 11th Avenue, subject to the following conditions:

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

- 1.1 design development to the corner plaza and residential entrance area;

Note to Applicant: A Mount Pleasant granite historical story marker should be provided as a focus for the plaza. A large shade tree such as a Dove Tree should be provided on

the plaza, close to the seating area. Consideration should be given to reducing the setback area under the corner overhang to the residential entry and lounge floor area out closer to the street. Arrangements for ongoing maintenance of the plaza furnishing and features is requested under condition A.2.8.

- 1.2 design development to increase the amount of shared open space for residents;

Note to Applicant: This can be achieved by providing shared access and landscape screening to the 4th floor roof deck on the westerly portion of the building.

- 1.3 design development to improve the quality of the building finishes and sidewalls.

Note to Applicant: This can be achieved by increasing the amount of brick on the visible sidewalls now shown as concrete and by giving consideration to adding windows to the sidewalls.

- 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 - C-3A District Schedule:**

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size	-	-	198.9 ft. x 121.9 ft.
Site Area	-	-	24 252 sq. ft.
FSR ¹	Outright: 1.00 Conditional: 3.00	-	Residential use: 3.03
Floor Area ¹	Outright: 24 252 sq. ft. Conditional: 72 756 sq. ft.	-	Residential use 73 369 sq. ft.
Rear Yard ²	-	Residential uses: 15 ft.	To commercial parking exit lobby: 2.0 ft. To residential use: 16.8 ft.
Balconies	Open: 2 910 sq. ft. Enclosed: 2 910 sq. ft.	-	Open: 2 895 sq. ft. Enclosed: 2 626 sq. ft.
Height ³	Outright: 30.18 ft. Conditional: unspecified	-	Top of roof parapet (south): 78.6 ft. Top of roof parapet (northwest): 82.6 ft. Top of parapet Appurtenance (east): 85.3 ft. Top of roof top Mech. room 88.6 ft.
Parking ⁴	24 Small Car spaces	<u>Residential use</u> 3 Disability spaces 97 Spaces Total	<u>Residential use:</u> 70 Standard spaces 22 Small Car spaces <u>3 Disability spaces</u> 98 Spaces Total <u>Funeral Home use: (306 E. 11th)</u> 23 spaces (incl. 1 disability space)
Bicycle Parking	-	Class A: 101 spaces Class B: 6 spaces	Class A: 101 spaces Class B: 6 spaces
Amenity	10 764 sq. ft.	-	1 481 sq. ft.
Unit Type	-	-	2 Bedroom (T/H): 7 units Studio (T/H): 3 units 1 Bedroom (Tower): 44 units 2 Bedroom (Tower): <u>27 units</u> Total: 81 units

¹**Note on FSR and Floor Area:** The Development Permit Board may permit an increase to the maximum FSR up to 3.00. Standard Condition A.1.1 seeks a reduction to the proposed FSR to maximum of 3.00. The FSR and floor area figures presented presume a reduction to those ensuite storage rooms exceeding 40 sq. ft. (the requested storage exclusion has been granted on this basis).

²**Note on Rear Yard:** Standard Condition A.1.2 seeks confirmation of the provided rear yard as the proposed figures presented have been obtained from a scale measure of the floor plans.

³**Note on Height:** The Development Permit Board may permit an increase to the height of the building beyond the maximum 30.18 feet to an unspecified figure. The suggested maximum height pursuant to the Main Street C-3A Guidelines is 70 feet or 6 storeys. Staff are supportive of the proposed increase beyond 70 ft. (Refer to the Technical Analysis - Main Street C-3A Guidelines chart and staff commentary on page 4).

⁴**Note on Parking:** The parking requirement for the residential use has been met since each disability space shall count as two parking spaces pursuant to Section 4.1.14 of the Parking By-law. The applicant has provided 23 parking spaces for the Funeral Home located at 306 East 11th Avenue (see discussion on Page 8.) Standard Engineering Condition A.2.4 seeks the provision of appropriate access agreements and covenants for these spaces.

Technical Analysis - Main Street C-3A Guidelines:

	RECOMMENDED	PROPOSED
Section 4.3 Height	New development should be built to a height that matches existing significant older buildings to 6 storeys, 70 ft. in height	The proposed height (to the top of the northwest roof parapet), is 82.6 ft, and the building is 8 storeys. Staff support the proposed massing and height given the minimal impact on views and shadow. Staff consider the height to be appropriate to give recognition to the Mount Pleasant core area.
Section 4.9 Off-Street Parking and Loading	All off-street parking areas should be provided on-site at the rear of the buildings with access from the lane.	2.5 levels of underground parking having vehicular access from the rear lane have been provided.

● **Legal Description**

Lots: A, B, C and 5
 Block: 115
 Plans: 3937 & 187
 District Lot: 301

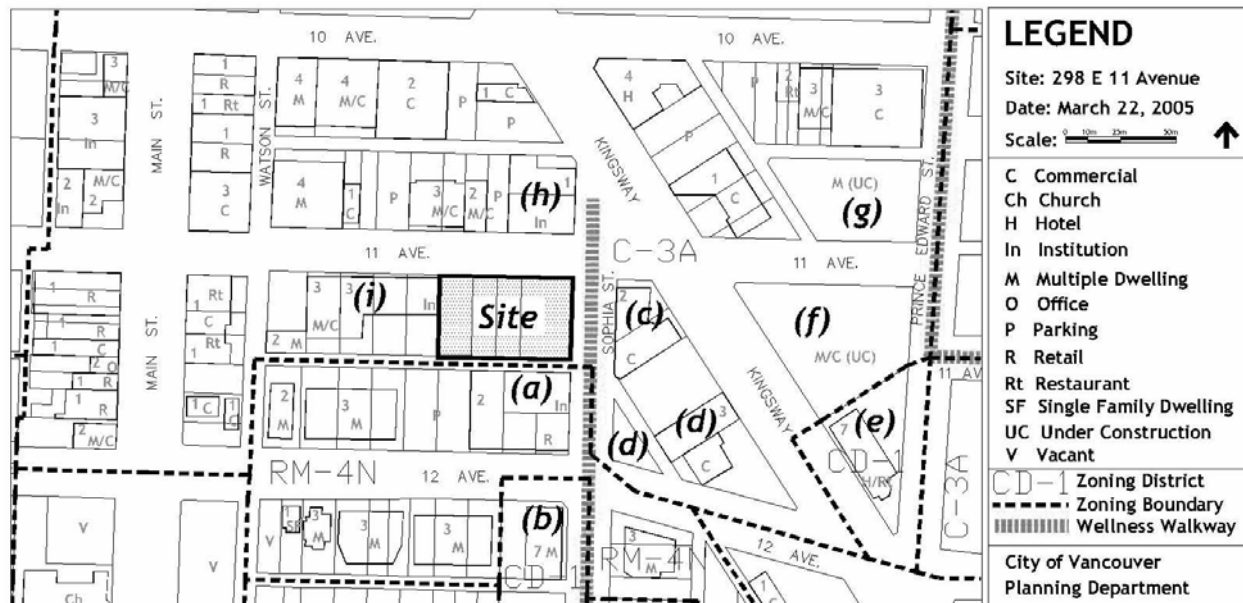
● **History of Application:**

05 01 19 Complete DE submitted
 05 03 30 Urban Design Panel
 05 04 13 Development Permit Staff Committee

- **Site:** The site is located at the southwest corner of Sophia Street and East 11th Avenue. The easterly portion of the site has surface parking for the Mt. Pleasant Funeral Home with a single driveway crossing on Sophia Street. The westerly portion of the site has two (2) character houses which are not heritage listed. The most westerly house (painted blue) has many preserved character details. The easterly house has few character features. This site slopes approximately 9 ft from the lane down to East 11th Avenue.
- **Context:** The Mt. Pleasant Funeral Home, for which parking is proposed to be provided, is located across Sophia Street to the east (306 East 11th Ave). The subject site is in a C-3A zone with RM-4 zoning across the lane to the south. Directly to the south of the site is the Salvation Army Thrift Store and social service centre (261 East 12th Ave) in the RM-4 zone.

Significant adjacent development includes:

- (a) Salvation Army Thrift Store and Social Service Centre, 261 East 12th Avenue, 2 storeys,
- (b) Edith Cavell Gardens, seniors supportive living, 2835 Sophia (at 12th Avenue), 70 ft. height,
- (c) Mount Pleasant Funeral Home, 306 East 11th Avenue, 2 storeys,
- (d) 350 Kingsway/2710 Sophia, active development enquiry for mixed use building with 2710 Sophia to be developed as open space plaza,
- (e) Biltmore Hotel, 395 Kingsway, approx. 80 ft. height,
- (f) Uno Building, 301 Kingsway, mixed use building, 98 ft. height, under construction,
- (g) Soma Building, 2635 Prince Edward, residential building, 77 ft. height, under construction,
- (h) Coast Foundation, 293 E 11 Ave, office/ social service centre, 1 storey.
- (i) Buddhist Monastery, 248 East 11th, 3 storeys.



- **Background:** The Mount Pleasant Wellness Walkway was developed out of the 1995 rezoning for Cavell Gardens seniors facility and was supported by Council to provide a barrier free and supportive walking circuit connecting other health facilities in the neighbourhood. In 2003, the Wellness Walkway was extended north along Prince Edward Street to connect to the new Mount Pleasant Community Centre at Kingsway and 8th Avenue. Features of this walkway include extra-wide, tinted sidewalks with sawcut joints, wheelchair accessible benches, lighting, improved curb ramps and fragrant plant species. At the enquiry stage, the concept of extending the Wellness Walkway past this site was supported by Greenway staff. The Wellness Walkway currently terminates at the Cavell Gardens seniors building at 12th Avenue and Sophia. A future development site at the corner of 12th Avenue and Kingsway (350 Kingsway) which incorporates a small triangular lot at 2710 Sophia Street is to be dedicated to a landscaped open space incorporating an extension of the Wellness Walkway north of 12th Avenue along Sophia Street.

Traffic Calming has been provided in the Mount Pleasant neighbourhood including corner bulges, pedestrian lighting and traffic circles through the Neighbourhood Local Improvement Program and traffic programs. Corner bulges often accommodate landscaping, infiltration drainage and historical story markers.

An early enquiry for this site did not include the westerly 50 ft lot which would have impacted the redevelopment options for this lot. Staff suggested that acquiring the remaining 50 ft lot would improve the viability of the development site. Two character houses (not listed on the Vancouver Heritage Inventory) exist on the two westerly lots of this site. The most westerly 50 ft lot has a house (painted blue) with many character details and features. Several neighbours commented, during the enquiry stage, that the blue house is of interest from a heritage perspective. The easterly house has few character features. Staff suggested that retaining the single blue house, on this streetscape, would not serve heritage interests. Staff note that there are no other house forms in this triangle area bounded by Main Street, Kingsway and 12th Avenue. The developer has agreed to assist, including advertising, in the relocation of both of these houses by making them available to a separate party. (See Appendix F - Applicant's Letter on Relocation of Existing Houses). Staff consider this to be a reasonable compromise for the houses.

There have been several recent approvals in this area that are directly comparable to this application. Specifically, the Soma development at 2635 Prince Edward Street (at East 11th Ave) is a multiple dwelling set back from Kingsway and has similar massing, height and density. To earn an increase in density and height, the Soma development provided similar setbacks on Prince Edward Street and on East 11th Ave. A corner bulge, landscaping, historical story marker and Wellness Walkway features to connect to the Mount Pleasant Community Centre at Kingsway East and 8th Avenue are similarly proposed for this application.

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

1. C-3A District Schedule

Multiple dwelling is a conditional use in C-3A.

The outright density permitted is 1.0 FSR with a maximum conditional density of 3.0 FSR in accordance with Section 4.7 of the C-3A District Schedule. The outright height is 9.2 m (30.2 ft.). The height can be relaxed to an unspecified maximum per section 4.3 of the C-3A District Schedule. Relaxations to density and height may be permitted provided the Development Permit Board first considers:

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

2. Main Street C-3A Guidelines

These guidelines apply primarily to the core commercial area of Mount Pleasant on Main Street and Kingsway. The guidelines recognize the historical importance of the Mount Pleasant area through the massing of the buildings, the use of masonry and detailed facades. Commercial shops are encouraged on the street along Broadway and Main and mixed use with residential is supported in this area.

Height: New development should be built to a height that matches existing significant older buildings up to six storeys, 21.4 m in height. In as much as it is practical, new development should match existing character in terms of height, scale and storefront character.

● Response to Applicable By-laws and Guidelines:

Use: Multiple dwelling use (without commercial uses) is supported in this location because it is not located on Kingsway and does not require continuous commercial frontage. The strong townhouse response with setbacks on both streets is considered to be optimal for this location.

Height, Massing and Density: The increase in density from 1.0 FSR to 3.0 and the height increase from 30.2 ft to 82.6 ft is conditionally allowable. Staff consider that the building form with the requested height increase is appropriate for this location to give prominence along Kingsway as it passes through the Mount Pleasant core area and to provide strong urban form to frame the wide Kingsway arterial street. Height increases beyond 70 ft have been granted on Kingsway, with particular reference to the Uno Building at Kingsway and East 11th Ave. which achieved 98 ft. Given that the building steps away from Kingsway, staff consider a maximum height of 82.6 ft to be reasonable for this location. A view study has been provided and confirms that there are minimal view impacts to surrounding neighbours and there has been no response to notification concerning views.

The massing steps from 8 storeys down to 2 storeys at the westerly end to address the existing lower 2 and 3 storey form of the adjacent Buddhist Monastery. A corner architectural element is well placed to address the visibility to Kingsway. Similar to the other recent approvals in the area, the top floor steps back to reduce the overall height as seen from the streets as well as reducing overshadowing. On that basis, staff consider the proposed height, density and massing to be supportable for this site.

Building Materials and Detailing: High quality materials of concrete, brick and glass (no stucco) have been proposed with resolution of the architectural detailing which was unanimously supported by the Urban Design Panel. Staff suggest, (see condition 1.3), that 2 exposed sidewalls, one facing west on East 11th Ave. and the other facing south on Sophia St., being visible to 12th Avenue, would be improved through the use of brick masonry rather than painted concrete. This would reinforce the masonry character of the area as stated in the guidelines.

Open Space, Wellness Walkway and Landscaping: A linear open space in the form of a 12 ft setback to the principle building with a 6 ft clear public realm with second row of trees adjacent to the street has been proposed on Sophia Street. An 8 ft setback has been proposed on East 11th Avenue with 2 ft public realm extension and inside row of trees. This is similar to other recent approvals for other buildings. A corner plaza has also been proposed. Extension of the Wellness Walkway along Sophia Street has incorporated the following features:

- 6 ft wide concrete sidewalk with sawcut joints and tinted to reduce glare,
- benches with wheelchair accessibility,
- plaza area for seating with greenway standard feature pavers,
- improved curb ramps,
- pedestrian scale lamp standard,
- shade trees and fragrant drought resistant plant species.

Pedestrian amenity is addressed through provision of a landscaped corner bulge which also serves to calm traffic on East 11th Ave.

Under condition 1.1, staff suggest that the corner open space remain at the size as proposed but that it could be further improved through the addition of a granite historical story marker and the focus of a large shade tree such as a Dove Tree. As suggested by the Urban Design Panel, the building lobby and lounge could be brought out closer to the street to reduce the covered setback area.

Condition 1.2 suggests that residential livability could be enhanced by providing shared access to the large roof deck shown on the westerly end of the 4th floor. Access could be provided at the end of the corridor which would likely mean the loss of one bedroom the end unit on the 4th floor. The shared roof deck should have landscape screening adjacent to the monastery.

● **Other:**

Parking for the Mount Pleasant Funeral Home: There are currently 43 surface parking spaces on the site for the funeral home. The site was owned by the funeral home. There is no city provision for additional parking on this site for the funeral home. The funeral home has registered agreements dated September 9, 2004 with the applicant for access to a maximum of 24 spaces on this site for their use. The applicant has indicated that the parking requirement based on City standards for the funeral home would be 19 spaces. The parking has been well resolved and separated from the residential parking with a fully separate entrance and elevator located on Sophia Street. Under condition A.2.4, staff request a new legal agreement to which the City of Vancouver will be a party, to ensure access to the parking and that the necessary parking be maintained for the funeral home use.

Sustainable Building Features: Features that will benefit the amenity of the area and improve livability include the use of drought resistant plant species, high efficiency irrigation system, landscaped roof (with more landscaping to be added to the landscaped roof deck under condition 1.2), solar shading on the south and west elevations. Staff support sustainable building efforts and request the applicable features be noted on the drawings under condition A.1.5.

● **Conclusion:** The multiple dwelling use in this location is very supportable in the form proposed and the material resolved in a way that was unanimously supported by the Urban Design Panel. With the addition of minor improvements noted in the conditions recommended by staff, earning the requested increases to density and height is achieved through:

- provision of pedestrian amenity and open space through setbacks on the streets, corner plaza, townhouse forms on the streets with deletion of one driveway crossing on Sophia Street,
- extension of the Wellness Walkway on Sophia Street,
- provision of a landscaped corner bulge,
- a building form which relates to its context,
- use of high quality materials and details, and
- sustainable building features.

On that basis, staff recommend approval of this development application subject to the conditions noted in this report.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on March 30, 2005, and provided the following comments:

EVALUATION: SUPPORT (8-0)

- **Introduction:** Mary Beth Rondeau, Development Planner, presented this application at the corner of Sophia Street and East 11th Avenue, separated from Kingsway by a triangle of open space. There is an existing funeral home across Sophia Street for which this development provides 24 (confirmed upon review to be 23 spaces) underground parking spaces. The proposal is for an all-residential building containing 81 units over 2.5 levels of underground parking to a height up to 82 ft. The site currently contains two older houses which are not on the heritage inventory. The Planning Department is seeking the removal and relocation of one of these houses.

The Panel's advice is sought on whether the project earns the requested height and 3.00 FSR.

- **Applicant's Opening Comments:** Linda Baker, Architect, described the scheme in greater detail and sought the Panel's advice on the treatment of the corner, currently proposed with a transparent vertical element. Peter Kreuk, Landscape Architect, reviewed the landscape plan and the applicant team responded to the Panel's questions.
- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Support for the height and density;
 - Explore opportunities for roof decks on the 4th floor while still maintaining privacy for the adjacent unit; possibly also explore additional amenity space at this level;
 - The building entry is too deep. Design Development recommended to make it more welcoming and possibly also improve the wellness walk;
 - No concerns about the glazed separation (of the corner) which can be addressed with a reveal rather than a setback of the façade.
- **Related Commentary:**

The Panel unanimously supported this application and commended the architect on a very legible presentation. The Panel thought the project responded well to its neighbours and unanimously considered that it earned the requested height and density. One Panel member also suggested the 3.0 FSR was well earned by its appropriate design response alone, without the need for additional features such as contributions to the wellness walk. The provision of parking for the neighbouring funeral home was commended and it was found to be very well located in the scheme. The early consideration of sustainability was also applauded.

Several Panel members said they found it a beautiful project, very rich and nicely layered and the townhouses well integrated into the scheme. There was a recommendation to increase the size of the patios for the townhouses on 11th Avenue.

Some Panel members found the main entry on the north side to be too deep and dark, with recommendations to enlarge it and bring the building out to the face which would also improve the streetscape. There was also a recommendation to consider reducing the entry area in favour of offering more to the public at the corner, suggesting more than a bench might be considered if this is to be a "hub" for the wellness walk.

Panel opinion with respect to the treatment of the corner was inconclusive with suggestions ranging from; leave it the way it is to preference for a 90 degree corner. There was also a comment that the glass does not need to change planes but can be broken with a reveal, which might be simpler to handle in terms of providing some differentiation from the glass beside it. There was a concern about

the ability to achieve the corner windows as shown, suggesting it would be better to have mullion corner windows expressing the spandrels.

It was recommended that the trees on the north façade are brought out more; they are very close to the building as currently shown.

Concerns were expressed about the rear amenity space and the somewhat relentless nature of the east-west walkway and a suggestion that this could be relieved with better articulation.

There was a general opinion that more could be made of the 4th floor roof deck by providing a landscaped amenity for the residents while ensuring the privacy of the adjacent unit is not compromised too much. There were also concerns about the large blank wall.

- **Applicant's Response:** Ms. Baker said the Panel's comments were very well taken and can be satisfied.

ENGINEERING SERVICES

The application for this site will require independent public utility services (i.e. BC Hydro, Telus, Shaw Cable) with all services being underground. All services, in particular electrical transformers to accommodate a primary service, must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network in the lane. Any alterations to the existing underground/overhead utility network in order to accommodate this development will require review and approval by the Utilities Management Branch (early contact with Bill Moloney at 604-873-7373 is encouraged). Resolution of these matters prior to the application for a full building permit is recommended.

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

SOCIAL PLANNING

The applicant proposes a total of 81 residential units of which 34 or 42% have two or more bedrooms that are located on the lower eight floors, and are, therefore, suitable for families with children. The proposed building does incorporate a play area adjacent to the proposed amenity/activity room, but does not specify surface material beneath the play structure nor fencing between the play area and the lane. Staff recommend that adequate fencing and resilient surfacing be provided for the proposed play area. (See condition A.1.14)

ENVIRONMENTAL PROTECTION BRANCH

An erosion and sediment control plan is required for review and approval by Environmental Protection at the Building Permit application stage.

PROCESSING CENTRE - BUILDING

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

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law requirements which may affect the building design and internal layout. These would generally include:

spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, fire fighting access and energy utilization requirements.

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

VANCOUVER COASTAL HEALTH AUTHORITY

The VCHA advises the applicant to take note of the following:

- (i) The garbage storage area is to be designed to minimize nuisances.
- (ii) The underground parking is to be adequately ventilated to prevent the build-up of noxious gases.
- (iii) All fresh-air intake portals are to be located away from driveways and parking/loading areas in order to prevent vehicle exhaust from being drawn into the building;
- (iv) Detailed drawings of amenity spaces to be submitted for review by the Environmental Health Division for compliance with Health By-law #6580 and the Food Premises Regulation prior to construction.

FIRE & RESCUE SERVICES

The comments of Fire and Rescue Services are contained in Appendix C attached to this report.

NOTIFICATION

Two (2) signs were erected on the site on February 5, 2005. On February 11, 2005, 120 letters were sent to neighbouring property owners advising them of the application. One (1) response to notification was received.

Concerns expressed included:

- Impact on the social services in the area (Individual social service agencies did not express any concern with the proposal)
- Increase in parking and traffic congestion - respondent suggested implementation of parking restrictions.

Staff Response to Notification:

- The proposed market residential development will have, in staff's opinion, no impact on existing social service delivery noting that none of the social service agencies in the area responded to the notification.
- Residential uses are providing the necessary parking in accordance with the Parking By-Law and there should not be an impact on local street parking. Traffic generation from this development will be manageable, and any requests by local residents for a review of parking should be directed to Debbie Heeps of the Parking Branch at 604-873-7441.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

Staff Committee commend the staff team on their review of this application and support the recommendations contained in the report to complete the earning of the increases to density and height.

Staff Committee supports the proposed height, the relocation of the existing houses, and the provisions for shared open space, additional brick material, and the public realm treatment proposed in the report.

Staff Committee note, that while the additional parking for the funeral home will be secured by agreement over the long term, the applicant should confirm their private obligations to the funeral home while the project is under construction.

B. Boons
Chair, Development Permit Staff Committee

M.B. Rondeau, MAIBC
Development Planner

S. Barker
Project Coordinator

Project Facilitator: D. Robinson

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

A.1 Standard Conditions

A.1.1 compliance with the maximum floor space ratio (FSR) permitted for this site;

Note to Applicant: Ensuite storage rooms that exceed 40 sq. ft. in area must be reduced in order to be excluded from the computation of FSR. The FSR and floor area figures presented are based on each dwelling unit containing a single storage room which does not exceed 40 sq. ft. The roof top mechanical room (approximately 544 sq. ft.) shall be included in the computation of FSR

A.1.2 confirmation of the proposed rear yard;

Note to Applicant: Provide a dimension from the rear property line to the extreme outer limit of the exit lobby at the southeast of the site, and to the principal south façade. The proposed figures have been obtained from a scale measure of the drawings.

A.1.3 provision of a letter of undertaking, signed by the owners, assuring that the furnishing and availability of the proposed amenity areas by all occupants of the building, and provision of details of the floor plans which describe the type of amenity space, equipment and/or furnishings are being provided;

A.1.4 confirmation of a corner window detail to be without significant columns;

A.1.5 clarification of sustainable building features by providing notations on the building elevations specifying low-e glass as proposed, and providing notation of high efficiency irrigation on the Landscape Plan;

Standard Landscape Conditions

A.1.6 provision of a large scale section drawing (minimum ¼ in. = 1 ft.) illustrating the planter depths and varying grades from the private patios facing the lane;

Note to Applicant: The section should be through the Common Green, and include the lane edge planter. The underlying slab should be illustrated where appropriate.

A.1.7 clarification of the location of the "Mount Pleasant post top and torch style lighting" that has been noted on the landscape legend, but has not been illustrated on the Landscape Plan;

A.1.8 illustration and notation on the Landscape Plan of all parkade venting;

A.1.9 notation on the Landscape Plan of all trees with a diameter of 8 in. or greater, to be retained or removed on the site;

A.1.10 provision of dimensions for the tree protector barriers to be noted on the Landscape Plan;

A.1.11 provision of an irrigation system for all common areas, including the entry and upper terrace areas;

Note to Applicant: Hose bib's should be provided in private areas such as patios and courtyards, and notations to this affect should be added to the drawings. The irrigation system

design and installation shall be in accordance with the Irrigation Industry of B.C. Standards and Guidelines.

A.1.12 design development to the inside row of trees on both streets;

Note to Applicant: A smaller tree species should be chosen, the trees should be offset from the living room windows of the townhouses and on East 11th Avenue, the trees should be moved closer to the east property line;

Crime Prevention Through Environmental Design (CPTED)

A.1.13 design development to reduce opportunities for mischief by adjusting the flat parking vent area off the lane to either vertical vents or by surrounding by landscaping;

Social Planning

A.1.14 provision of the proposed play area that meets the City's Childcare Design Guidelines to the satisfaction of the Director of Social Planning;

Note to Applicant: Care should be taken to provide secure fencing and a gate between the play area and the lane (i.e. secure the play area) and a resilient play surface.

A.2 Standard Engineering Conditions

A.2.1 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and the Director of Planning for the consolidation of Lots A, B and C, Plan 3937, Lot 5, Plan 187 Block 115, District Lot 301;

A.2.2 arrangements shall be made to the satisfaction of the General Manager of Engineering Services for the release of Easement and Indemnity Agreements 165889M (commercial crossing), and 507137M (building encroachment) prior to the occupancy of the proposed building;

A.2.3 provision of an adequate turning radius from the parking ramp to the circulation aisles that access P1;

Note to Applicant: Separation between the ramp and the parallel aisle should be increased in order to improve two-way traffic flow and reduce vehicle interlocking.

A.2.4 arrangements shall be made to the satisfaction of the Director of Legal Services for access agreements and relevant covenants for the provision of the off-site parking for the Funeral Home located at 306 East 11th Avenue;

A.2.5 provision of ramp grades, which are not to exceed 10 percent for the first 6.1 m (20 ft.), to the satisfaction of the General Manager of Engineering Services;

A.2.6 provision of adequate parking stall widths for small car spaces which are adjacent to walls, and deletion of reference to a disability parking space for stall 51;

A.2.7 clarification of the garbage pick-up operations;

Note to Applicant: Confirmation is required from a disposal company that proposed storage room can be serviced.

- A.2.8 arrangements shall be made to the satisfaction of the General Manager of Engineering Services for the provision of a Wellness Walkway (with related features) and corner bulge;

Note to Applicant: Arrangements shall be made to the satisfaction of the General Manager of Engineering Services for all special treatments. Clarify the proposed materials for the circular paving pattern (adjacent to the benches) on the Wellness Walkway. A copy of the Landscape Plan should be forwarded directly to Engineering Services for review.)

A.3 Standard Vancouver Coastal Health Authority Conditions

- A.3.1 submission of an acoustical consultant's report which assesses noise impacts on the site, and recommends noise mitigation measures in order to achieve noise criteria.
- A.3.2 notation required on the plans that the acoustical measures will be incorporated into the final design, based on the consultant's recommendations as concurred with or amended by the Medical Health Officer (Senior Environmental Health Officer).
- A.3.3 notation required on the plans that mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise and air quality impacts on the neighbourhood and to comply with Noise By-law #6555
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B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Processing Centre-Building, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated April 13, 2005. 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 **October 25, 2005**, 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 and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law within 60 days of the date of 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 within six (6) months of the date of 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 Amenity areas/common residential storage spaces excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or commercial tenants of the building, and the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.
 - B.2.5 In accordance with Private Property Tree By-law No. 7347, all trees are to be planted prior to issuance of any required occupancy permit, or use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
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- B.2.6 The enclosed balconies are to be maintained at all times in accordance with the balcony enclosure details on the approved plans and are not to be used as an integral part of the interior space of the building.
 - B.5.7 All approved street trees shall be planted in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
 - B.2.8 In accordance with the Private Property Tree By-law No. 7347, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.
 - B.2.9 This site will be affected by the Development Cost Levy By-law No. 8149. Levies will be required to be paid prior-to issuance of Building Permits. Standard exemptions apply to projects with less than four residential units, alterations (where no new floor area is created), social housing projects, and places of worship. For more information, please refer to Bulletin #1 - Development Cost Levies, available at the Planning Department Reception Counter.
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Processing Centre - Building comments

The following comments have been provided by Processing Centre - Building staff based on the architectural drawings received on January 19, 2005 for this Development Application. This is a cursory review intended to identify areas in which the proposal may conflict with requirements of Vancouver Building By-law (VBBL) #8057.

1. Level P4 & P5 (and typical parking level)

When no vestibule exists, glazing must comply with Table 3.1.8.15 of the VBBL, and when a vestibule does exist, glazing is required between the vestibule and the stairs.

2. Level P2 & P3

*A Vestibule in accordance with Sentence 3.3.5.4.(1) of the VBBL is required for the "private stairs" into the townhouses.

3. Level L1 & P1

* The door swings from the parkade stairs obstruct the egress from the upper townhouse levels. The area of refuge in the southeast corner is required to meet the fire separation requirements of exits (and the elevator is shall meet the requirements of Fire Fighters elevator per 3.8.3.19 of the VBBL etc.)

4. Level 2

* Handicap accessibility is required to the south raised lawn area.

5. Section AA

*Stairs up the parking ramp shall comply with the rise/run, and the minimum number of risers per flight.

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

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

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

The Applicant is to note Vancouver Building By-law requirements that are applicable for building applications received on or after August 15, 2003, regarding the provision of accessible access to all storeys. For further information, see Bulletins 2002-06-BU (July 22, 2002), and 2002-08-BU (August 28, 2002). The Applicant is to note that Vancouver Building By-law requirements that are applicable to building applications received on or after June 1, 2003, regarding new elevator devices and alterations to existing ones, which will need to conform to the new elevator code. For further information, see www.city.vancouver.bc.ca/commsvcs/CBOFFICIAL/pdf/BCI2003-003.PDF.

Fire and Rescue Services Comments

The following comments have been provided by Fire and Rescue Services and are based on the architectural drawings received on January 19, 2005 for this Development application. This is a preliminary review intended to identify areas in which the proposal may conflict with fire provisions of the Vancouver Building By-law (VBBL) #8057.

1. This building is to comply with Section 3.2.6 of the VBBL high building requirements;
2. The distance to the principal entrance/address (Fire Department response) is approximately 49 ft. from the East 11th Avenue curb. A minimum 2 metre wide hard surface access pathway is required to the principal entrance. The distance to access Stair #5 for the above grade levels is approximately 30 ft. from the main entrance doors, and for below grade levels, the distance to access Stair #2 is approximately 30 ft. from main entrance doors;

Note to Applicant: Stairs #2 & #5 are not connected (per the VBBL) and Stair #5 is not a scissor stair. Stair #5 provides stair access to roof.

- 3*. Provide Fire Department access to Level P1 (commercial parking) from the residential entrance lobby (via Stair #2);
4. Clarify the distance to townhouses #101-107 (facing East 11th Avenue) from the East 11th Avenue curb (appears to be approximately 35 ft.) The entrances to townhouses #204-206 (facing Sophia Street) are approximately 38 ft. (up individual stairs) from the Sophia Street curb.
- 5*. Review the addressing/sprinkler zoning/fire alarm annunciation for the townhouses units.
6. The building requires two siamese connections.
7. The Fire fighter's elevator and standpipe locations have not been indicated.
- 8*. Standpipe coverage is to be designed to NFPA 14-2000 & Section 3.2.5.11 of the VBBL (100 ft. hose plus 30 ft. water stream). Review the standpipe coverage for Level P1 (23 parking spaces) and townhouses #101-107.

* Items marked with an asterisk have been identified as Fire Department concerns. Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the 'Prior To' response. Failure to address these issues may jeopardize the ability to obtain Fire Department Review clearance or delay the issuance of a Building Permit for the proposal.