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1545 WEST 8<sup>TH</sup> AVENUE (COMPLETE APPLICATION)  
DE415620 - ZONE C-3A

DM/JB/UA/DJ/LH

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**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

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

**Also Present:**

D. Morgan, Urban Design & Development Planning  
J. Bosnjak, Development Services  
M. So, Development Services  
A. Law, Development Services

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**APPLICANT:**

Office of McFarlane Biggar Architects + Designers  
Attention: Jean-Philippe Delage  
15B Chesterfield Place  
North Vancouver, BC  
V7M 3K3

**PROPERTY OWNER:**

Kenstone Properties Ltd.  
Unit 201-1926 W Broadway  
Vancouver, BC  
V6J 1Z2

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**EXECUTIVE SUMMARY**

- **Proposal:** To construct an eight-storey Multiple Dwelling building containing 18 dwelling units all over two levels of underground parking, having vehicular access from the lane.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Processing Centre - Building comments

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

Appendix F Adjacent Site Feasibility

- **Issues:** No significant issues

- **Urban Design Panel:** Support
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**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board APPROVE Development Application No. DE415620 submitted, the plans and information forming a part thereof, thereby permitting the development of an eight (8)-storey Multiple Dwelling building containing eighteen (18) dwelling units all over two (2) levels of underground parking, having vehicular access from the lane, 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 improve the material expression of the eight storey wall, east property line and podium level walls, side and rear property lines, to achieve a more consistent quality with the rest of the building;

**Note to Applicant:** The exposed wall on the east property line at 27.6 m (90.5 ft.) in height will be highly visible from the street and points east of the site. Material treatment and quality should be consistent with materials used elsewhere. Consider introducing natural light into the elevator shaft and/or colour as a means of animating the wall and providing views out. The podium walls, as visible from the lane and adjacent western property need further design development to relieve blankness and provide a more compatible pedestrian scale.

1.2 design development to address overlook of the upper roof level from adjacent buildings, providing a pleasing and visually interesting roofscape;

**Note to Applicant:** Through patterning and material variety provide a roofscape that is pleasant to look upon. Consider an extensive or intensive green roof. Roof access should be restricted for maintenance purposes and accessible by stair only. No additional height beyond the current proposal is permitted.

1.3 design development to improve livability by the provision of the following:

1.3.1 windows for the kitchen area of units "B", fourth to eight floor levels;

**Note to Applicant:** To achieve enhanced day lighting and ventilation. The windows are to be well integrated with the composition of the west elevation.

1.3.2 modifications to the windows and/or landscape screening to improve visual separation of the master bedroom, unit "B", ground floor level, from the adjacent neighbour's patio and the north bedroom, unit "A", ground floor level, from the common outdoor circulation path; and

1.3.3 a window for the den of the unit "B", ground level.

**Note to Applicant:** All inhabitable rooms to have direct access to natural light.

1.4 design development to the common courtyard, providing a rain cover and an art feature;

**Note to Applicant:** To make this space useable, some rain cover is desirable. In consultation with Cultural Planning establish a budget and selection criteria for commissioning an art piece.

1.5 clarification of the proposed sustainable features on the drawings;

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

- 2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.
- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• Technical Analysis:

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size <sup>1</sup>	-	-	30.48 m. x 33.50 m.
Site Area <sup>1</sup>	-	-	<b>1,021 sq. m.</b>
Floor Area <sup>2</sup>	<b>3,063 m<sup>2</sup></b>	-	Residential 3,059 m <sup>2</sup> Balcony Overage 7 m <sup>2</sup> Total 3,066 m <sup>2</sup>
FSR <sup>2</sup>	<b>Outright: 1.00 Conditional: 3.00</b>	-	Total 3.00
Balconies <sup>3</sup>	<b>245 m<sup>2</sup></b>	-	Open 252 m <sup>2</sup> Total 252 m <sup>2</sup>
Height <sup>4</sup>	<b>Outright: 9.2 m Conditional: Discretionary to D.P.B.</b>	-	Top of Parapet Wall (Street) 24.1 m. Top of Parapet Wall (Lane) 26.1 m. Top of Elevator Machine Room 27.6 m.
Parking	-	Residential: 26 Disability Spaces: 1	Residential Standard 34 Disability 1 Total 35 spaces
Bicycle Parking		Residential Class A Class B 23 -	Residential Class A Class B 23 -
Horizontal Angle of Daylight <sup>5</sup>		50°/78.7 ft. or 2 angles with sum of 70°/78.7 ft.	Not compliant in following rooms: -Den(s) on 1 <sup>st</sup> Floor -Bedroom 1 Unit B and Bedroom 2 Unit A on Various Floors;
Use <sup>6</sup>			<b>Multiple Dwelling</b>
Unit Type			Two-bedroom+den: 2 Two-bedroom: 14 Three-bedroom+den (TH): 2 Total: 18

<sup>1</sup> **Note on Site Size and Site Area:** The proposed site size and site area is based on the properties being consolidated. See Standard Condition A.2.1.

<sup>2</sup> **Note on Floor Area/FSR:** As per Section 4.7.1 of the C-3A District Schedule, the Development Permit Board may permit an increase the maximum floor space ratio to any figure up to and including 3.00.

<sup>3</sup> **Note on Balconies:** The balcony overage has been included in the computation of floor space.

- <sup>4</sup> **Note on Height:** The height of the building is above the maximum permitted in the C-3A District Schedule. The Development Permit Board may permit an increase in the maximum height of a building with respect to any development as per Section 4.3.2 of the C-3A District Schedule. The top of parapet wall heights were shown from the street side and the lane. Top of elevator room is considered to be the overall height of the building.
- <sup>5</sup> **Note on Horizontal Angle of Daylight:** Pursuant to Section 5.2 of the C-3A District Schedule - The Development Permit Board or the Director of Planning, as the case may be, may relax the horizontal angle of daylight requirement of section 4.10.1, having regard to the livability of the resulting dwelling units and providing that a minimum distance of 3.7 m of unobstructed view is maintained. Standard Condition A.1.2 seeks compliance for some units.
- <sup>6</sup> **Note on Use:** Staff recommend the site is suitable for Multiple Dwelling Use.

**Guideline Analysis- Central Broadway C-3A Urban Design Guidelines (Burrard Slopes Sub-Area)**

SECTION	RECOMMENDED	PROPOSED
2.4. Views	Public View Cones Private Views	Site is not affected by View Cones. View analysis suggest private view loss is not significant at mid and higher heights. See discussion pages 9 & 10.
2.6 Light & Ventilation	Minimizing shadowing on open space & ensuring good livability.	All units have multiple orientations. The common outdoor space is well sited for mid-day and afternoon sun. See discussion page 9.
2.7 Weather	Entries to have weather protection. Mitigate downward wind drafts @ grade.	Complies.
2.9 Privacy	As it relates to livability, consider unit orientation, window placement, screening & proximity to street.	Close proximity of corner 'B' units and bedroom window, unit 'A' to common outdoor circulation. See discussion page 10 and Design Condition 1.3.
2.10 Safety	Secure parking & pedestrian paths & activities @ grade. Ensure good lighting.	Unenclosed stair to parking level. Opportunities to bring natural light into the first level parking structure. See page 10 and Standard Condition A.1.15.
Section 4.3 - Height and Length	As a mid-block site less than 38m (125ft.) frontage this site does not qualify as a tower site for buildings higher than 22m (72ft.)  Mid-rise between 12m (40ft.) and 22m (72ft.) should occupy no more than 60% of the street frontage. Up to 40 ft. as much frontage as desired. New developments should respect scale of older adjacent developments.	Complies. Some extra height is supported because of sloping grades and for architectural emphasis. See discussion on Height, page 9.
4.4-6 Yard Setbacks	Minimum 3.6m (12 ft.) front yard setback.	Complies.
4.9 Off-Street Parking	Underground. If on grade parking unavoidable, locate @ rear, cover & screen.	Complies.
5.4 Balconies	Each unit to have access to private open space, minimum 4.5 sm (49 sq ft.) & minimum depth of 2m ( 6.5 ft.)	Exceeds minimum area but less than minimum depth. Staff considers this acceptable. See discussion on Livability, page 10.
5.5 Exterior Walls & Finishing	Differentiate low rise from mid & upper massing. Provide pedestrian scale near grade with well detailed material & form to enhance interest as seen from street, including at the lane edge. Avoid high blank walls.	Staff recommend improvements to the blank walls, east and west elevations See discussion on Material Treatment and Expression, page 9 and Design Condition 1.1
6.2Amenity Areas	Provide indoor common amenity areas with connections to the outside	No indoor common amenity space has been provided. Given the generous size of the units staff consider this acceptable. See Discussion on Livability page 10.

• **Legal Description**

Lots: 21 & 22  
Block: 310  
District Lot: 526  
Plan: 590

• **History of Application:**

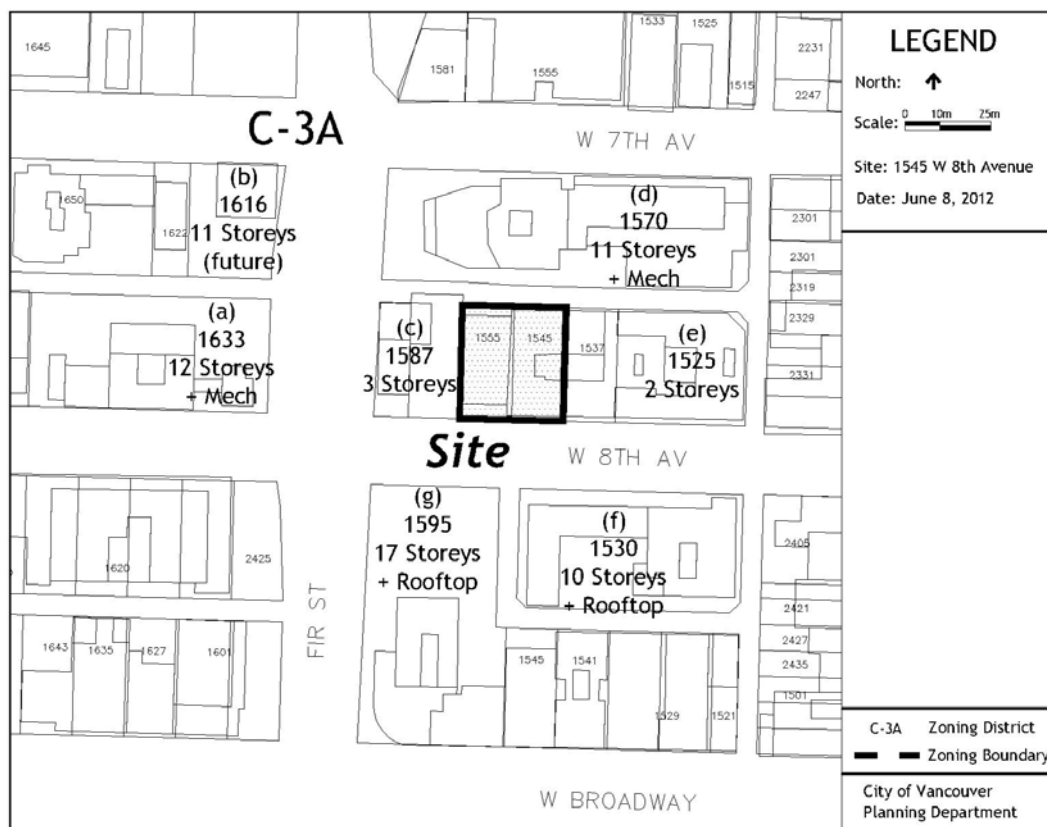
12 03 12 Complete DE submitted  
12 05 23 Urban Design Panel  
12 06 20 Development Permit Staff Committee

• **Site:** The site is located mid-block on the north side of the 1500 Block of West 8<sup>th</sup> Avenue. The lot frontage is 30.48 m (100 ft.) and lot depth is 33.5 m (109.91 ft.). There is a sloping grade falling from the street to the lane of approximately 3.4 m (11 ft.) The present use of the site is a low rise commercial building.

• **Context:** The adjacent sites east and west of the subject site are older low rise commercial structures. To the south is a recent high density residential development, in low, mid-rise and tower forms. Across the lane within proximity to the site is a residential tower. Recent development in the area is predominately residential. Significant adjacent development includes:

Significant buildings include:

- (a) 1633 W 8<sup>th</sup> Ave, 12 storeys, residential
- (b) 1616 W 7<sup>th</sup> Ave, 11 storeys, residential
- (c) 1587 W 8<sup>th</sup> Ave, 3 storeys, commercial
- (d) 1570 W 7<sup>th</sup> Ave, 11 storeys, residential
- (e) 1525 W 8<sup>th</sup> Ave, 2 storeys, commercial
- (f) 1530 W 8<sup>th</sup> Ave, 10 storeys, residential
- (g) 1595 W 8<sup>th</sup> Ave, 17 storeys, residential



● **Background:** The mid-block location and site size precludes this site from a tower form of development higher than (22 m) 72 ft. During the enquiry stage staff summarized policy objectives to achieve ground oriented residential uses along the street and building siting to achieve a neighbourly relationship with special regard to possible future development of adjacent sites. Staff had requested the applicant test out the future development potential of the adjacent sites on the same block face, to better understand optimum building siting. (See Adjacent Site Feasibility study, Appendix F) The proximity of the residential tower across the lane was also a concern. Staff would consider some extra height within the range of the recommended height of (22 m) 72 ft. subject to consideration of notification response, private view impacts, policies, and guidelines.

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

- C-3A District Schedule
- Central Broadway C-3A Urban Design Guidelines
- Central Area Plan: Goals and Land Use Policy C-3A - Central Broadway

**1. C-3A District Schedule**

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

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

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

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

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

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

- assist in the creation of an attractive, cohesive, and primarily residential neighbourhood;
- ensure a high standard of livability; and
- integrate existing and future non-residential uses into the neighbourhood.

**3. Central Area Plan: Goals and Land Use Policy C-3A - Central Broadway:**

- create neighbourhoods outside the Broadway office uptown area where housing is the dominant use; and
- allow choice of use in limited areas in order to permit a mix of housing and office development.



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

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

**Density:** The proposed increase in density from 1.0 FSR to 3.0, is supported for achieving the desired urban form, subject to “earning” of these increases according to the C-3A By-law and Guidelines.

**Height:** Height as measured from base surface varies as much as 3.34 m (11 ft.) from the street down to the lane. Height calculated to the roof parapet facing the street is 23.5 m (77.36 ft.) and 26.4 m (86.67 ft.) from the lane. Staff would consider this height to be acceptable and within the (22 m) 72 ft. range, given the sloping grade of the site and the proximity of adjacent taller buildings that are 30.5 m (100 ft.) and higher in height.

The elevator/mechanical penthouse at 27.6 m (90.55 ft.) in height exceeds in length the height exclusion provisions of Section 10.11 of the Zoning Development By-law. Staff is supportive of the slightly higher height as it is a relatively narrow volume set in a north south orientation that minimizes private view impacts and serves as a key compositional element to the proposed massing. (For further related discussion see commentary under Views, pages 9 & 10 and under Design Condition 1.2)

**Massing:** The proposed development meets the intent of the massing and siting requirements outlined in the Burrard Slopes C-3A Guidelines and is supported by staff for achieving a desirable street wall and neighbourly fit for existing and anticipated future development on the north side of the block face where two, 10 storey towers at either end of the block face are possible. (See Adjacent Site Feasibility study Appendix F)

**Material Treatment and Expression:** The massing of the low and mid-rise forms is delineated with a continuous frame that wraps the building and clad with pre-cast concrete panels. The pre-cast concrete panels are organized horizontally in an alternating rhythm to impart interest and texture to the exterior walls. Contrasting with the pre-cast concrete panels are composite metal panels, silver in colour and arranged vertically. The exposed undersides of the balconies and entry vestibule are finished in wood.

Less well resolved is the cast in place concrete wall of the vertical core, located along the east property line and highly visible from the street and the lower walls of the parking structure, as experienced from the lane and adjacent western property. The consensus of the Urban Design Panel is that the blank wall of the vertical core required a quality of finish similar to the material treatment used elsewhere on the building. Staff concur with this, and would further recommend that the parking level walls also be improved to add pedestrian scale and interest as experienced from the lane and adjacent property. These concerns are covered under Design Condition 1.1.

**Shadow Studies:** Aside from the lane itself, there is no shadowing of the public realm by the proposed development taken during midday at the equinox. (See Shadow Analysis, Appendix D, page 28) There is partial shadowing of the western neighbour at 10:00 AM and staff would consider this acceptable, noting its fall is mostly on surface parking and that possible future redevelopment of the adjacent site would effectively neutralize these shadow reaches. The shadow line of the higher massing at 12:00 PM extends onto the neighbouring tower across the lane, however its relatively narrow profile results in this being of a relatively short duration, as observed in the 2:00 PM reading and staff consider this acceptable.

**View Impacts:** There are no public view cones crossing the subject site. In regards to private views, preserving view amenity where possible is a consideration for all C-3A development. Ideally, the preferred urban development pattern to enable views and sun access is a staggered checkerboard fashion, although as further build out in the city occurs, some private view loss may occur, particularly

at the low to mid-rise levels where outright heights within the 9.1 m (30 ft.) range would obscure views.

The higher mid-rise portion of the building is well sited between the two tower forms southward across the street, enabling good lookouts to the downtown, Burrard Inlet and beyond to the North Shore. Staff conclude the siting and massing of the building is optimum for view preservation from adjacent development for mid-rise heights and higher.

The higher massing at 8 storeys is significantly lower than surrounding tower forms and within close proximity to the neighbouring tower across the lane, where overlook may be a concern. Staff would recommend further development of the roofscape to achieve a more pleasing overview and consider providing an inaccessible extensive or intensive green roof. These recommendations are covered under Design Condition 1.2.

**Livability:** This application is unique in that all the units are large 2 or more bedroom units ranging in size from 132.3 sq.m. (1424 sq.ft.) to 182.3 sq.m. (1962 sq.ft.), including two, three storey townhouses. All the units have multiple orientations that enhance natural day lighting and ventilation. Private outdoor space, though somewhat less than the recommended depth, exceed the minimum area requirement and meets the intent of the guideline. No common indoor amenity has been provided but given the large size of the units and the generous amount of common outdoor space, staff consider this acceptable. Suggested minor improvements are concerned with window placement and landscape screening adjacent to outdoor space, and day lighting and ventilation as covered under recommended Design Condition 1.3. Lastly, staff would consider the provision of an outdoor children play area desirable for the benefit of enhanced livability as covered under recommended Standard Condition A.1.16.

**Landscape and Public Realm Treatment:** The applicant is proposing greenery in the public realm in the form of new street trees (See Standard Condition A.1.14), at grade foundation planters along the front and lane side of the site. The common landscape feature is a courtyard on the podium roof level, framed by the "L" shaped building and open to the lane and adjacent property, it is sited at the southwest corner of the site to maximize sun exposure. The courtyard has built-in planters suitable for small trees, shrubs and a variety of plantings and spaces for small groups. The layout of the planters has a flexible design and could possibly be used for urban agriculture. (See Standard Condition A.1.17) There is an opportunity to increase the size of the linear tree planter for the landscape screening to strengthen the western edge of the courtyard. (See recommended Standard Condition A.1.12.) Staff would further recommend that some rain cover and an art feature be provided as covered under Design Condition 1.4.

**Sustainability:** This application is proposing to meet LEED Silver equivalency and staff is seeking further clarification and documentation on the drawings as recommended under Design Condition 1.5 and that a green roof treatment be considered as previously identified under recommended Design Condition 1.2.

**CPTED:** Staff seek clarification that the stair connecting the courtyard to the structured parking is enclosed on all sides with a self-locking door as covered under recommended Standard Condition A.1.15.

**Conclusion:** Staff consider this application to be of a high standard and recommend support of the discretionary increases in height and density, subject to satisfying the Design Conditions as identified in this report. Earning is to be achieved in the following manner:

- well resolved building that provides high density living in conformance with the C-3A policy objectives;

- building massing and expression that provides a good neighbourly fit and is a positive contribution to the streetscape, subject to Recommended Condition 1.1 and 1.2;
- provision of public realm upgrades including new street trees, subject to Landscape Condition A.1.14;
- meeting Silver LEED Equivalency, subject to Design Condition 1.5; and
- excellent livability of units.

On that basis staff would recommend approval of this application.

### URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on May 23, 2012, and provided the following comments:

### EVALUATION: SUPPORT (8-0)

- **Introduction:** Dale Morgan, Development Planner, introduced the proposal for a new 8-storey, eighteen unit dwelling over two levels of underground parking. The project is located in the C-3A District of Burrard Slopes. The site is located on the north side of West 8<sup>th</sup> Avenue between Granville and Pine Streets. It is a mid-block site and has a sloping grade of approximately ten feet, falling from the street to the lane. The building will contain eighteen units of either two or three bedrooms. Four units have direct access at grade plus two townhouses have direct access off the street.

Mr. Morgan described the context for the area noting that the site is within a predominately residential neighbourhood, surrounded by a diverse mix of aging, smaller scale developments, typically with commercial uses and with more recent high density residential developments with heights up to a maximum of 100 feet. Mr. Morgan explained that since it is a small site in a mid-block location, it does not qualify for building height above the 70 foot range, although some extra height may be considered because of the sloping grade, subject to good urban response, view analysis and response from the neighbourhood. He added that the proximity to the existing low rise commercial redevelopment of adjacent sites and testing the future viability of the corner site has been requested.

Mr. Morgan mentioned that the C-3A policy is currently under review. It is anticipated in the near to medium term, that the Burrard Slopes area will retain existing densities and heights of up to 3.3 FSR and 100 feet, noting in the C-3A Schedule itself there is no limit on height.

The form of development is for an 8-storey development with an "L" shaped floor plate that is organized around a west facing courtyard, with a 3-storey podium base extending the length of the site frontage with an 8-storey vertical massing, located tight to the east sideyard, immediately adjacent to the low rise commercial building. The materials include light weight composite panels, framed glass guardrails with a concrete core.

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

1. Height: Proposed height is one storey higher than the recommended guidelines height of 70 ft. Is this supportable? Should the building be stepped back to reduce shadow impact on the adjacent development at the lane?

2. Wall treatment, east elevation and west elevation of the higher massing: Considering existing low rise development or potential redevelopment of the site(s) to the east with a higher massing up to 100 + ft., comments requested on material treatment and size of wall at the east property line. Further commentary requested on the blank wall facing the private roof top garden, podium level.
3. Livability: Comments on privacy impact of corner units, outdoor space and common access to the landscape courtyard.

Mr. Morgan took questions from the Panel.

- **Applicant's Introductory Comments:** Steve McFarlane, Architect, said he wanted to make a point of clarification regarding the extra storey. He noted that the height envelope is within the top floor and they are asking for a concession for additional feet and not additional floors. He added that the approach to the design was for a modest infill building and that there is an opportunity to create a cohesive public realm along West 8<sup>th</sup> Avenue and contribute to the streetwall. The setbacks are conforming to the guidelines and there is a slight stepping of the mass on the east side. As well there are party wall conditions on both sides. The narrowness of the midrise element was something they worked to achieve and was driven by the relationship to the building next door so as to respect the privacy of the neighbours. Mr. McFarlane said he thought the units had a high level of liveability with only two suites per floor. He added that the project brings a unique perspective to market housing that is available in the area with some three bedroom suites. There is an outdoor amenity that will help to mitigate impacts on the neighbouring building. Regarding sustainability, he noted that they are targeting LEED™ Silver equivalency. The strategy includes integrated solar shading with broad balconies and deep overhangs and as well there is a less than 50% glazing to solid. Mr. McFarlane described the material and colour palette.

Jeff Cutler, Landscape Architect, described the landscaping noting that there is planting on the street frontage and planters on the roof deck. Bamboo will be planted along the back to cover the blank wall.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - Consider providing windows on blank western wall; and
  - Treat core wall at the east property line in a manner consistent with the high quality material used elsewhere.
- **Related Commentary:** The Panel supported the proposal and thought it was an excellent project.

The Panel agreed that the extra height was supportable given the elevation of the towers around the site and the quality of the project.

The Panel suggested there should be some articulation or other treatment on the blank wall on the east façade. As well a number of Panel members suggested getting light into the kitchens with use of a slotted window at counter height just below the cabinets. One Panel member suggested making the elevator core less deep into the building and closer to the lobby.

A couple of Panel members suggested there should be a common amenity space in the building but most felt there was not a need. As well a couple of Panel members thought there wasn't a need for a children's play area. One Panel members suggested making the courtyard more liveable for longer parts of the season and suggested adding a gas fireplace and seating area.

One Panel member suggested the applicant include a bold piece of art in the courtyard, something that would add to the experience of people who live in the building.

- **Applicant's Response:** Mr. McFarlane said he welcomed all the Panel's comments and appreciated their compliments.

## **ENGINEERING SERVICES**

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

## **SOCIAL INFRASTRUCTURE**

### **PLAY AREA AND AMENITY ROOMS**

Since all 18 units have 2 or more bedrooms and may be suitable for families with children, the High Density Housing for Families with Children apply. However, since all units are large and have private outdoor patio/balconies, many of the residential livability features outlined in the Guidelines are achieved within the units. An indoor amenity space is not required as each unit is over 1400 square feet.

Design development is needed to the outdoor courtyard on Level 1 to include an area suitable for a range of children's play activity. Play equipment is not required but a soft, natural surface play area with creative play features are encouraged such as sand play, water feature and balancing logs and boulders (see Condition A.1.16).

### **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 Guidelines encourage edible landscaping and shared gardening opportunities in private developments.

Design development is need to the outdoor courtyard on Level 1 and accessible roof top garden planters to include edible landscaping such as fruit trees, edible shrubs and/or groundcovers (see Condition A.1.17). In addition, the necessary supporting infrastructure such as hose bibs, composter and tool storage should be included (See Condition A.1.18).

## **ENVIRONMENTAL PROTECTION BRANCH**

Site Profile and two Phase 1 Environmental Site Assessments were reviewed by Environmental Protection. No Schedule 2 uses and no "yes" answers were noted on the Site Profile. The recommendation of Environmental Protection is contained in Appendix A. (See Standard Condition A.3.1)

## **PROCESSING CENTRE - BUILDING**

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

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law

requirements which may affect the building design and internal layout. These would generally include: spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, fire fighting access and energy utilization requirements.

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

## **NOTIFICATION**

On May 3, 2012, 861 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website.

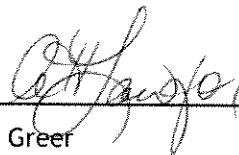
There were 6 formal responses to the notification: 1 in support and 5 opposed to the development proposal. Neighbours opposed were against increasing number of high density towers in the area which they deemed as being out of character for the neighbourhood. Concerns were raised regarding the height of the building causing shadowing, view blockage, increase in noise potential, and reduction in privacy. Additional concern was further loss of valuable office space in the area. Neighbours also stated that this building is out of character and commented on the east elevation as being a big blank wall which is cold in appearance.

Notification Response: Higher density development up to 3.0 FSR and residential uses meet the C-3A policy objectives for built form in the Burrard Slopes area. Building character in this area is diverse given the mix of older low rise commercial buildings; more recent high density development is in a contemporary expression. Building massing and siting were carefully considered to minimize shadowing, privacy and private view impacts. The view analysis taken from the roof level of a ground level townhouse indicated some but not significant view impacts. The east elevation as commented on the neighbourhood and the Urban Design Panel has been addressed under Design Condition 1.2.

**DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:**

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

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



J. Greer  
Chair, Development Permit Staff Committee



D. Morgan  
Development Planner



J. Bosnjak  
Project Coordinator

Project Facilitator: D. Jung

## 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 provision of architectural scaled plans;

**Note to Applicant:** The drawings do not appear to be properly scaled. Note the drawings scale on each drawing.

A.1.2 compliance with Section 4.10 - Horizontal Angle of Daylight, of the C-3A District Schedule of the Zoning and Development By-law;

**Note to Applicant:** The Dens on the first floor as well as Bedroom 1 in Unit B and Bedroom 2 in Unit A on various floors are to be in compliance.

A.1.3 detailed floor and roof elevations for each floor and roof level in the building, as related to the existing grades on site;

A.1.4 city building grades, existing and finished grades to be shown on the site plan including around the perimeter of all principal and accessory buildings;

A.1.5 compliance with section 4.8.5 of the Parking By-law;

**Note to Applicant:** Provide confirmation that minimum 2.3 m vertical clearance is provided for disability parking space.

A.1.6 details of bicycle rooms, in accordance with Section 6 of the Parking By-law, which demonstrates the following:

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

A.1.7 confirmation that at least 20 percent of all off-street parking spaces will be available for charging of electric vehicles;

**Note to Applicant:** Although this is a Building By-law requirement under Part 13 of the Vancouver Building By-law, the Director of Planning is seeking acknowledgement that this condition can be met during the Building review of this development. For more information, refer to the website link: <http://vancouver.ca/sustainability/EVcharging.htm>.

A.1.8 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;

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A.1.9 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.1.10 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;

### Standard Landscape Conditions

A.1.11 completion and better coordination of the Site Plan and Landscape Plan to clarify:

- the public realm (building edge to curb) illustrated on the Landscape Plan;

**Note to Applicant:** All proposed street trees, existing street trees and public utilities such as lamp posts, hydro poles, fire hydrants, etc. should be noted.

- a dimensioned tree protection barrier (illustrated on the Landscape Plan) around the existing boulevard street tree located to the east of the development site as per City of Vancouver Guidelines;

**Note to Applicant:** The tree barrier should be dimensioned at 4 feet from the west side of the tree truck.

- location including height and materials of proposed landscape features such as fences/gates, screens, benches, retaining walls, and lighting;

**Note to Applicant:** Provide specifications for concrete planters on the townhouse roof decks.

- north arrow, street name and lane;
- location of the pad-mounted transformer;
- notation on the Landscape Plan to read: "Final spacing, quantity, and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet in length and 18 inches in depth. Dial 311 to arrange for Park Board to inspect the trees at planting completion."
- Landscape Plan keyed to the Plant List.

**Note to Applicant:** Provide missing information to identify proposed plantings AH on the Planting List.

---

A.1.12 increase the width and depth of the proposed tree perimeter planter located at the west side of the second floor landscaped courtyard to provide more space for tree roots and for sustained health of the proposed Birch tree planting;

**Note to Applicant:** The planter should be expanded to have a minimum depth and width of 80 cm. Provide a large-scale section illustration planter detail at 1:50. Revise the planting plan graphics to more accurately illustrate the location of the 8 proposed Birch trees.

A.1.13 a high efficiency irrigation system specified in all common landscape areas, including the courtyard, lane edge planters and planters at the street;

**Note to Applicant:** Hose bibs should be provided in private areas such as patios and courtyard. The irrigation system design and installation shall be in accordance with the Irrigation Association of BC standards and Guidelines latest standard. Notation to this affect should be added to the drawings.

A.1.14 new street trees to be provided adjacent to the development site and illustrated on the Landscape Plan, to be confirmed prior to issuance of the BU;

**Note to Applicant:** contact Eileen Curran, Streets Engineering, ph: 604.871.6131 to confirm tree planting locations and Amit Gandha, Park Board, ph: 604.257.8587 for tree species selection and planting requirements.

#### **Crime Prevention Through Environmental Design (CPTED)**

A.1.15 clarification on the drawings that the stair connecting the courtyard to the structure parking is enclosed on all sides and with a self-locking exit door;

#### **Standard Social Infrastructure Conditions**

A.1.16 design development to the outdoor courtyard to include an area suitable for a range of children's play activity;

**Note to Applicant:** Play equipment is not required but a soft, natural surface play area with creative play features are encouraged such as sand play, water feature and balancing logs and boulders.

A.1.17 design development to the courtyard on Level 1 and accessible roof top garden planters to include edible landscaping;

**Note to Applicant:** Refer to Guidelines for a list of edible landscaping plants.

A.1.18 design development to the courtyard and accessible roof top garden to include supporting infrastructure for urban agriculture activities;

**Note to Applicant:** Infrastructure which supports urban agricultural activity such as a composter, tool storage closet/chest, potting bench and hosebibs should be provided as per the Urban Agriculture for the Private Realm Guidelines.

#### **A.2 Standard Engineering Conditions**

A.2.1 consolidation of Lots 21 and 22, both except North 10', now Lane, Block 310, D.L. 526, Plan 590 to form a single parcel;

---

A.2.2 arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the release of the following agreements prior to building occupancy:

- i. BF135920, BT76649 and BF135922 (Canopy encroachment);
- ii. Annexed Easement C4331 (encroachment of the subject building into Lot 23,1587 West 8th Avenue);
- iii. Easement & Indemnity Agreement 299702M (commercial crossing); and
- iv. Easement & Indemnity Agreement C7463 (retaining wall).

**Note to Applicant:** Arrangements are to be secured prior to issuance of the development permit with release to occur prior to issuance of an occupancy permit for the site. Provision of a simple letter of commitment is all that is required to address this condition.

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

**Note to Applicant:** The parking ramp slope is not 10% through all section as indicated on the plans. A correctly calculated parking ramp slope and notation of the length of the ramp at the specified slope needs to be indicated on the plans. Please contact Rob Waite of Neighbourhood Parking and Transportation Branch at 604.873.7217 for more information.

A.2.4 provision of a separate application to the General Manager of Engineering Services for street trees and or sidewalk improvements;

**Note to Applicant:** Please submit a copy of the landscape plan directly to Engineering for review. Ensure 1<sup>st</sup> step risers to patios on 8<sup>th</sup> Avenue are a minimum 1 foot back of the property line.

A.2.5 written confirmation that all utilities will be underground, within private property and a pad mounted transformer is within private property;

**Note to Applicant:** The General Manager of Engineering Services will require all utility services to be underground for this "conditional" development. All electrical services to the site must be primary with all electrical plant, which include but not limited to, junction boxes, switchgear, pad mounted transformer are to be located on private property. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. BC Hydro is to be contacted in the initial stages of the development design to determine their electrical service requirements. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant is required to show details of how the site will be provided with all services being underground. Please contact Bill Moloney at 604.873.7373 for further information.

A.2.6 confirmation of the proposed location of the water meter room; and

**Note to Applicant:** The current plan shows the meter/sprinkler room on the P2 level. The water meter room must meet the requirements of the Waterworks Design standards and be located on P1 level if not provided at an accessible level at grade.

### A.3 Standard Licenses & Inspections (Environmental Protection Branch) Conditions:

A.3.1 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 future subsurface work.

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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 June 20, 2012. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **January 3, 2013**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

**B.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 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 12<sup>th</sup> 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.2.5 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.**
-

### Processing Centre - Building comments

The following comments have been provided by Processing Centre - Building and are based on the architectural drawings received on March 23, 2012 for this Development application. This is a preliminary review intended to identify areas in which the proposal may conflict with requirements of the Vancouver Building By-law #9419 and its amendments. A review of compliance with Subsection 3.2.5 ("Provisions for Firefighting") of the Building By-law has also been done.

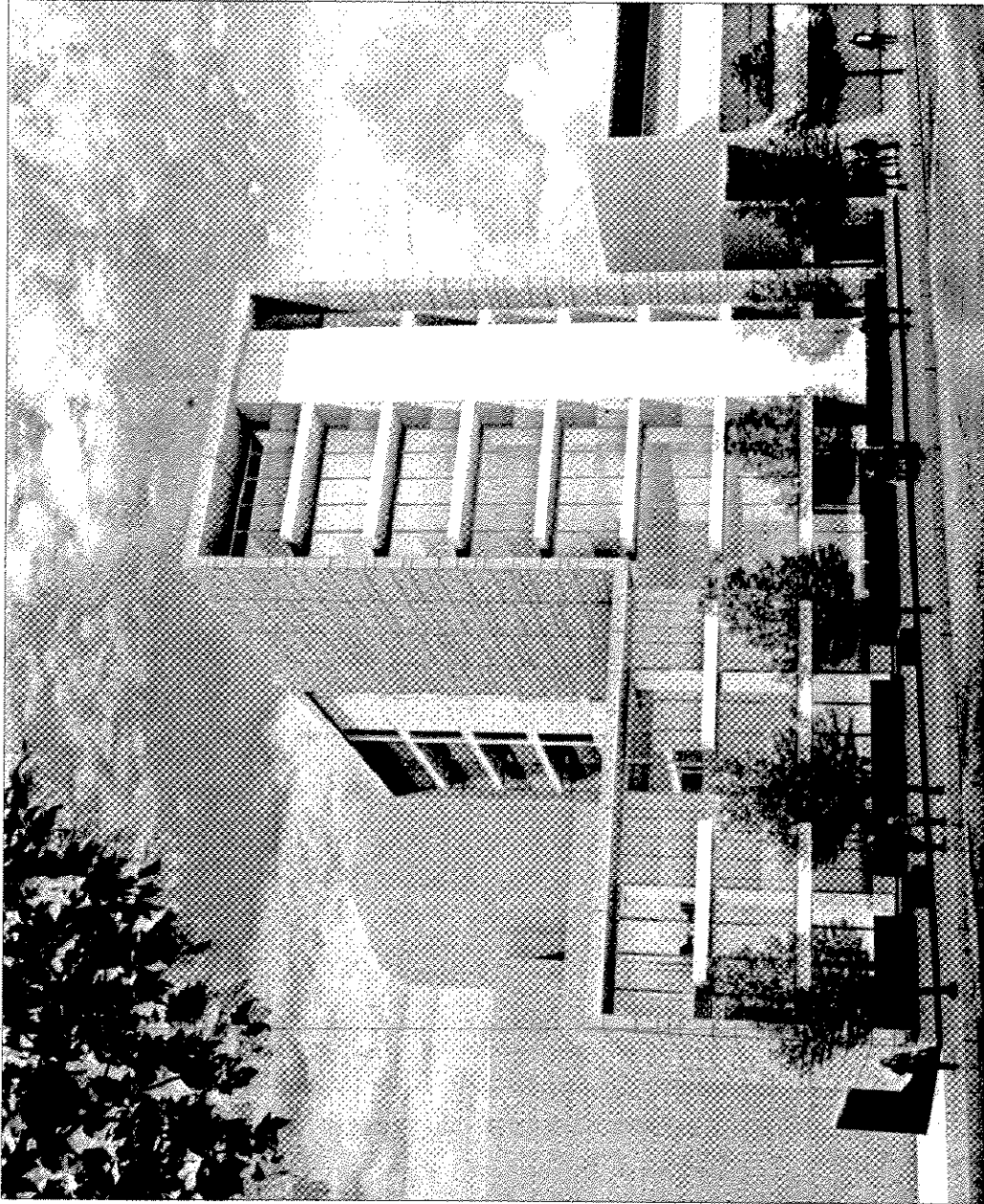
1. \*The storage garage is served only by 1 exit whereas Sentence 3.4.2.1.(1) of the Building By-law requires that a minimum of 2 exits be provided. While there are 2 exit stairs shown there is actually only 1 exit since occupants that use the Northeast stair to the raised roof courtyard at Level 1 must cross the courtyard and enter the Northwest exit stair to get down to the lane, i.e. the exits converge and there is effectively only a single exit.
2. \*Windows within 3 m horizontal distance and less than 5 m above the exterior exit doors of the Northeast Level 1 public corridor and the Northeast exit stairs which discharge at the raised rooftop courtyard must be protected as per Sentences 3.2.3.13.(3) and (4) of the Building By-law.
3. The applicant must clarify the use of the room that opens directly onto the Northwest exit stair at level P2 of the storage garage so that it can be confirmed that the integrity of the exit is not contravened as per Article 3.4.4.4 of the Building By-law.
4. \*The stairs in the bicycle room at level P1 of the storage garage make this room inaccessible to disabled persons in contravention of Clause 3.8.2.27.(4).(e) of the Building By-law.
5. Electric vehicle charging is to be provided according to Section 13.2 of amending By-Law 9936. Further details are available at [http://vancouver.ca/sustainability/electric\\_vehicles.htm](http://vancouver.ca/sustainability/electric_vehicles.htm).
6. \*The exterior exit doors at the level 1 main entry (exit) lobby must be reversed to swing in the direction of exit travel as per Clause 3.4.6.11.(1).(a) of the Building By-law.

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

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

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

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**DRAWINGS LIST**

- A000 COVER PAGE
- A001 SITE PLAN
- A101 PLAN - PARKING P2
- A102 PLAN - PARKING P1
- A103 PLAN - LEVEL 1
- A104 PLAN - LEVEL 2
- A105 PLAN - LEVEL 3
- A106 PLAN - LEVEL 4, 5, 6, 7
- A107 PLAN - LEVEL 8
- A108 PLAN - ROOF
- A113 FSR - LEVEL 1
- A114 FSR - LEVEL 2
- A115 FSR - LEVEL 3
- A116 FSR - LEVEL 4, 5, 6, 7
- A118 FSR - LEVEL ROOF
- A201 ELEVATION - SOUTH
- A202 ELEVATION - WEST
- A203 ELEVATION - NORTH
- A204 ELEVATION - EAST
- A205 ELEVATION - STREET (SOUTH)
- A301 SECTION
- A302 SECTION
- A401 STREETSCAPE
- A402 CONTEXT PHOTOGRAPHS
- A403 CONTEXT PHOTOGRAPHS
- A404 VIEW ANALYSIS
- A405 PHOTOMONTAGE
- A406 SHADOW ANALYSIS
- L100 LANDSCAPE - LEVEL 1
- L101 LANDSCAPE - ROOF
- L102 LANDSCAPE - PLANTING SCHEME
- L103 LANDSCAPE - PLANTER DETAILS

**APPENDIX-A SURVEY  
APPENDIX-B BUILDING GRASSES  
APPENDIX-C BESION RATIONALE**

**TECHNICAL DATA**

ZONING - C-3A DISTRICT SCHEDULE	1021.1 sq. ft.
SUBLINE - C-3A SUBURBAN SLOPES SUBLINE	PERMITTED: 1.0
TOTAL SITE AREA	PERMITTED: 22 m
TOTAL FLOOR SPACE RATIO	REQUIRED: 3.5m (SUBLINE)
HEIGHT	REQUIRED: 14R
FRONT YARD	REQUIRED: 7.5m
SIDE YARD	
REAR YARD (FROM C.T. OF LANE)	

**TECHNICAL DATA**

<b>PARKING SPACES</b>	<b>REQUIRED:</b>	<b>27 OVERALL</b>	<b>30 OVERALL</b>
<b>BICYCLES</b>	<b>REQUIRED:</b>	<b>INC. 1 DISABILITY SPACE</b>	<b>INC. 1 DISABILITY SPACE</b>
<b>UNITS</b>	<b>TOTAL:</b>	<b>CLASS A : 23</b>	<b>CLASS A : 23</b>
	<b>TYPE A:</b>	<b>CLASS B : 6</b>	<b>CLASS B : 6</b>
	<b>TYPE B:</b>	<b>18</b>	<b>AREA:</b>
	<b>TYPE C:</b>	<b>8 (7,388 1-2BR+DEN)</b>	<b>132.3 sq.m.</b>
	<b>TYPE D:</b>	<b>8 (7,388 1-2BR+DEN)</b>	<b>133.1 sq.m.</b>
		<b>1 TOWNHOUSE 3BR+DEN</b>	<b>182.3 sq.m.</b>
		<b>1 TOWNHOUSE 3BR+DEN</b>	<b>176.4 sq.m.</b>

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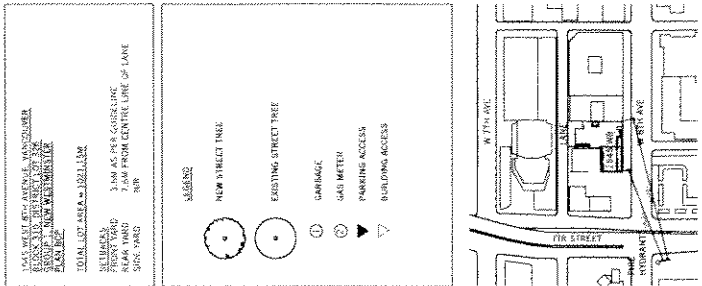
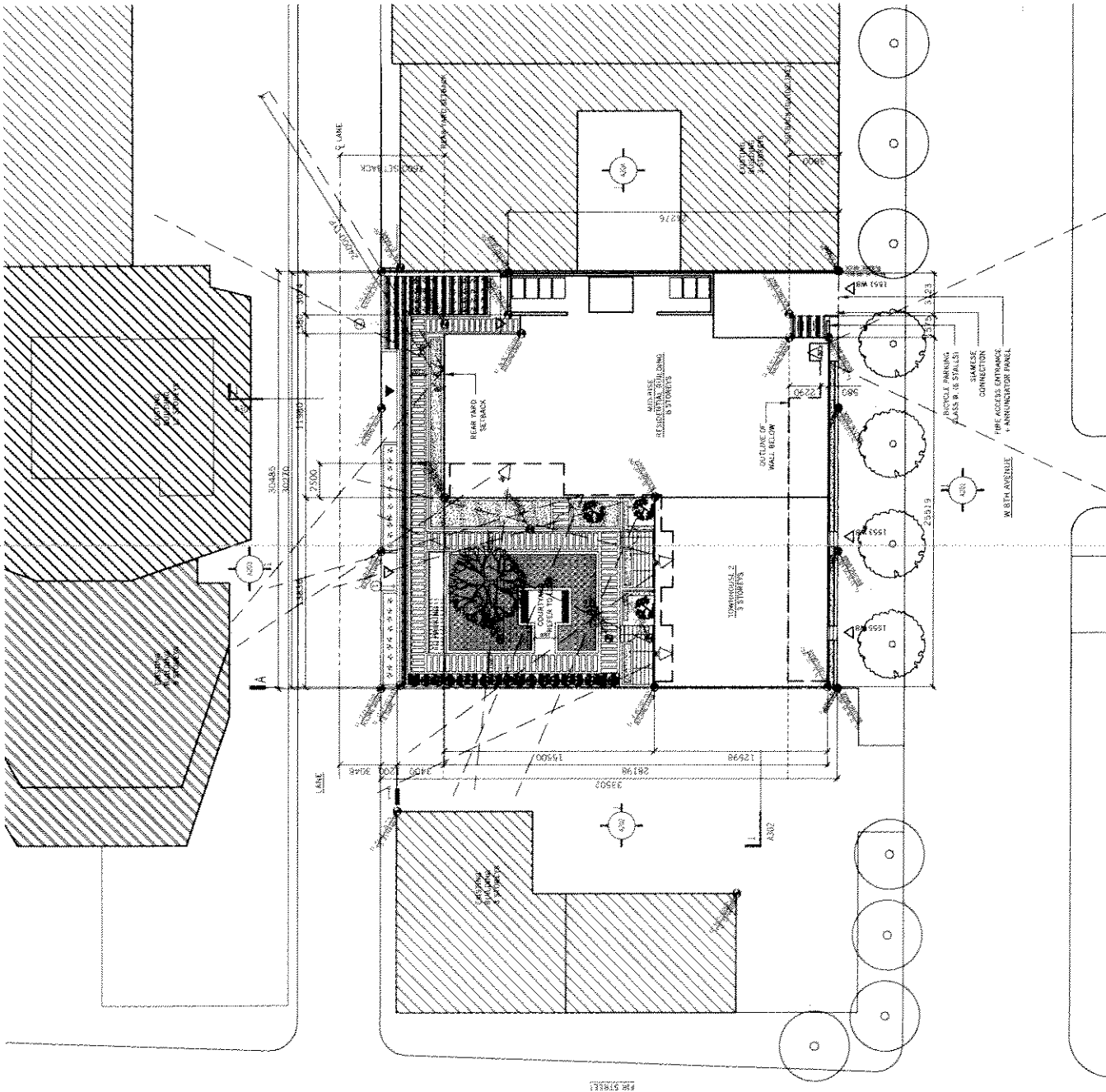
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**A000**

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**SITE PLAN**

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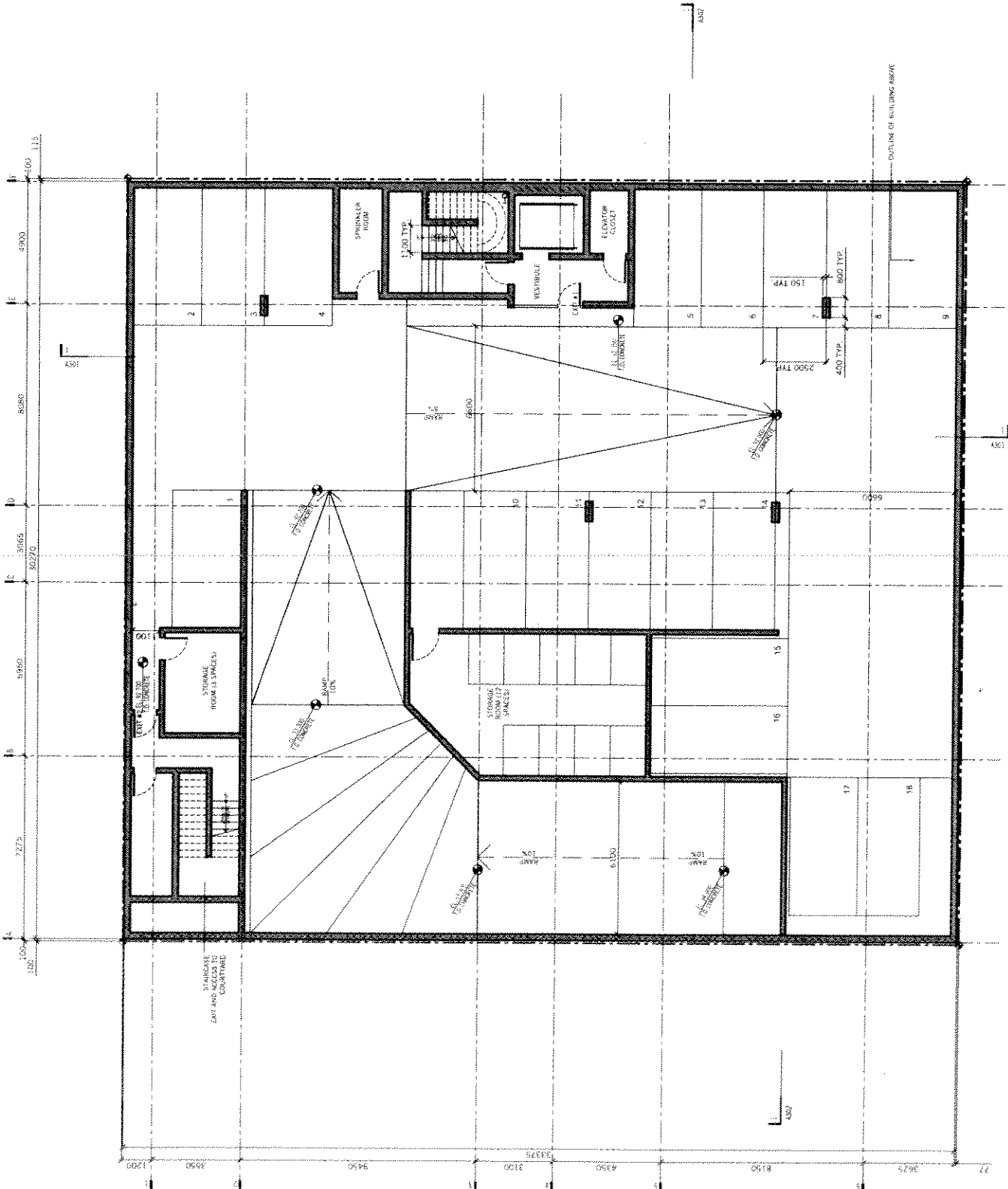
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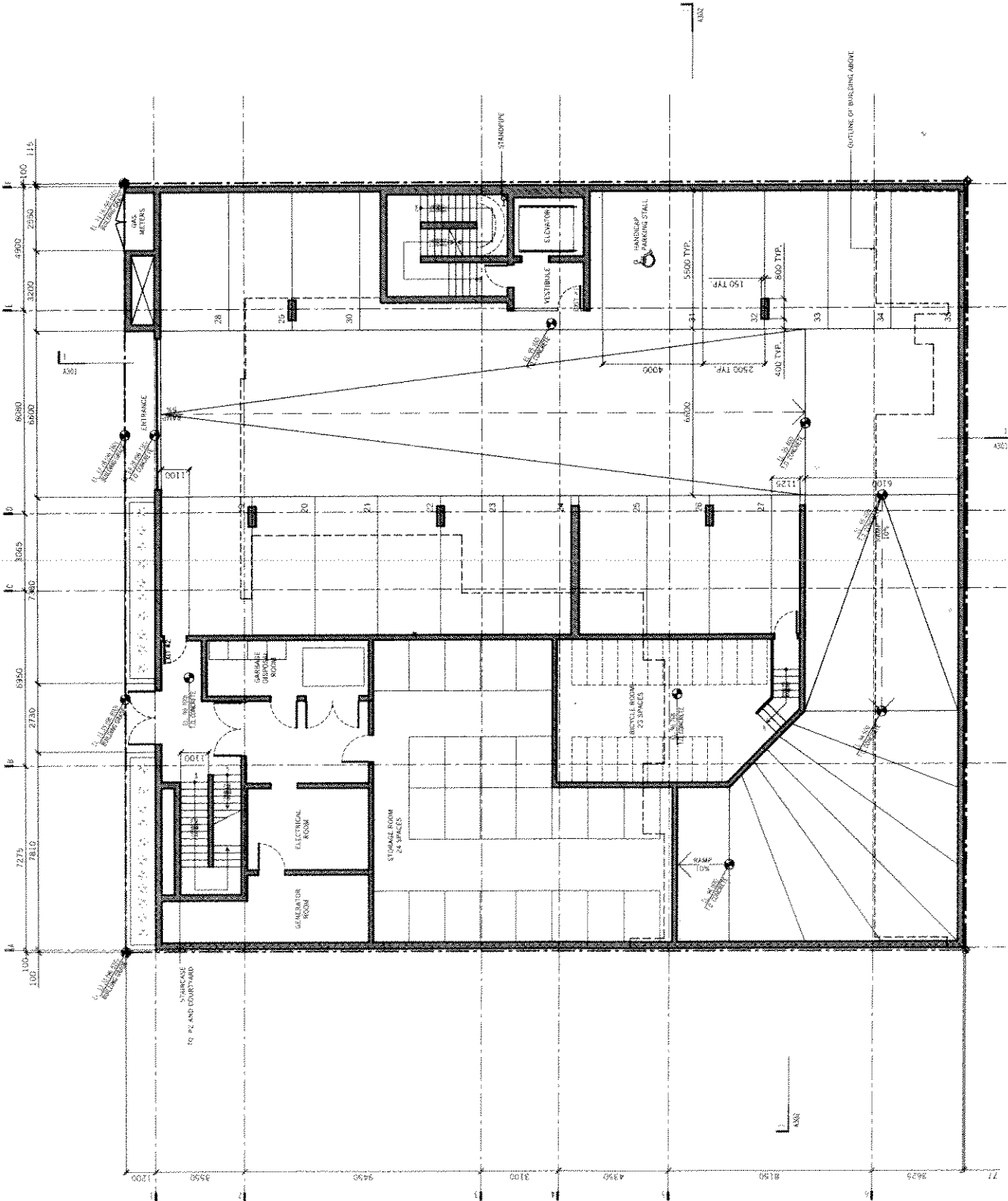
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PLAN  
PARKING P2

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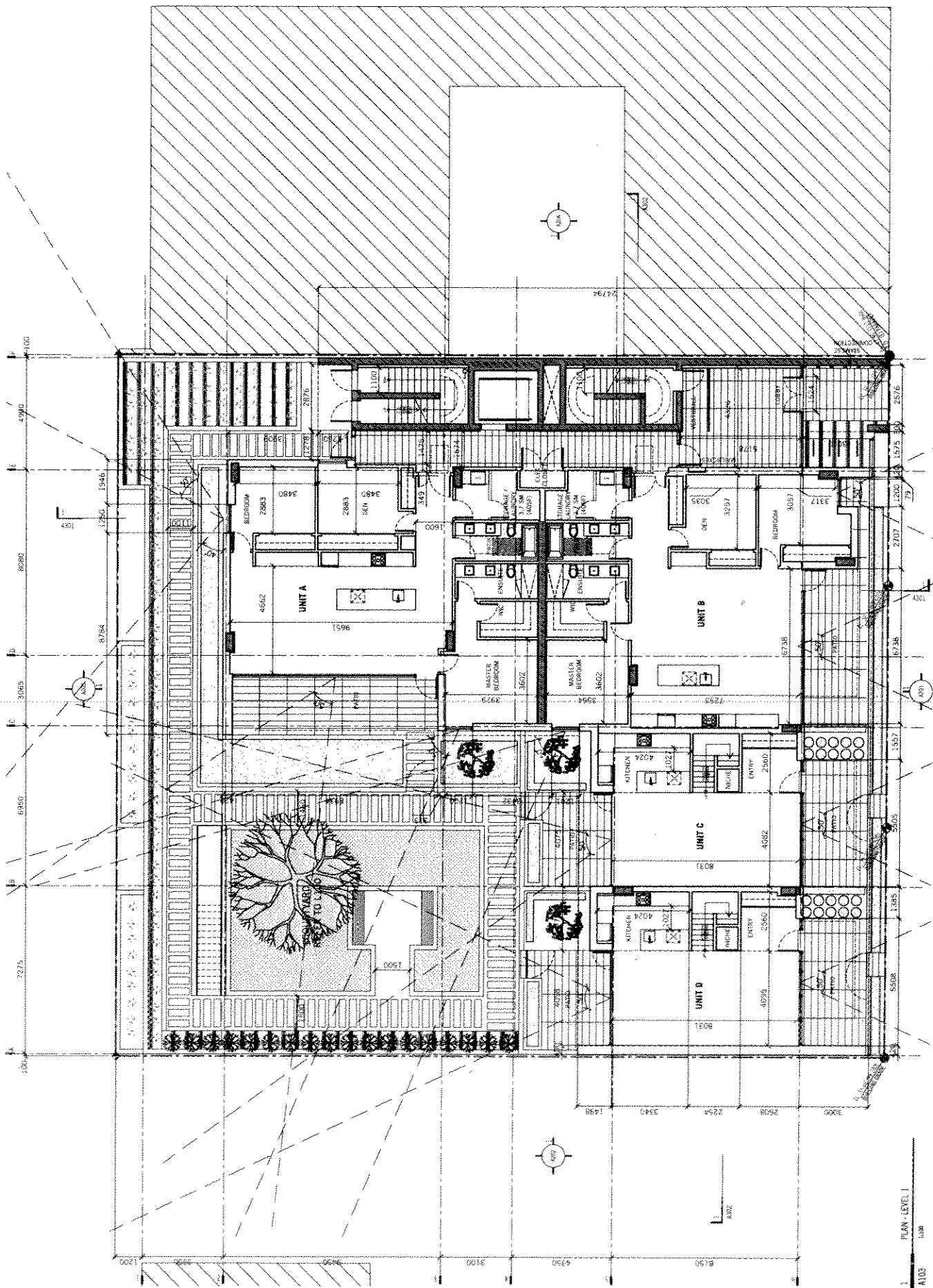
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PLAN  
LEVEL 1

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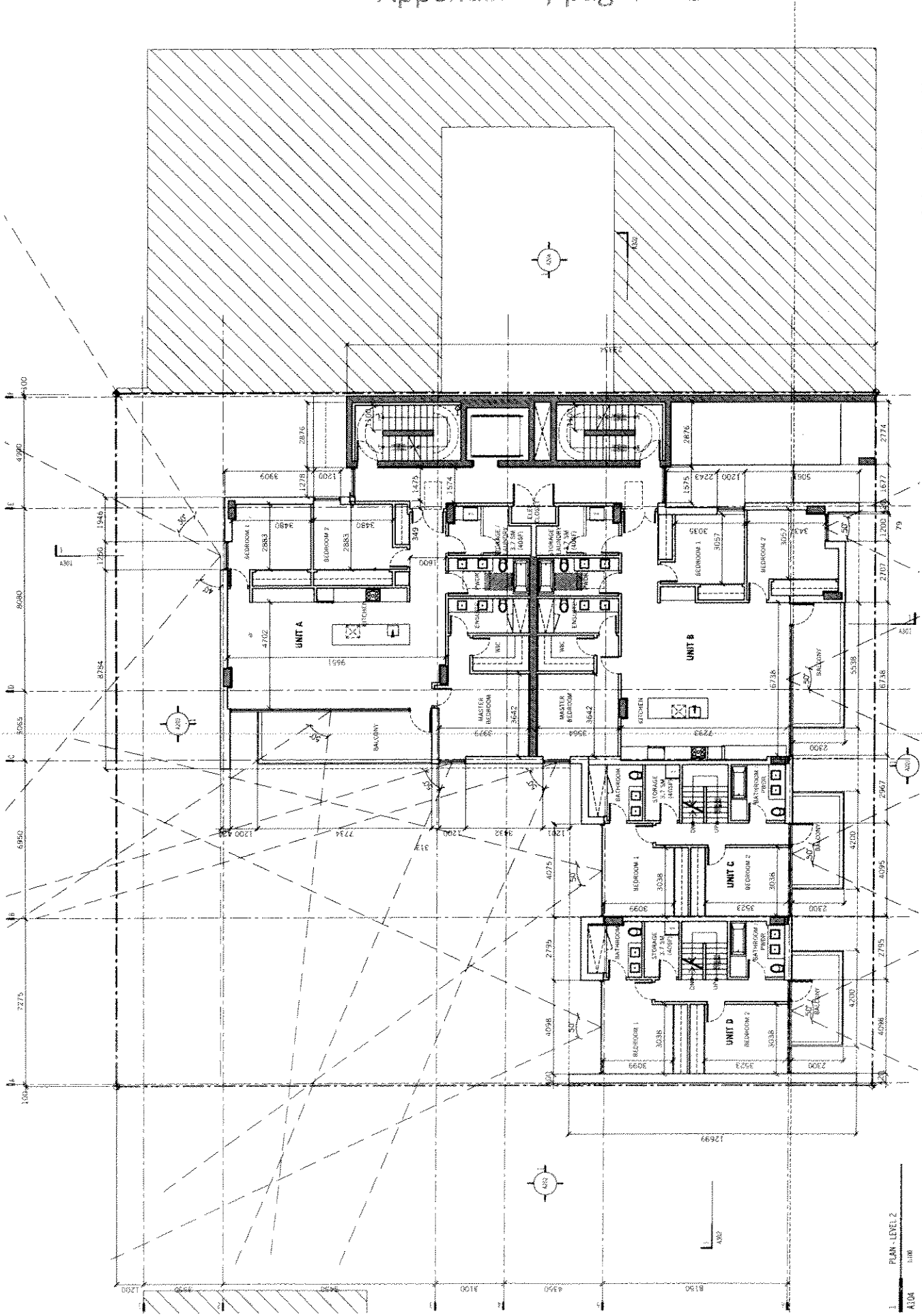
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PLAN - LEVEL 1  
1:300

A103



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PLAN  
LEVEL 2

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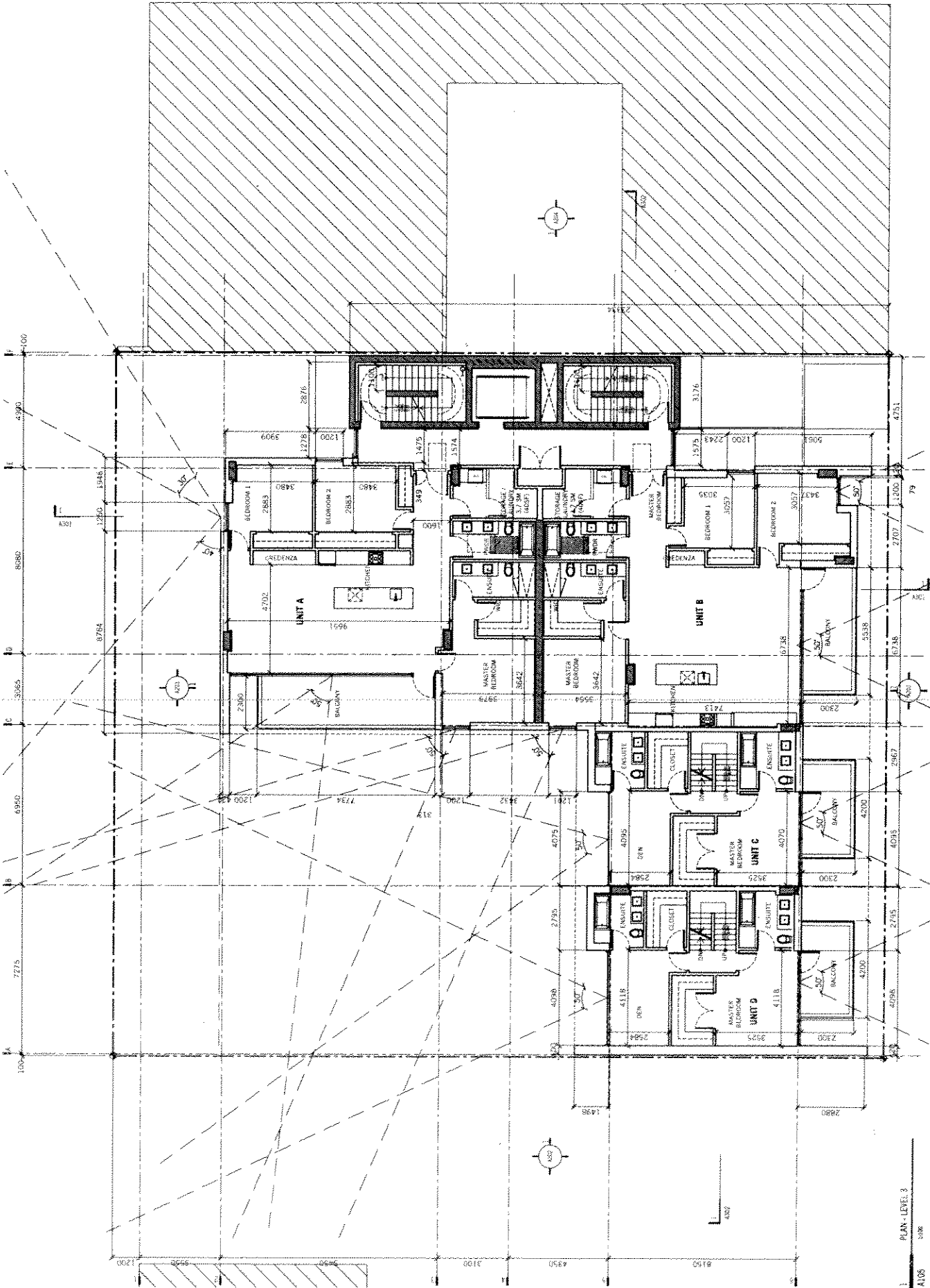
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1 PLAN - LEVEL 2  
1/8" = 1'-0"

A104



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PLAN  
LEVEL 3

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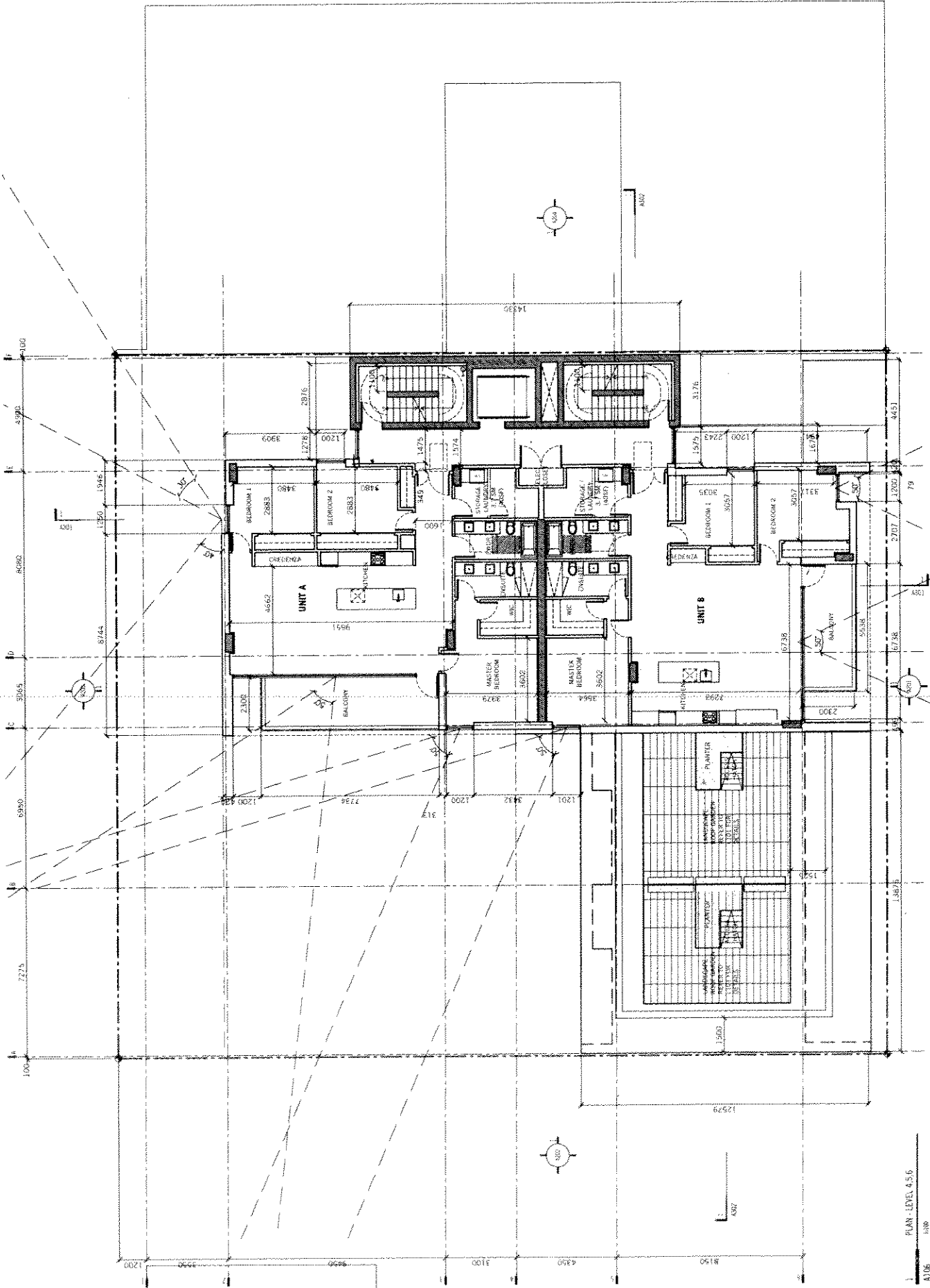
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PLAN - LEVEL 3  
1/8" = 1'-0"

A105



1 PLAN - LEVEL 4,5,6,7  
A1.06 1/8" = 1'-0"

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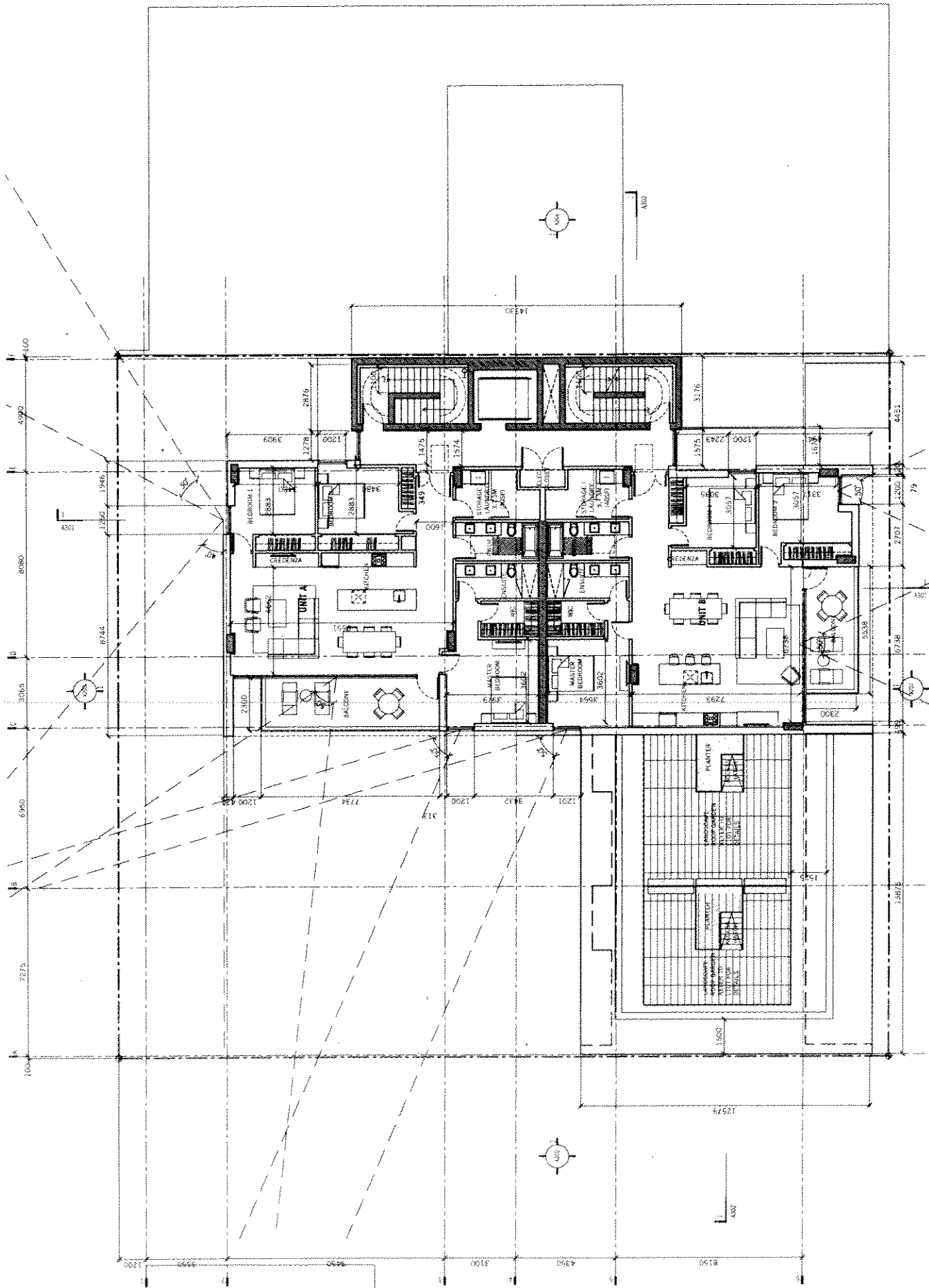
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PLAN  
LEVEL 8

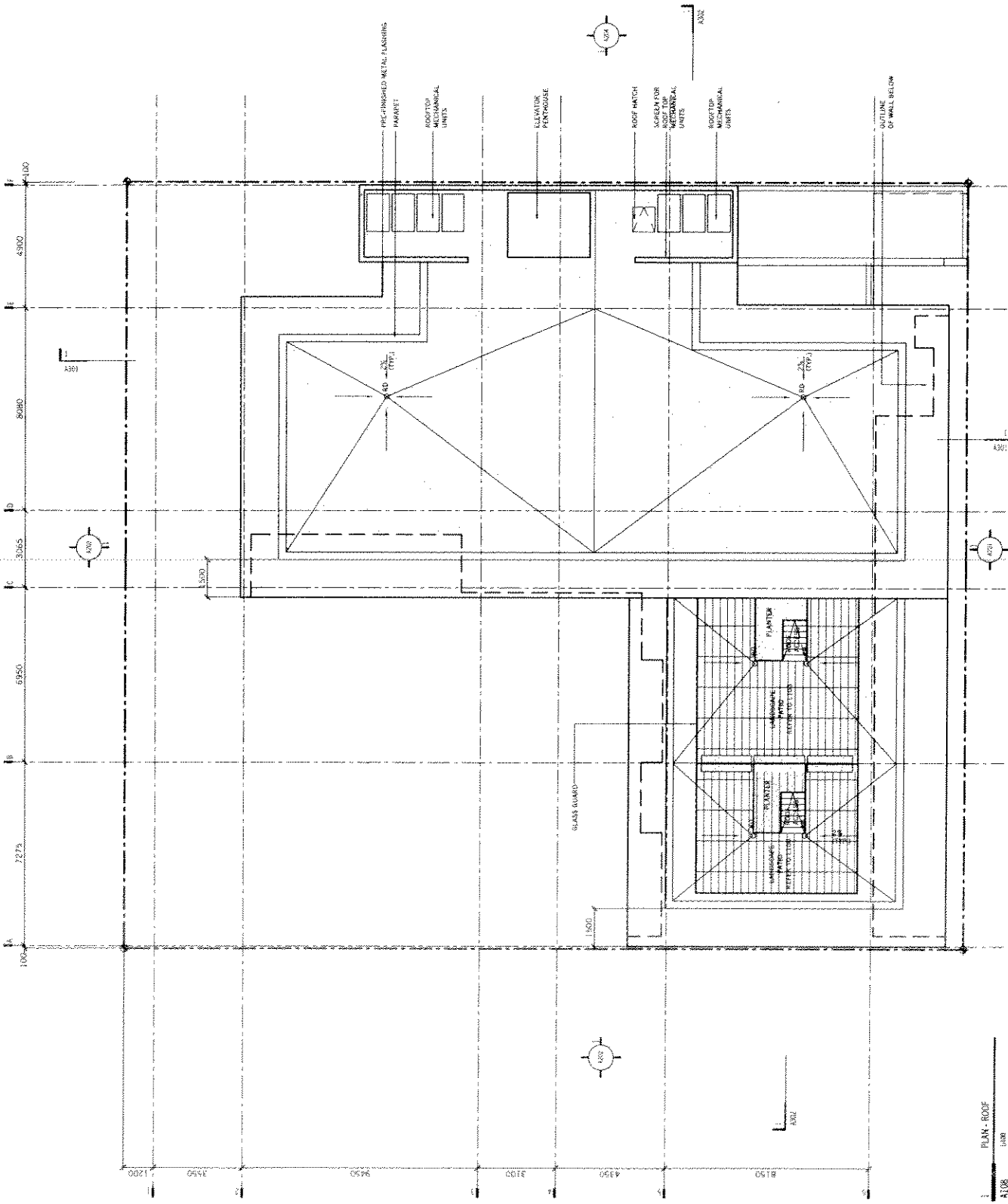
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PLAN - ROOF  
1:200

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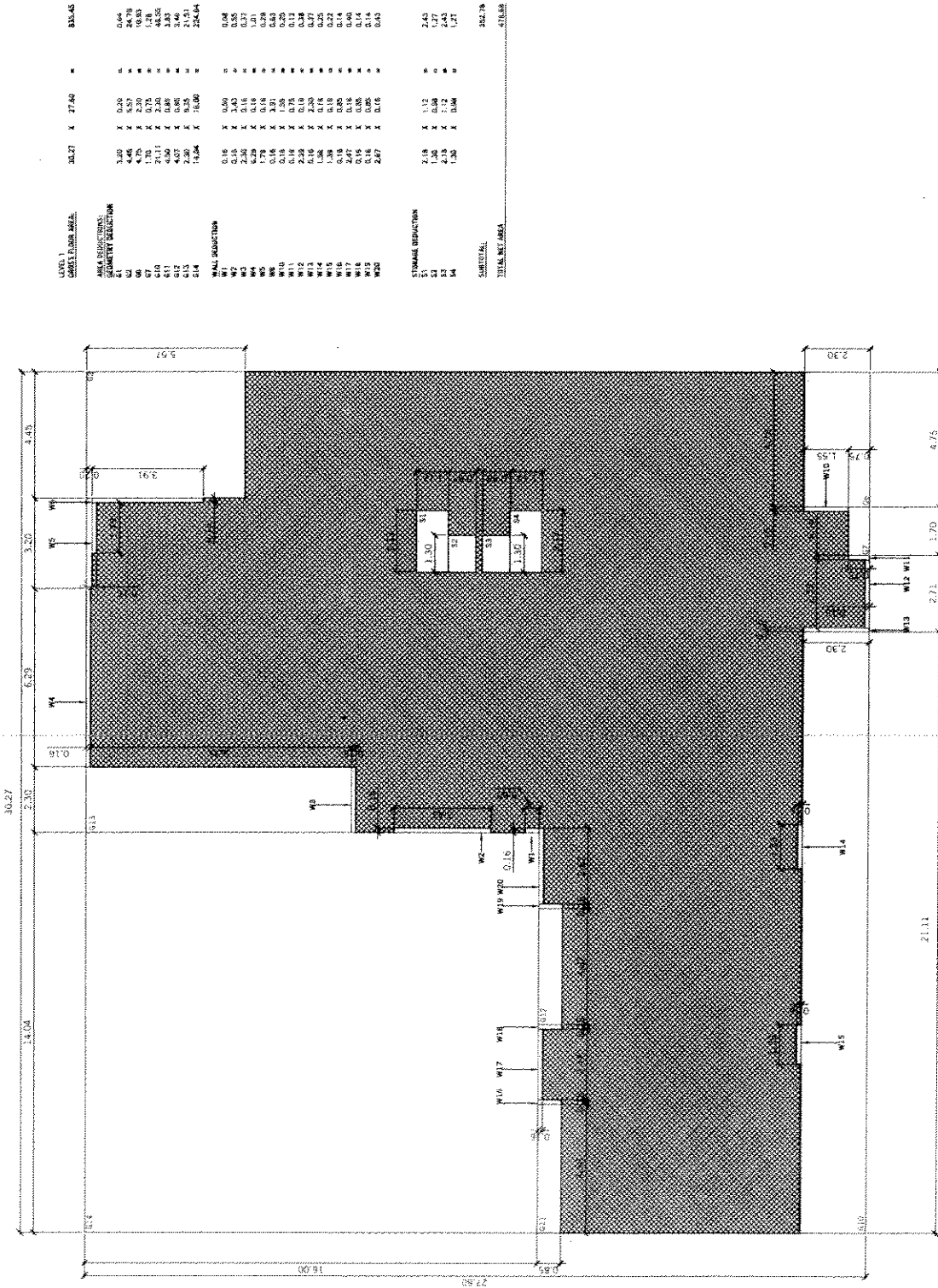
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1545 W 8TH AVE  
VANCOUVER, BC  
2010-041

PLAN  
ROOF

A108

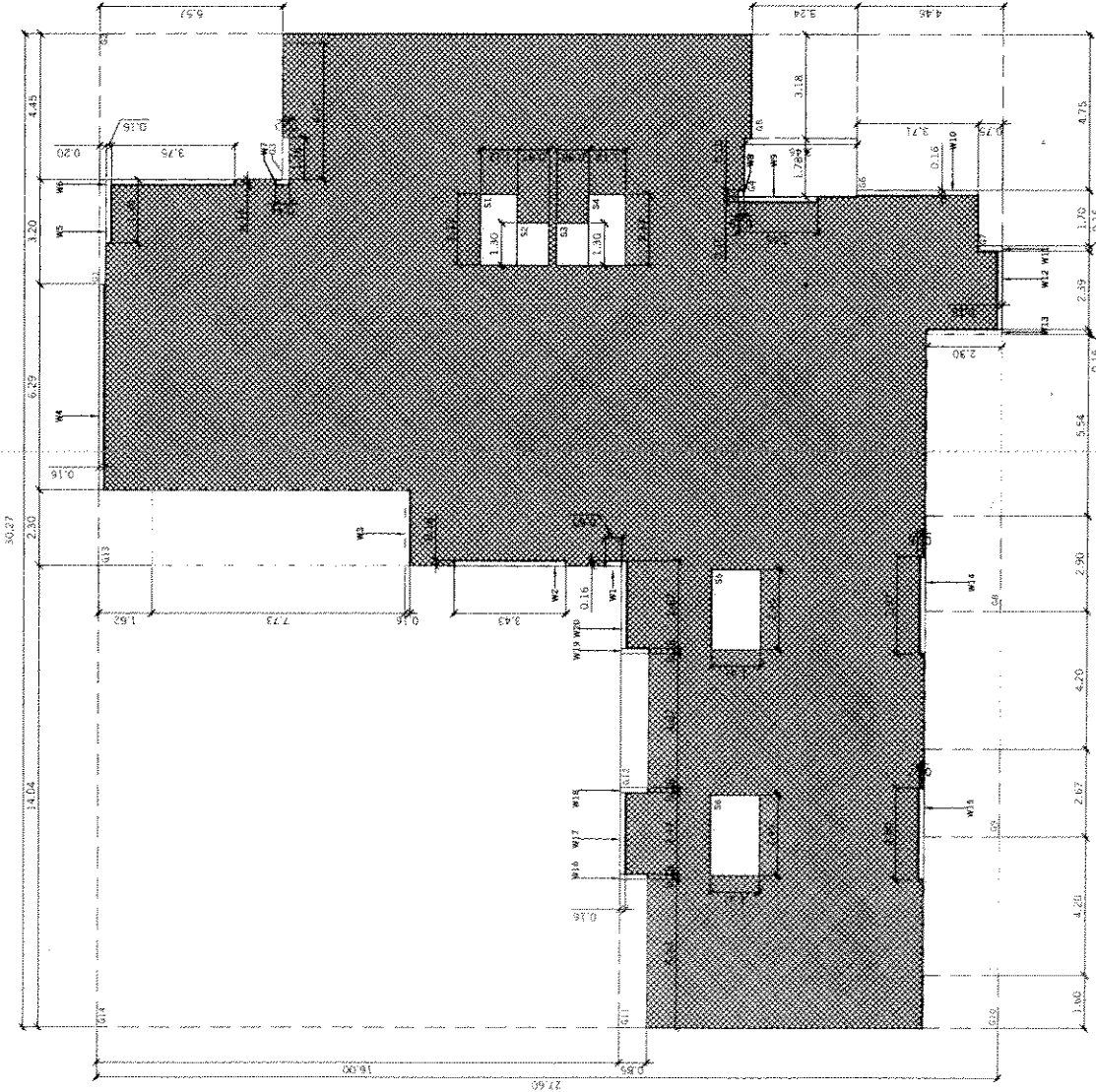
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LEVEL 1	WALL	WALL TYPE	WALL AREA	WALL PERIMETER
AREA DESCRIPTIONS ELEMENT DESCRIPTION	W1	X 0.20	0.64	0.64
	W2	X 0.20	26.79	0.85
	W3	X 0.20	0.85	0.85
	W4	X 0.20	48.55	3.85
	W5	X 0.20	3.85	3.85
	W6	X 0.20	3.85	3.85
	W7	X 0.20	28.40	2.15
	W8	X 0.20	28.40	2.15
	W9	X 0.20	28.40	2.15
	W10	X 0.20	28.40	2.15
	W11	X 0.20	28.40	2.15
	W12	X 0.20	28.40	2.15
	W13	X 0.20	28.40	2.15
	W14	X 0.20	28.40	2.15
	W15	X 0.20	28.40	2.15
	W16	X 0.20	28.40	2.15
	W17	X 0.20	28.40	2.15
	W18	X 0.20	28.40	2.15
	W19	X 0.20	28.40	2.15
W20	X 0.20	28.40	2.15	
W21	X 0.20	28.40	2.15	
W22	X 0.20	28.40	2.15	
STORAGE DESCRIPTION	S1	X 1.12	2.42	2.42
	S2	X 1.12	2.42	2.42
	S3	X 1.12	2.42	2.42
	S4	X 1.12	2.42	2.42
SUBTOTAL			382.78	678.88
TOTAL NET AREA			382.78	678.88

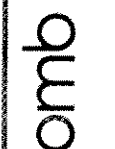
REV	DESCRIPTION	BY	DATE
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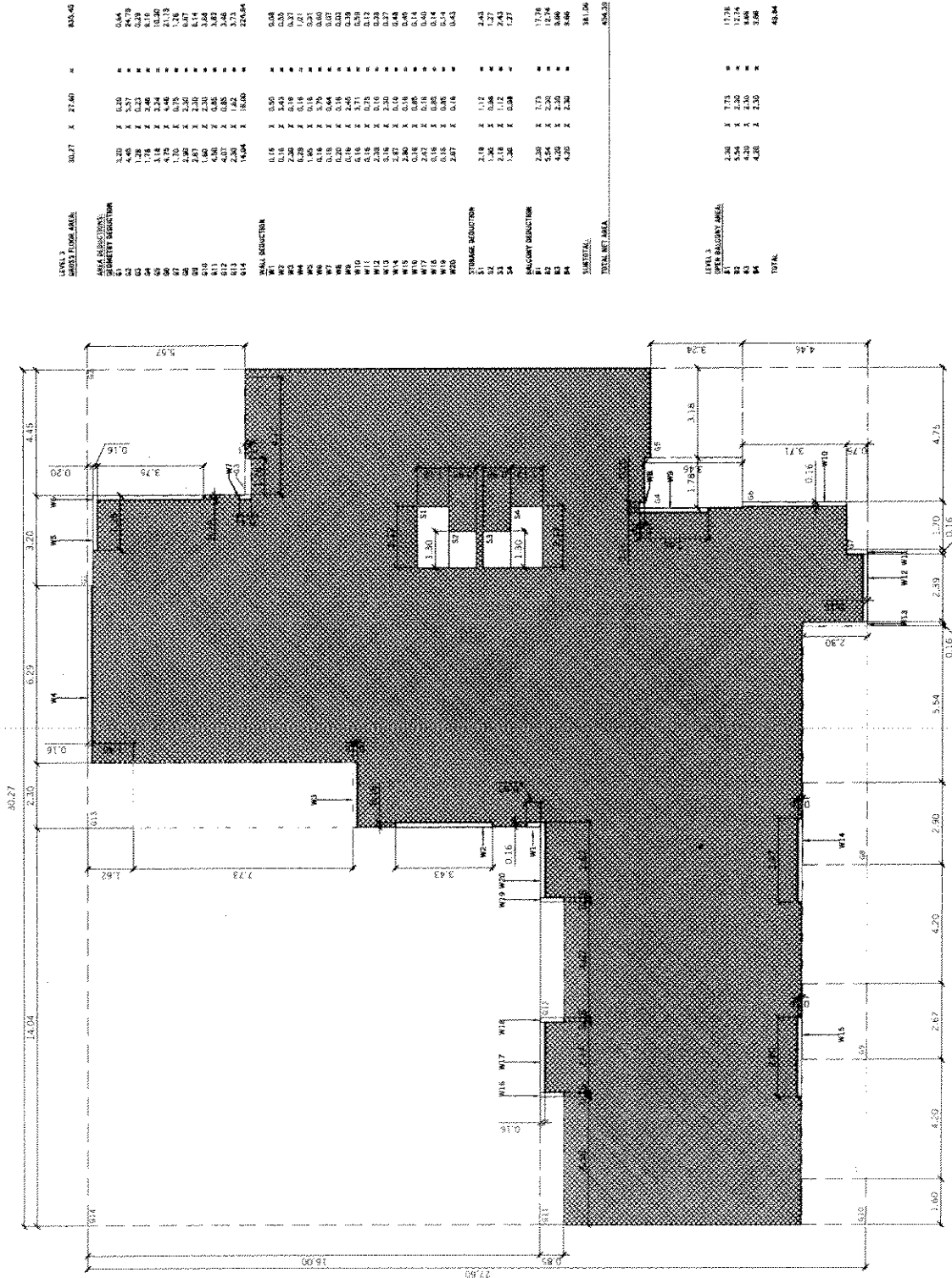




LEVEL 2 ASSEMBLY AREA	30.27	X	22.60	=	683.45
<b>AREA REDUCTIONS:</b>					
ST	3.20	X	0.70	=	2.24
W1	4.45	X	5.57	=	24.79
W2	1.28	X	3.43	=	4.39
W3	3.18	X	3.24	=	10.30
W4	4.75	X	4.46	=	21.19
W5	2.72	X	3.20	=	8.72
W6	2.06	X	3.20	=	6.60
W7	2.87	X	2.20	=	6.31
W8	0.10	X	0.20	=	0.20
W9	4.25	X	0.85	=	3.61
W10	4.07	X	0.85	=	3.46
W11	3.24	X	1.42	=	4.60
W12	1.64	X	1.62	=	2.66
<b>WALL REDUCTIONS:</b>					
W1	0.16	X	0.20	=	0.32
W2	0.16	X	4.45	=	0.71
W3	2.20	X	0.16	=	0.35
W4	0.16	X	1.11	=	0.18
W5	0.16	X	0.16	=	0.03
W6	0.16	X	3.75	=	0.60
W7	0.16	X	0.44	=	0.07
W8	0.16	X	2.45	=	0.39
W9	0.16	X	3.71	=	0.59
W10	0.16	X	0.16	=	0.03
W11	0.16	X	0.16	=	0.03
W12	0.16	X	0.16	=	0.03
W13	0.16	X	2.20	=	0.35
W14	0.16	X	0.16	=	0.03
W15	2.20	X	0.16	=	0.35
W16	0.16	X	0.85	=	0.14
W17	0.16	X	0.16	=	0.03
W18	0.16	X	0.16	=	0.03
W19	0.16	X	0.85	=	0.14
W20	2.87	X	0.16	=	0.46
<b>STAIR AREA REDUCTIONS:</b>					
S1	2.18	X	1.12	=	2.44
S2	2.18	X	1.12	=	2.44
S3	1.36	X	0.88	=	1.20
S4	1.36	X	0.88	=	1.20
S5	2.46	X	1.31	=	3.22
S6	2.46	X	1.31	=	3.22
<b>WALKWAY REDUCTIONS:</b>					
W1	3.20	X	3.20	=	10.24
W2	1.64	X	2.20	=	3.61
W3	4.20	X	2.20	=	9.24
W4	4.20	X	2.20	=	9.24
<b>EXTERIOR:</b>					
TOTAL NET AREA					648.88

LEVEL 2 TOTAL ASSEMBLY AREA	3.20	X	3.20	=	10.24
W1	5.54	X	3.20	=	17.74
W2	4.20	X	2.20	=	9.24
W3	4.20	X	2.20	=	9.24
TOTAL					46.46





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FSR  
LEVEL 3

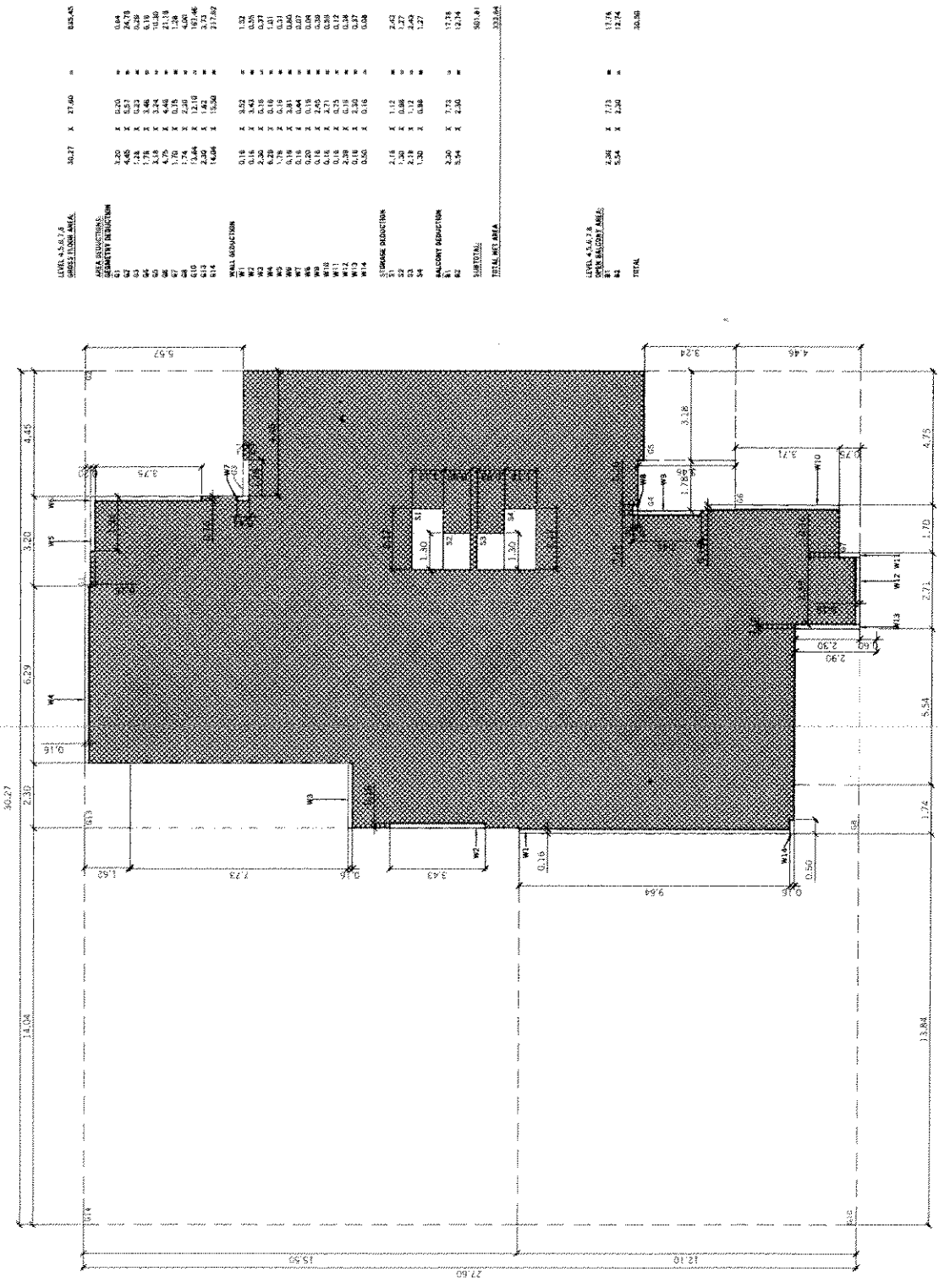
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North Vancouver, BC V7M 3G3  
www.mcclanebiggar.com

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DATE: MAR 09 2012  
ISSUED FOR DP  
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BY: orb  
ORIGINATOR: orb

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LEVEL 4, 5, 6, 7, 8 FLOOR FINISH AREA	MA:27	X	27.00	=	630.45
<b>AREA SUBTRACTIONS</b>					
41	3.20	X	0.20	=	0.64
42	2.85	X	0.27	=	0.77
43	2.85	X	0.27	=	0.77
44	1.78	X	3.46	=	6.16
45	2.05	X	3.24	=	6.65
46	2.05	X	3.24	=	6.65
47	1.70	X	0.75	=	1.28
48	1.74	X	2.50	=	4.35
49	1.74	X	2.50	=	4.35
50	2.22	X	1.41	=	3.13
51	14.04	X	15.50	=	217.62
<b>WALL SUBTRACTIONS</b>					
W1	0.16	X	3.52	=	1.52
W2	0.16	X	3.43	=	0.95
W3	0.16	X	3.43	=	0.95
W4	0.16	X	3.43	=	0.95
W5	0.16	X	3.43	=	0.95
W6	0.16	X	3.43	=	0.95
W7	0.16	X	3.43	=	0.95
W8	0.16	X	3.43	=	0.95
W9	0.16	X	3.43	=	0.95
W10	0.16	X	3.43	=	0.95
W11	0.16	X	3.43	=	0.95
W12	0.16	X	3.43	=	0.95
W13	0.16	X	3.43	=	0.95
W14	0.16	X	3.43	=	0.95
<b>CEILING SUBTRACTIONS</b>					
31	2.16	X	1.12	=	2.42
32	1.20	X	0.86	=	1.27
33	1.20	X	0.86	=	1.27
34	1.20	X	0.86	=	1.27
<b>MECHANICAL SUBTRACTIONS</b>					
21	2.20	X	1.73	=	3.81
22	3.94	X	2.30	=	9.06
<b>SUBTOTAL</b>					561.41
<b>TOTAL NET AREA</b>					332.04

LEVEL 4, 5, 6, 7, 8 TOTAL FINISHED AREA	MA:27	X	2.70	=	17.74
41	5.54	X	2.30	=	12.74
<b>TOTAL</b>					30.98

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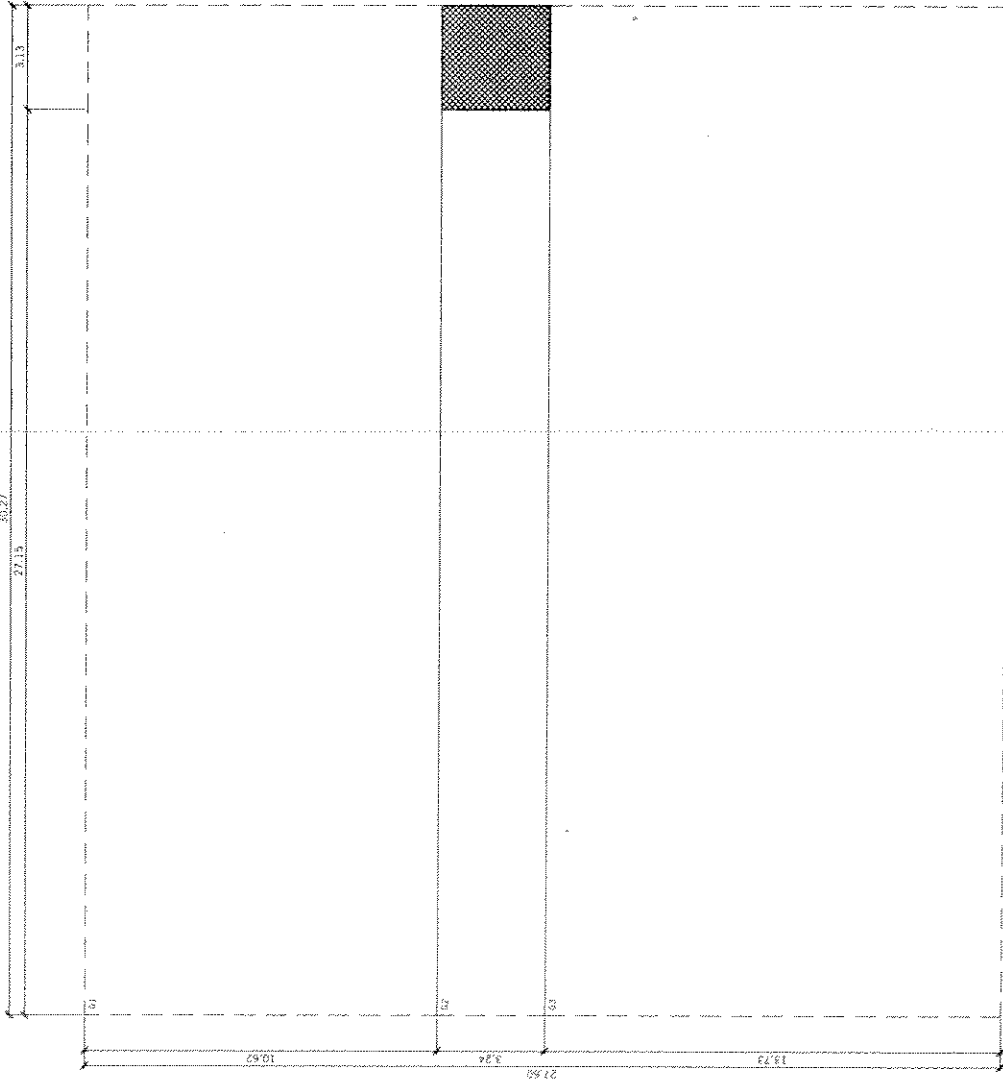
**1545 W 8TH AVE**  
**LEVEL 4,5,6,7,8**  
**FSR**  
**A116**

REV	DESCRIPTION	BY	DATE
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 architects + designers  
 1155 Commercial Street  
 North Vancouver, BC V7N 3K5  
 www.ombgroup.ca

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LEVEL ROOF GROSS FLOOR AREA	36.27	X	27.96	=	1014.45
AREA DEDUCTIONS					
CONCRETE FOUNDATION	36.27	X	10.62	=	384.47
CL	27.15	X	3.24	=	87.87
CL	36.27	X	13.78	=	499.81
SUBTOTAL					972.15
TOTAL NET AREA					41.30

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A118

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2010-041

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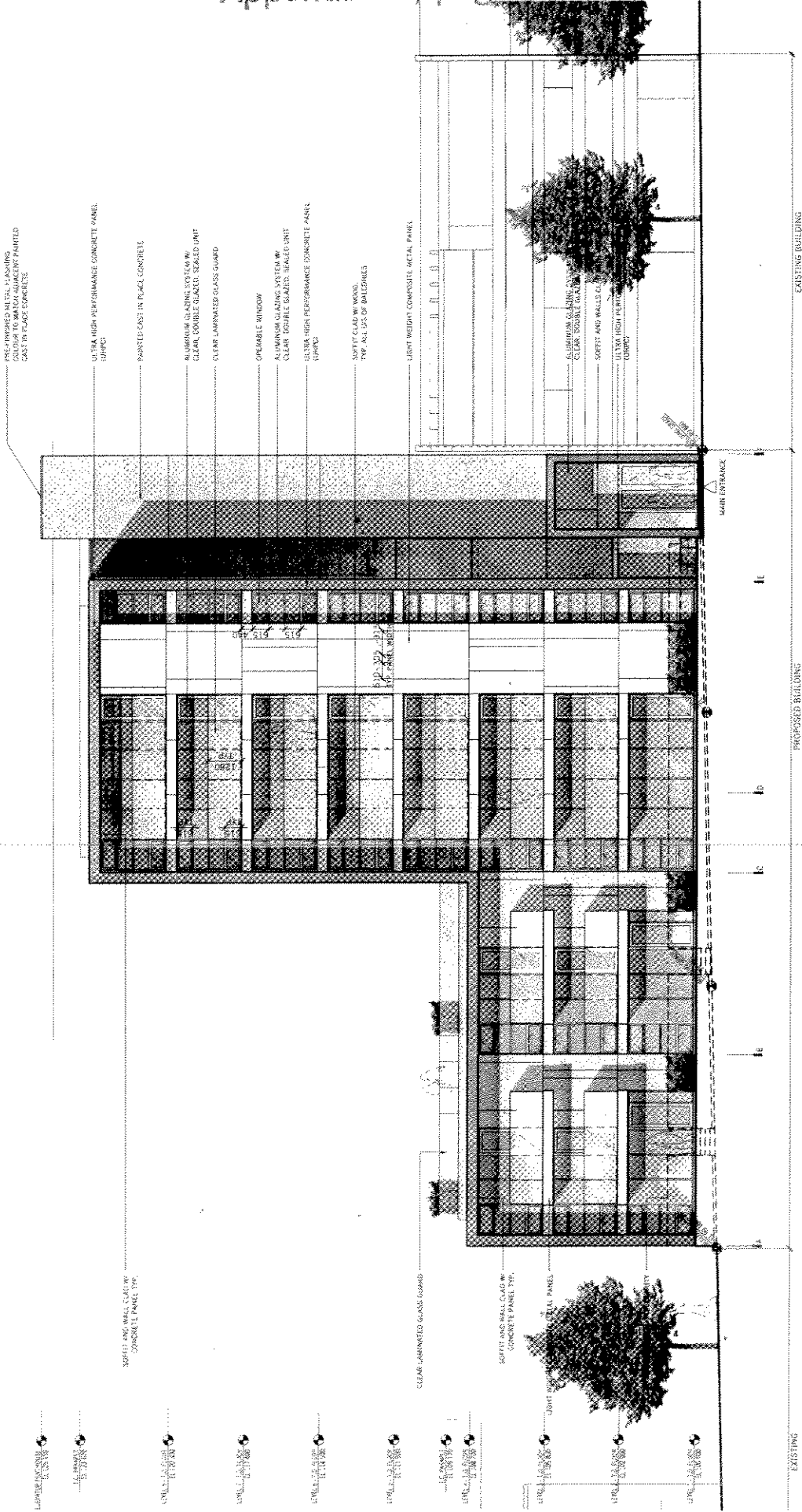
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architects + designers  
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FSR  
LEVEL ROOF



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**A201**

**1545 W 8TH AVE ELEVATION SOUTH**

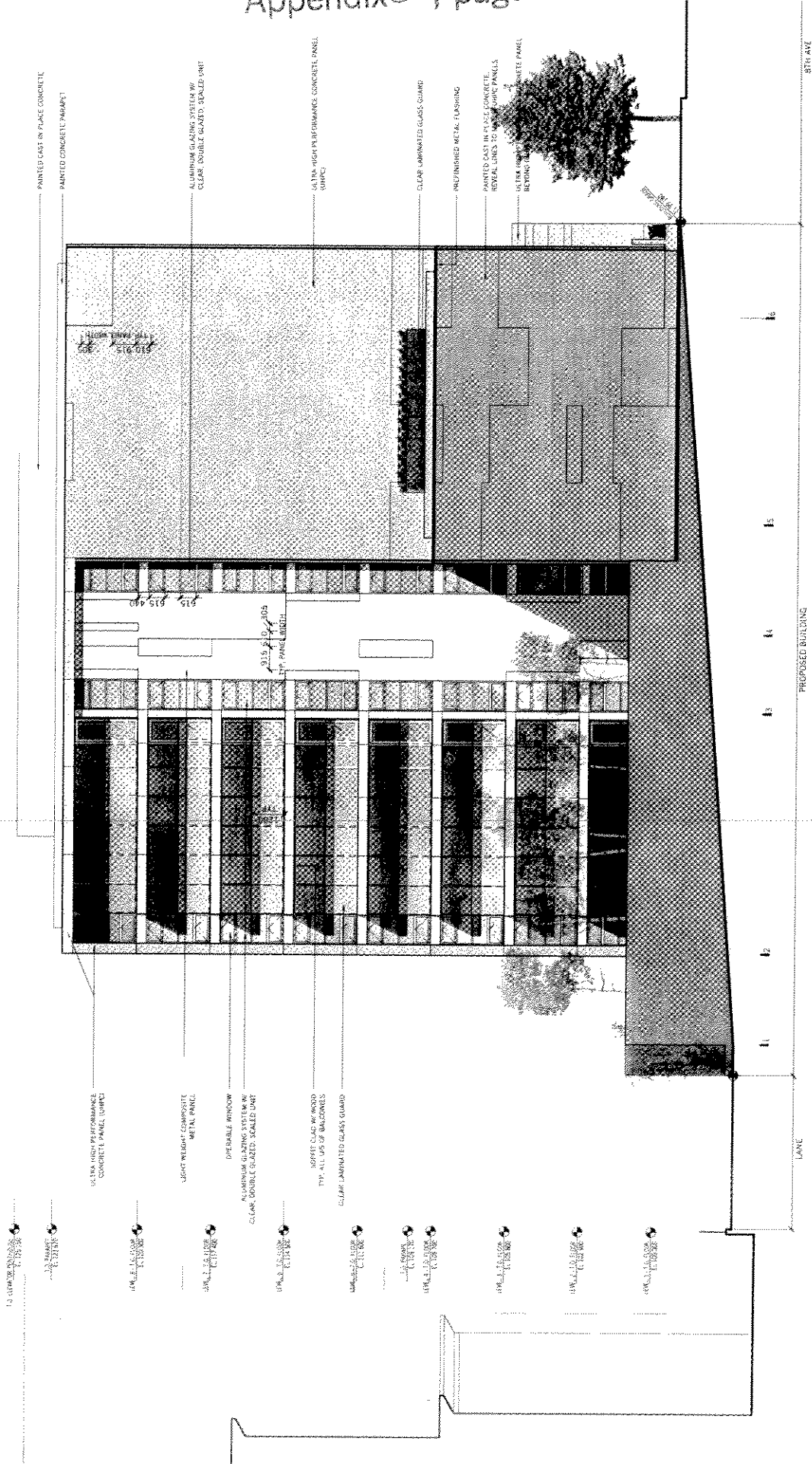
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PAINTED CAST-IN-PLACE CONCRETE  
PAINTED CONCRETE FINISH

ALUMINUM GLAZING SYSTEM W/  
CLEAR DOUBLE GLAZED, SEALED UNIT

ULTRA-HIGH PERFORMANCE CONCRETE PANEL  
(UHPC)

CLEAR LAMINATED GLASS GUARD

UNFINISHED METAL FLASHING

PAINTED CAST-IN-PLACE CONCRETE  
ROYAL LINES TO MATCH UHPC PANELS

ULTRA-HIGH PERFORMANCE CONCRETE PANEL  
BEYOND CURB

ULTRA-HIGH PERFORMANCE  
CONCRETE PANEL (UHPC)

ULTRA-HIGH PERFORMANCE  
CONCRETE METAL PANEL

OPERABLE WINDOW  
ALUMINUM GLAZING SYSTEM W/  
CLEAR DOUBLE GLAZED, SEALED UNIT

SOFFIT CLAD W/ROOF  
TYP. ALL USE OF BALCONIES

CLEAR LAMINATED GLASS GUARD

ULTRA-HIGH PERFORMANCE  
CONCRETE PANEL

ULTRA-HIGH PERFORMANCE  
CONCRETE PANEL

ULTRA-HIGH PERFORMANCE  
CONCRETE PANEL

ULTRA-HIGH PERFORMANCE  
CONCRETE PANEL

ULTRA-HIGH PERFORMANCE  
CONCRETE PANEL

PROPOSED BUILDING

LANE

8TH AVE

1545 W 8TH AVE ELEVATION WEST  
VANCOUVER, BC  
2010-041

1545 W 8TH AVE ELEVATION WEST

DATE: MAR 09 2012  
BY: omb

DESCRIPTION: RE-ISSUED FOR DP  
REV: 1

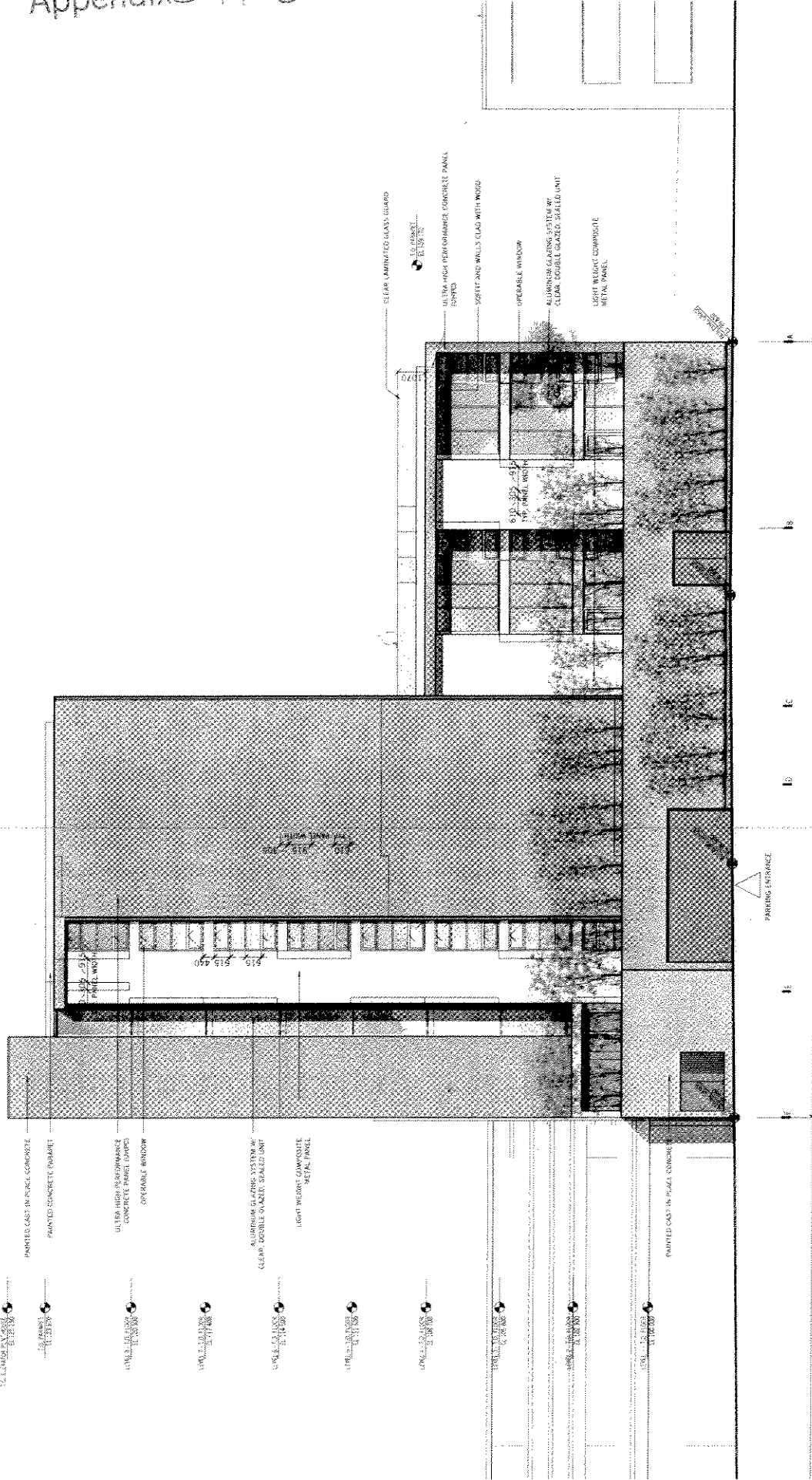
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A202

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EXISTING

PROPOSED BUILDING

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**1545 W 8TH AVE ELEVATION NORTH**

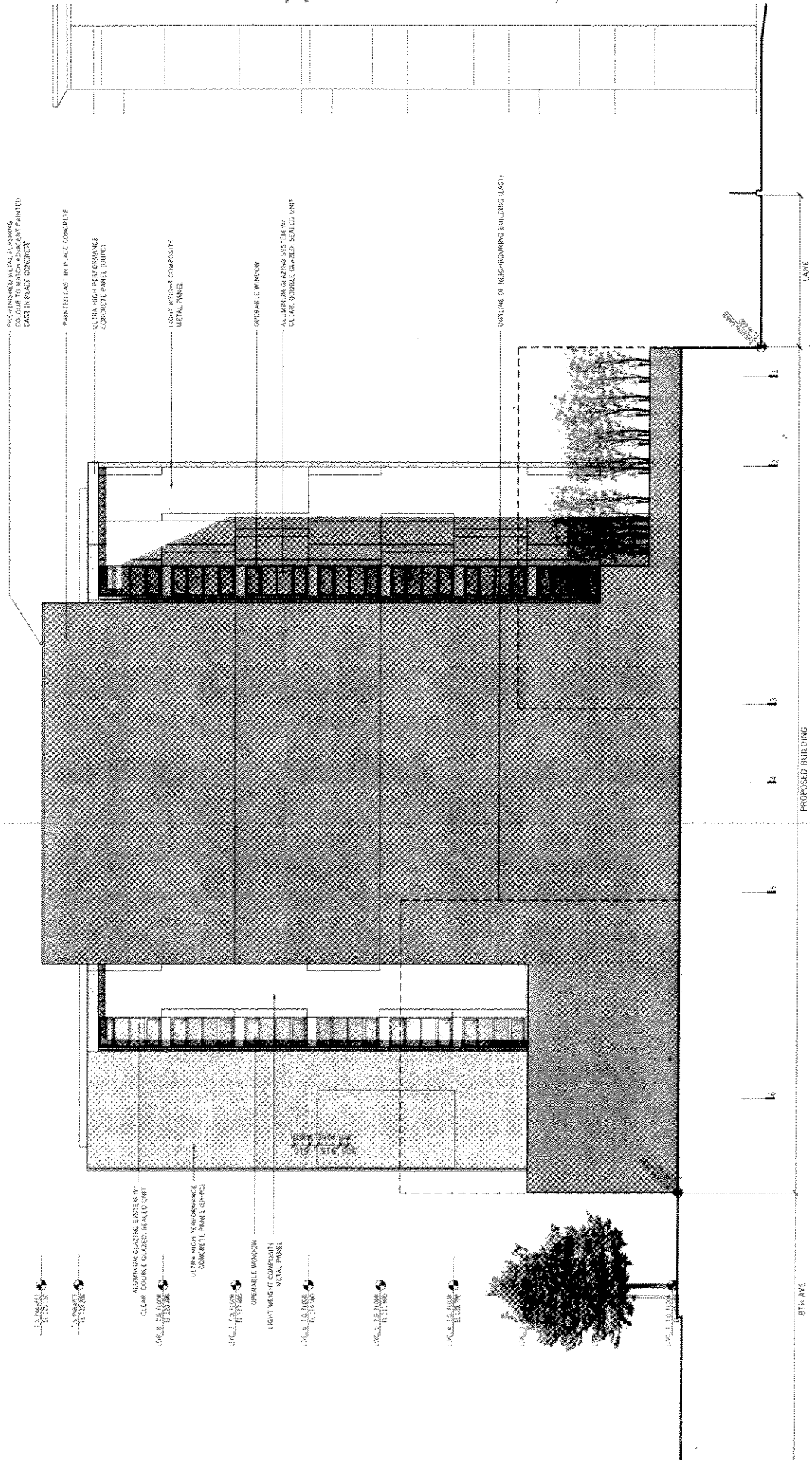
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A203



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1545 W 8TH AVE ELEVATION EAST

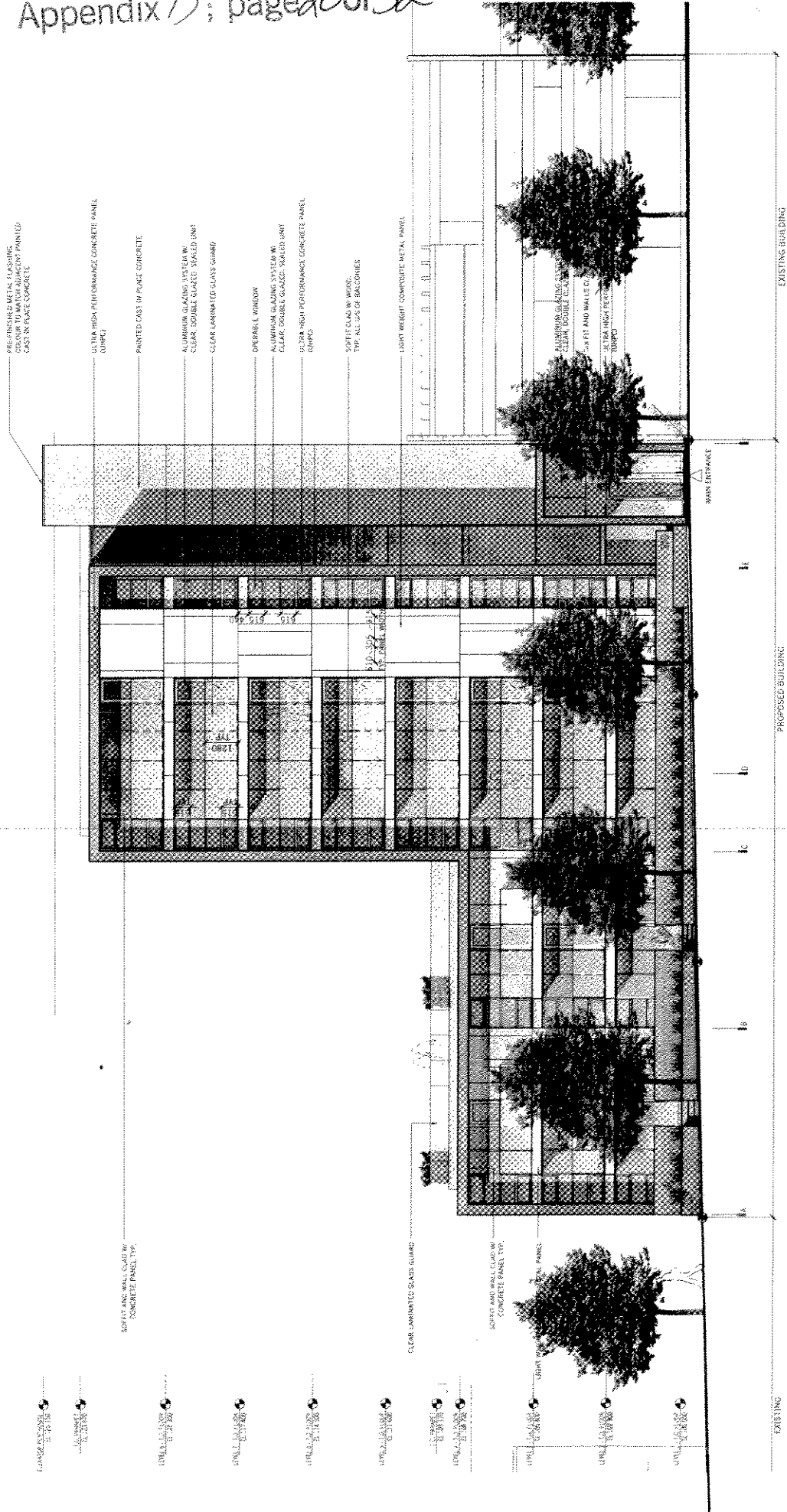
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PRE-FINISHED METAL FLASHING  
DESIGNED TO MATCH ADJACENT PAINTED  
CAST-IN-PLACE CONCRETE

ULTRA-HIGH PERFORMANCE CONCRETE PANEL  
(UHPC)

PAINTED CAST-IN-PLACE CONCRETE

ALUMINUM GLAZING SYSTEM W/  
CLEAR, DOUBLE-GLAZED, SEALED JOINT  
CLEAR LAMINATED GLASS GLIBED

OPERABLE WINDOW

ALUMINUM GLAZING SYSTEM W/  
CLEAR, DOUBLE-GLAZED, SEALED JOINT  
ULTRA-HIGH PERFORMANCE CONCRETE PANEL  
(UHPC)

SOFFIT CLAD W/ BRICK  
TYP. ALL USES OF BRICKORIES

EIGHT WEIGHT COMPOSITE METAL PANEL

ALUMINUM GLAZING  
CLEAR, DOUBLE-GLAZED,  
SEALED JOINT  
ULTRA-HIGH PERFORMANCE  
CONCRETE PANEL (UHPC)

SOFFIT AND WALL CLAD W/  
CONCRETE PANEL TYP.

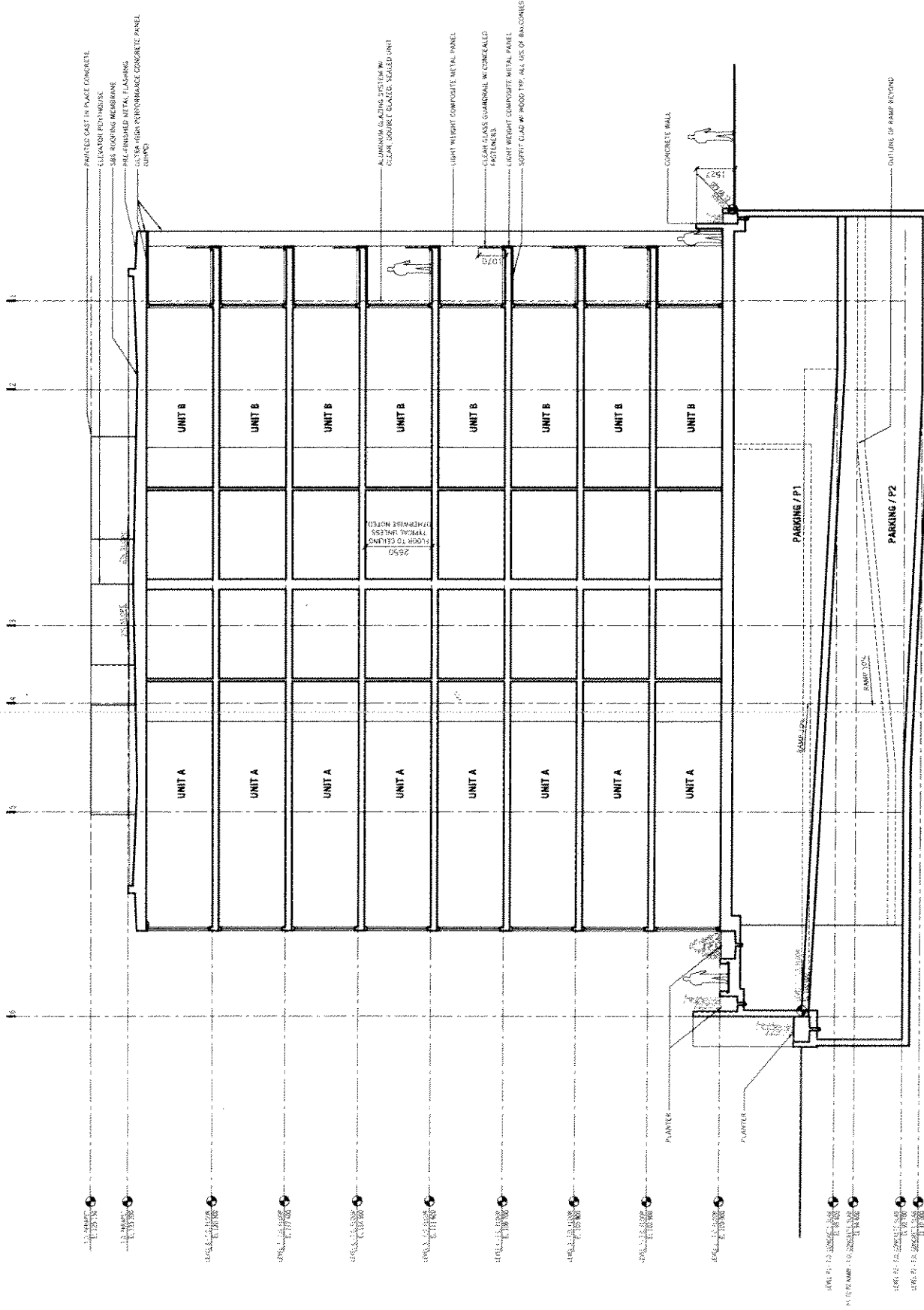
ULTRA-HIGH PERFORMANCE  
CONCRETE PANEL TYP.

SOFFIT AND WALL CLAD W/  
CONCRETE PANEL TYP.

EXISTING BUILDING

PROPOSED BUILDING

EXISTING



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A301

SECTION

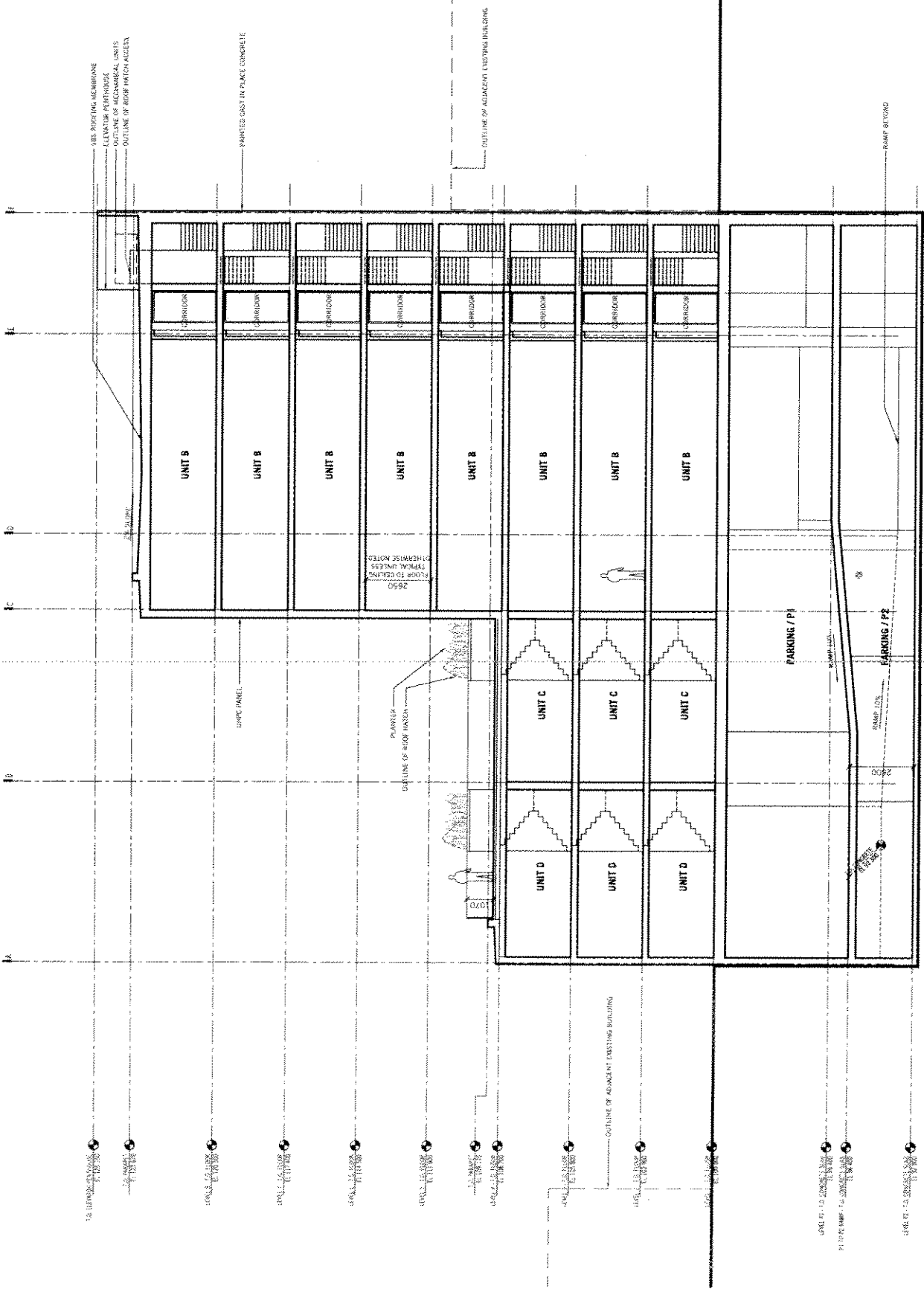
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A302

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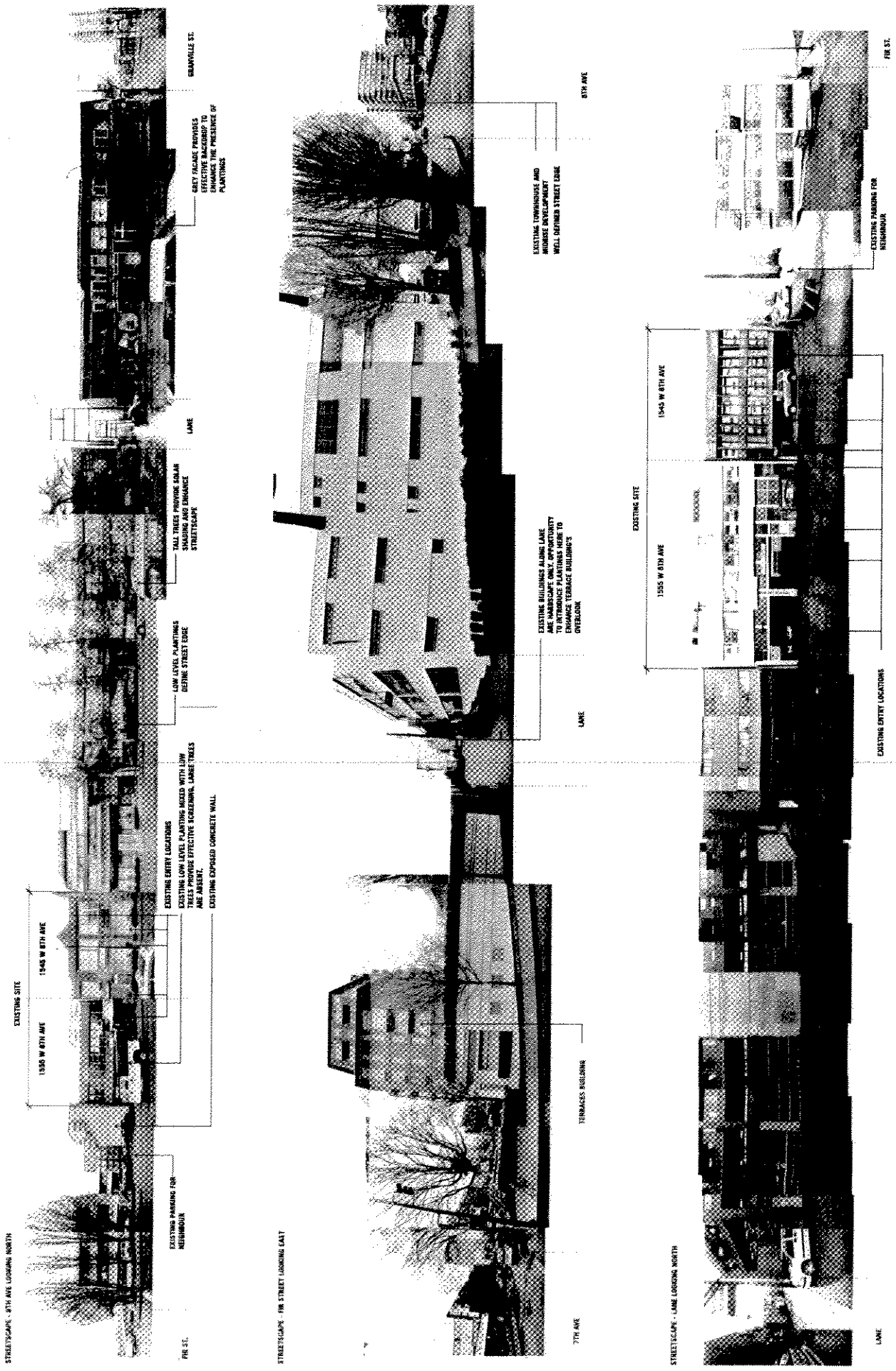
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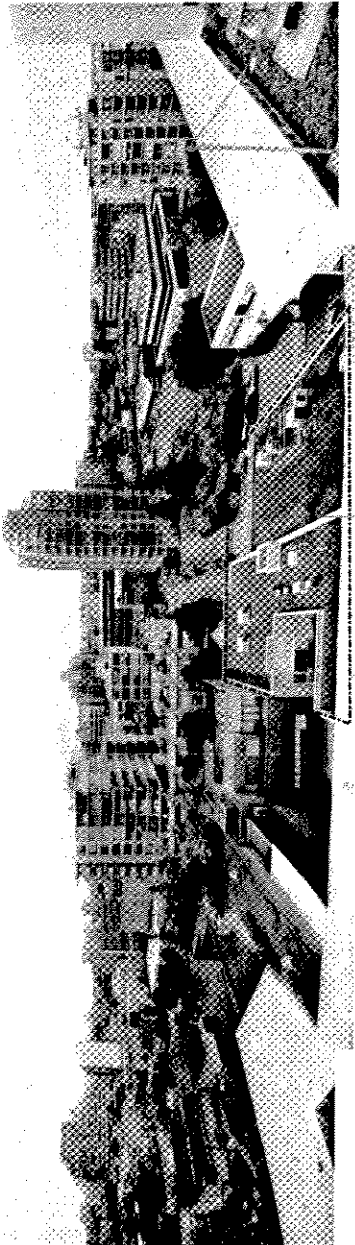
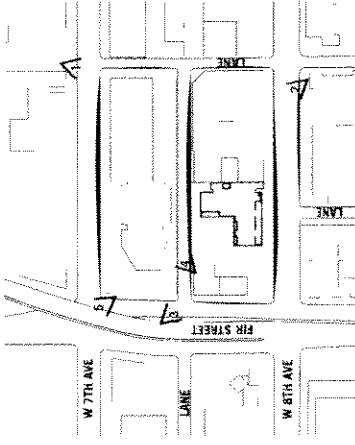
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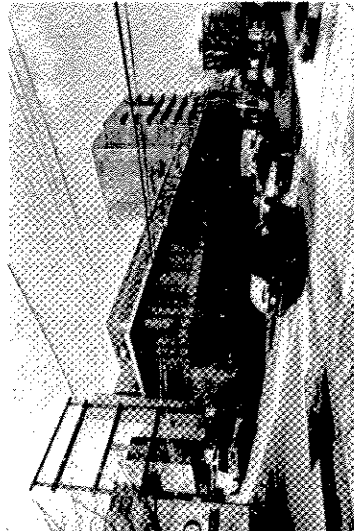
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**1545 W 8TH AVE**  
 VANCOUVER, BC  
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**STREETSCAPE A401**



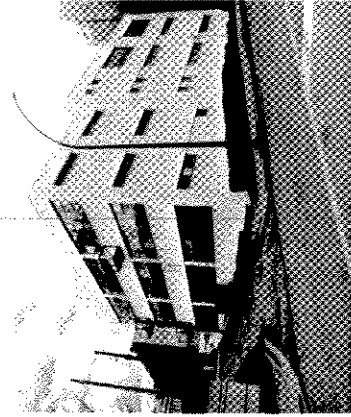
1 SITE - 1545 WEST 8TH AVENUE



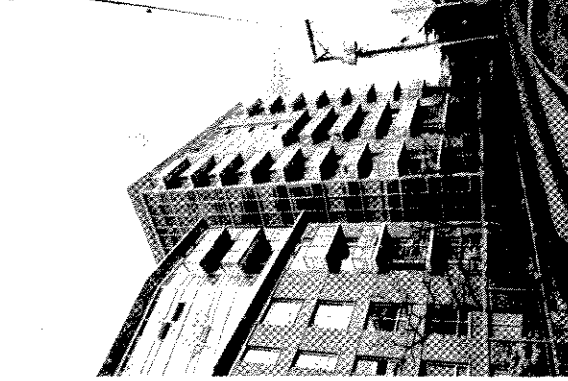
2 WEST 7TH AVENUE



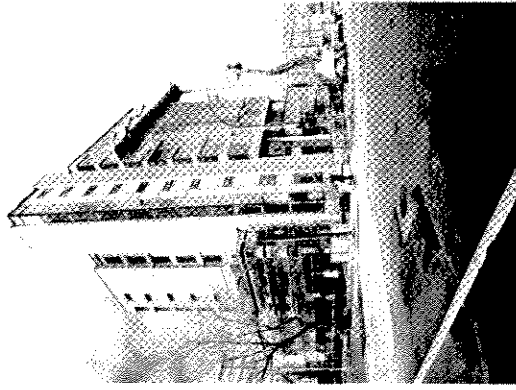
3 8TH AVE - LOOKING NORTH WEST



4 FIR STREET - LOOKING SOUTH EAST



5 LANE - LOOKING NORTH EAST



6 CORNER 7TH AND FIR LOOKING NORTH WEST

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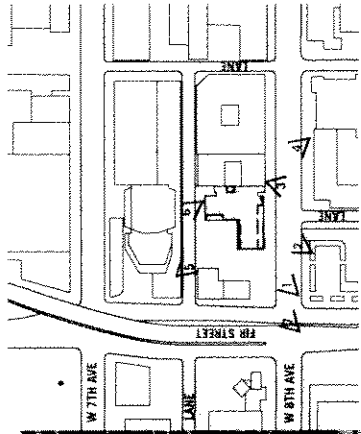
BY DATE  
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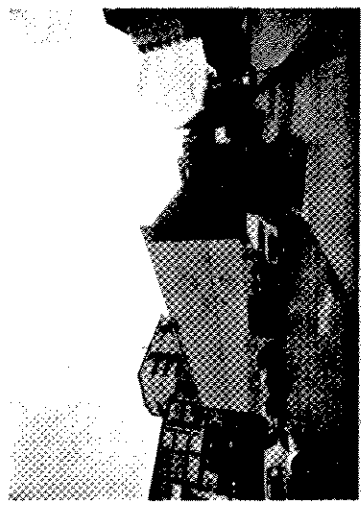
PHOTOS

A402

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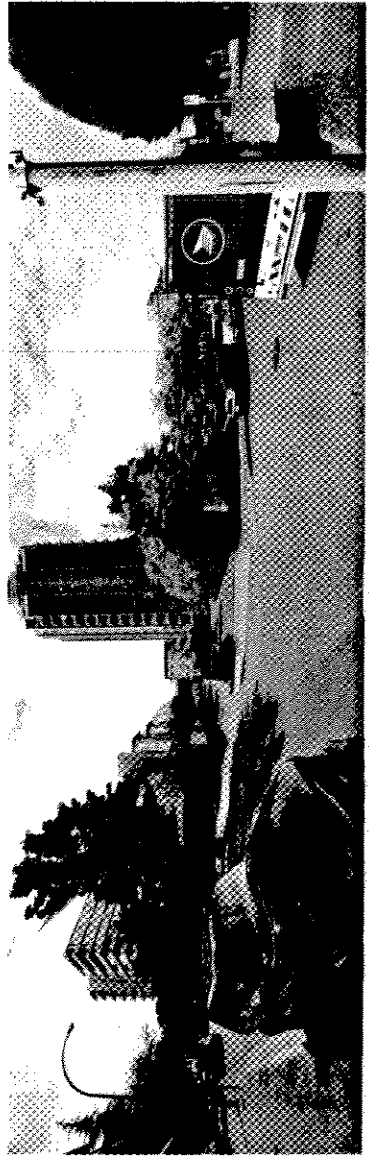
2 SITE - NORTH ELEVATION



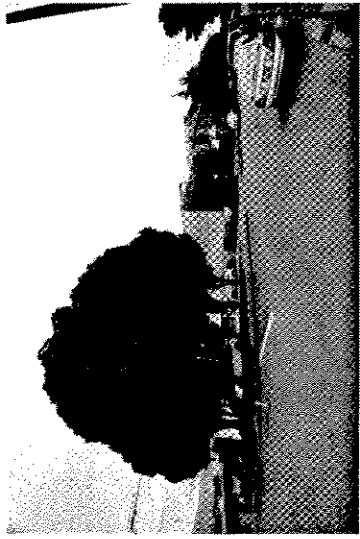
1 SITE - EXISTING BUILDINGS WEST ELEVATION



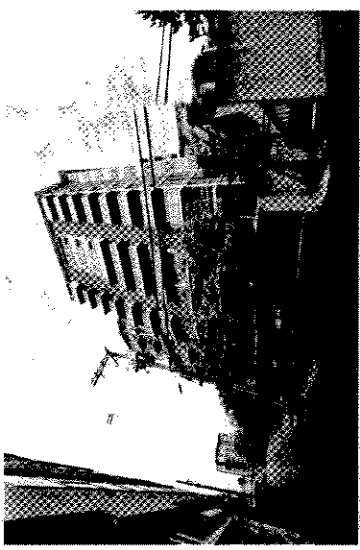
4 8TH AVE - LOOKING NORTH WEST



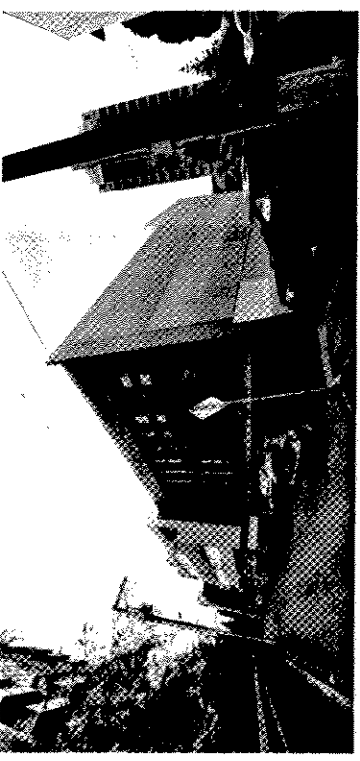
3 8TH AVE - LOOKING SOUTH



7 8TH AVE - LOOKING NORTH EAST



5 ALLEY LOOKING - NORTH WEST



6 ALLEY - LOOKING SOUTH EAST

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PHOTOS A403

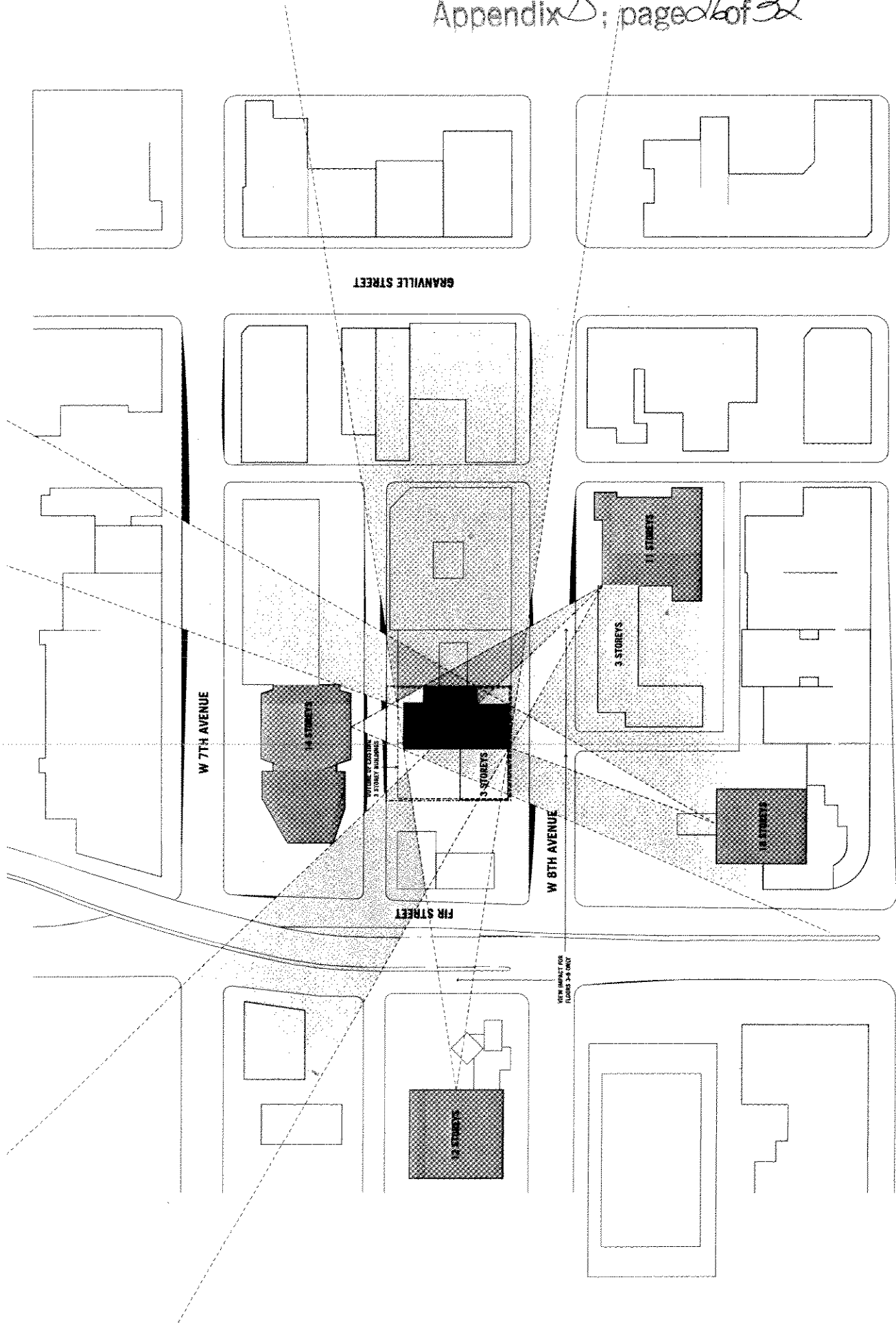
**1545 W 8TH AVE**  
VANCOUVER, BC  
2010-041

REV.	DESCRIPTION	BY	DATE
1	ISSUED FOR DP		MAR 09 2012
1	RE-ISSUED FOR DP	OMB	MAR 21 2012

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**VIEW ANALYSIS**

A404

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VANCOUVER, BC  
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**W BROADWAY AVENUE**

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VIEW MARKET 006  
FLOORS 3-4 ONLY

PHOTOMONTAGE OF STREETSCAPE - 8TH AVE - SOUTH



VIEW FROM MANHATTAN BUILDING - 8TH FLOOR

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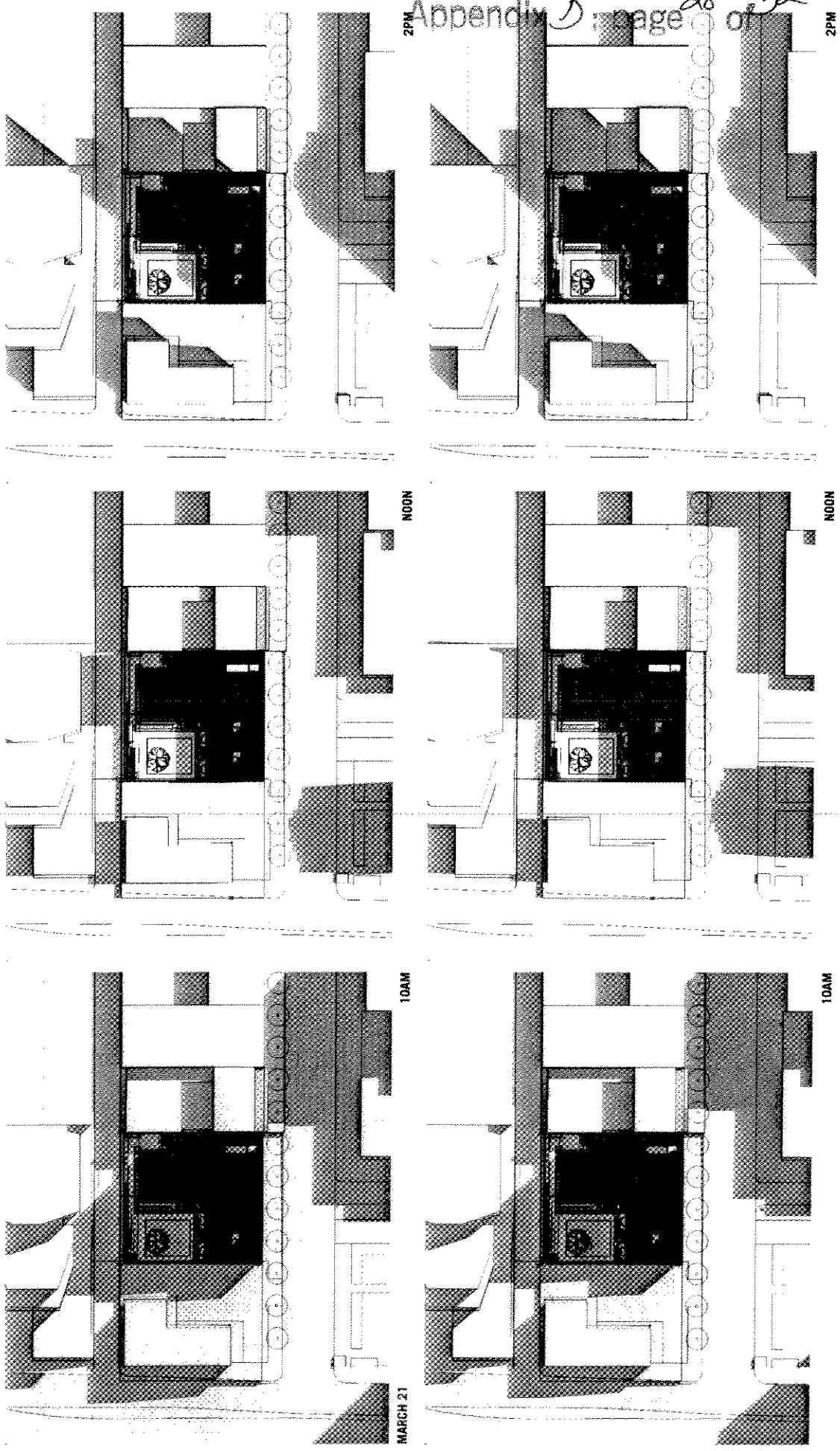
1545 W 8TH AVE

VANCOUVER, BC  
2010-041

PHOTOMONTAGE

A405





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**SHADOW ANALYSIS**

**A406**

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 2010-041

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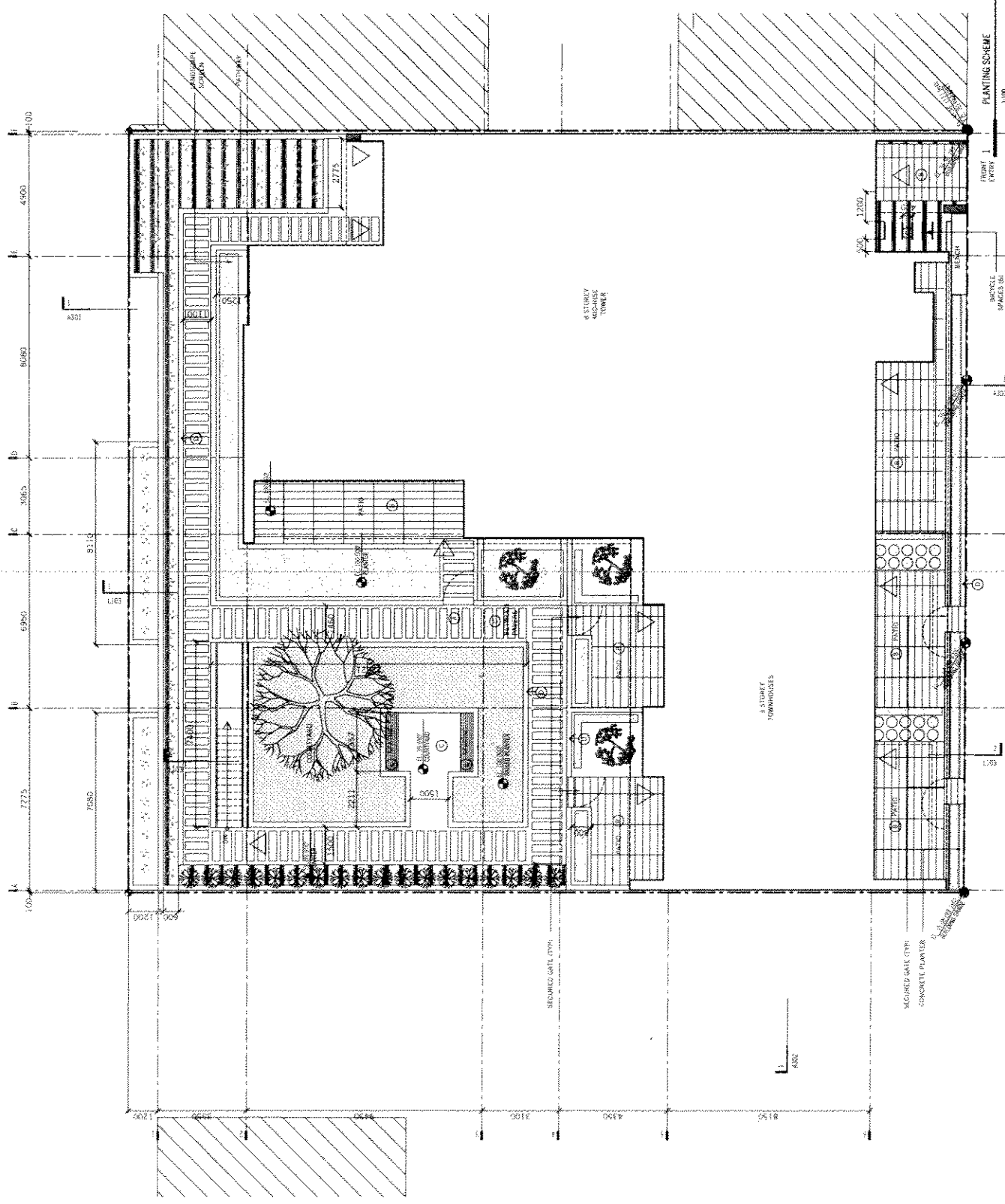
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- SOIL LANDSCAPING**  
REFER TO PLANTING PLAN FOR DETAILS
- LANDSCAPING**
- ① COLOURED CONCRETE FINISHES
  - ② STONE FINISHES
  - ③ CRUSHED GRAVEL
  - ④ CONCRETE RETAINING WALLS
  - ⑤ WOOD
- FOR THE PROVISION OF DETAILS REFER TO THE DRAWING AREA**



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1100  
SCALE

LANDSCAPE  
LEVEL 1

1545 W 8TH AVE  
VANCOUVER, BC  
2010-041

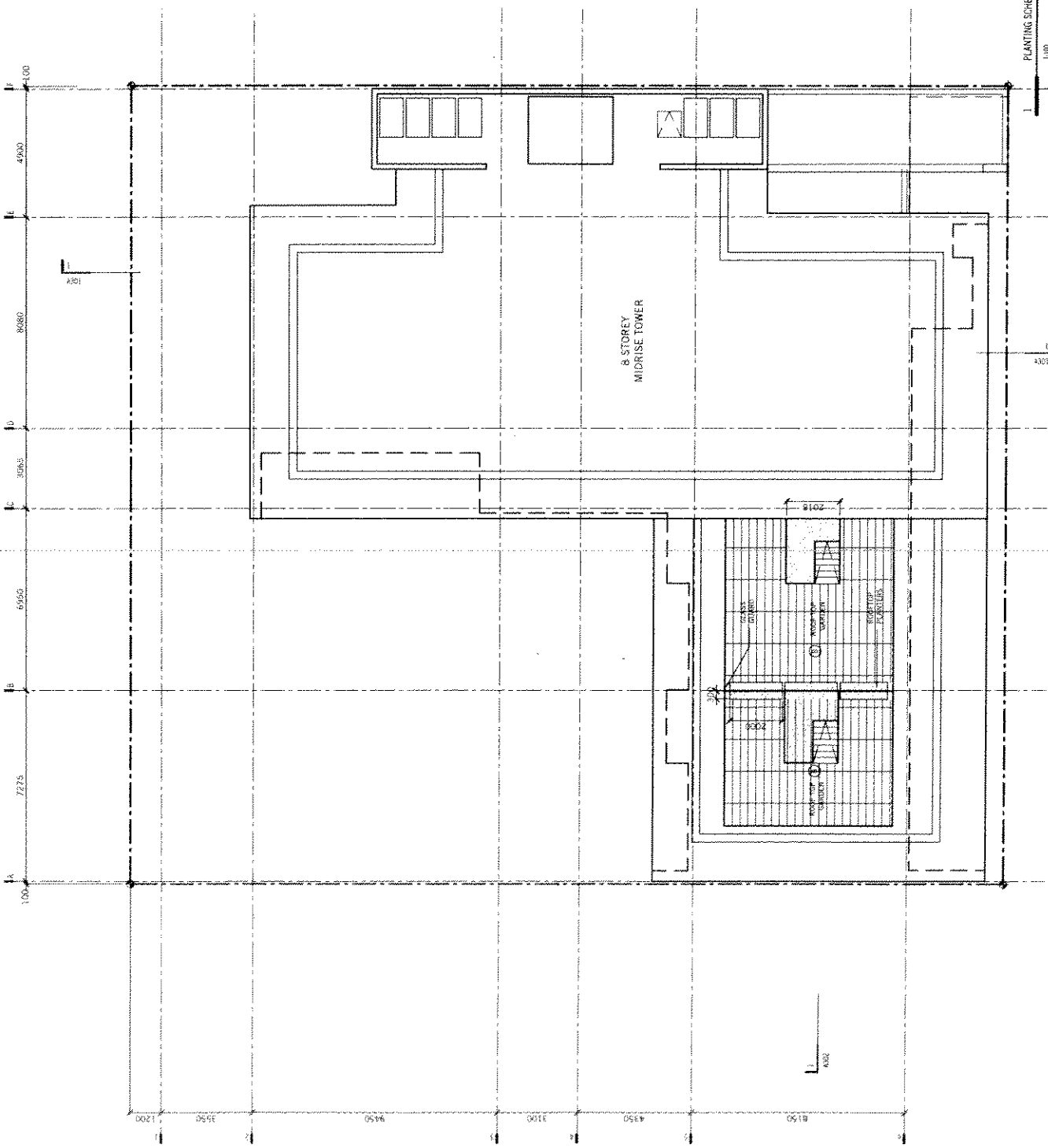
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SPACEPLACE



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TEL: 604.681.3000  
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**SOFT LANDSCAPING**  
REFER TO PLANTING PLAN FOR DETAILS

**HARD LANDSCAPING**

- ① FINISHED CONCRETE FINISHES 300x300
- ② STONE FINISHES
- ③ CRUSHED GRAVEL 15-25mm
- ④ CONCRETE RETAINING WALLS
- ⑤ WOOD

FOR MORE PRECISION DETAILS REFER TO 2.3.3.1, 2.3.1.1 AND 2.2

PLANTING SCHEME  
1:100

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**SPACE@PLACE**  
1545 W 8TH AVE LANDSCAPE ROOF  
VANCOUVER, BC  
2010-041

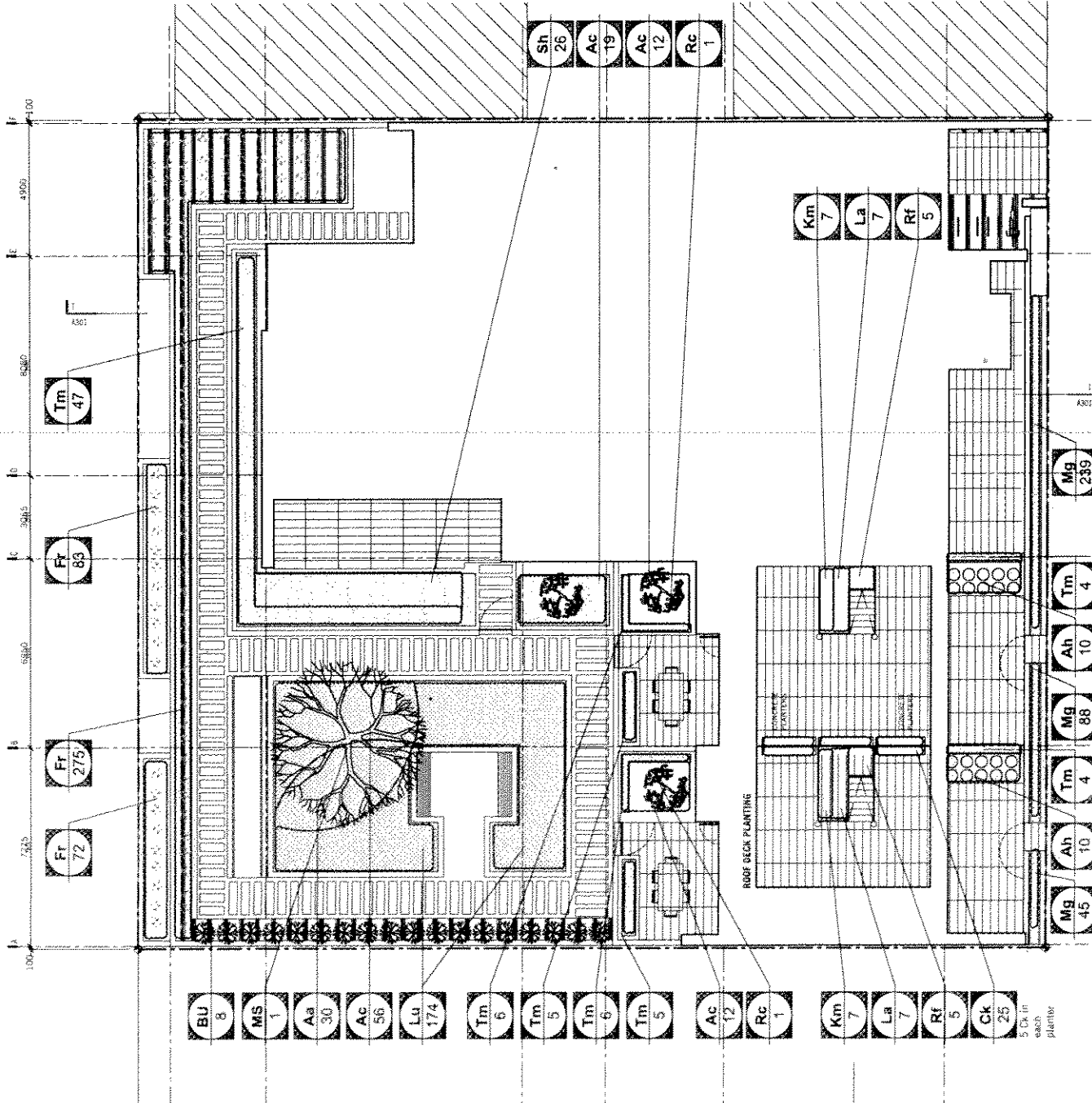
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**PLANT LIST:**

SYMBOL	Tree / Shrub / Vine / Climber Name	Common Name	Quantity	Notes
BU 8	Bur Oak	Quercus macrocarpa	8	
MS 1	Manzanita	Arctostaphylos uva-ursi	1	
Aa 30	Amelanchier	Amelanchier canadensis	30	
Ac 56	Aspen	Picea canadensis	56	
Lu 174	Lamb's Ear	Geranium robertianum	174	
Tm 6	Thymus	Thymus serpyllifolius	6	
Tm 5	Thymus	Thymus serpyllifolius	5	
Tm 6	Thymus	Thymus serpyllifolius	6	
Tm 5	Thymus	Thymus serpyllifolius	5	
Ac 12	Aspen	Picea canadensis	12	
Rc 1	Rosemary	Salvia rosmarinifolia	1	
Km 7	Kalm's Lavender	Salvia nemorosa	7	
La 7	Lamb's Ear	Geranium robertianum	7	
Rf 5	Rudbeckia	Rudbeckia hirta	5	
Ck 25	Chickadee	Parus atricapillus	25	
Mg 45	Magnolia	Magnolia grandiflora	45	
Ah 10	Aspen	Picea canadensis	10	
Tm 4	Thymus	Thymus serpyllifolius	4	
Mg 88	Magnolia	Magnolia grandiflora	88	
Ah 10	Aspen	Picea canadensis	10	
Tm 4	Thymus	Thymus serpyllifolius	4	
Mg 239	Magnolia	Magnolia grandiflora	239	
Ft 72	Fern	Adiantum species	72	
Ft 275	Fern	Adiantum species	275	
Ft 83	Fern	Adiantum species	83	
Tm 47	Thymus	Thymus serpyllifolius	47	
Sh 26	Shrub	Various species	26	
Ac 19	Aspen	Picea canadensis	19	
Ac 12	Aspen	Picea canadensis	12	
Rc 1	Rosemary	Salvia rosmarinifolia	1	



PLANTING SCHEME  
1:100

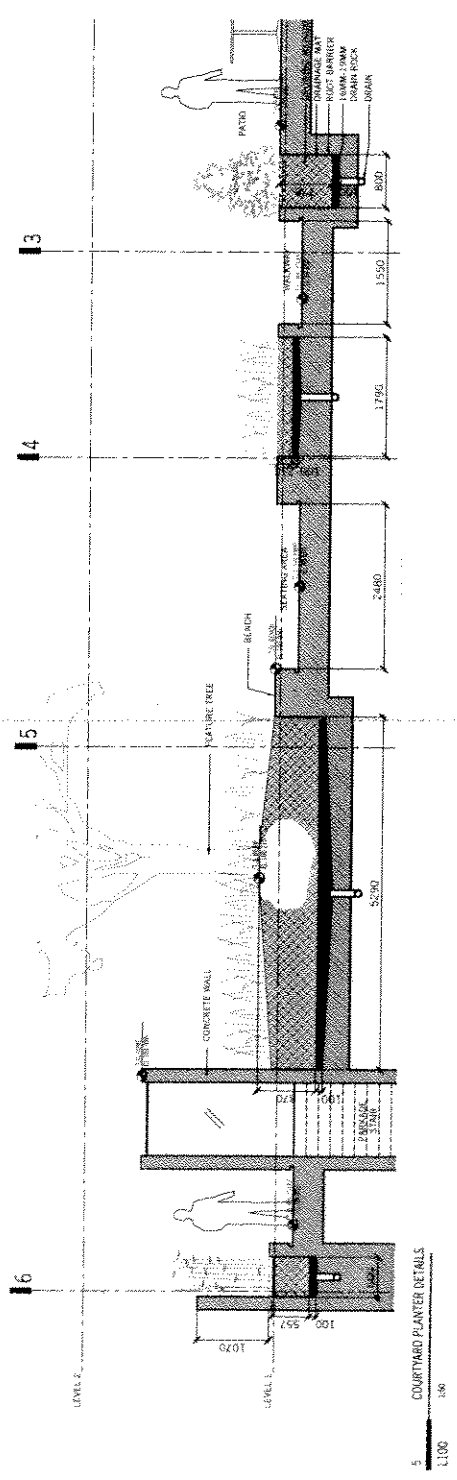
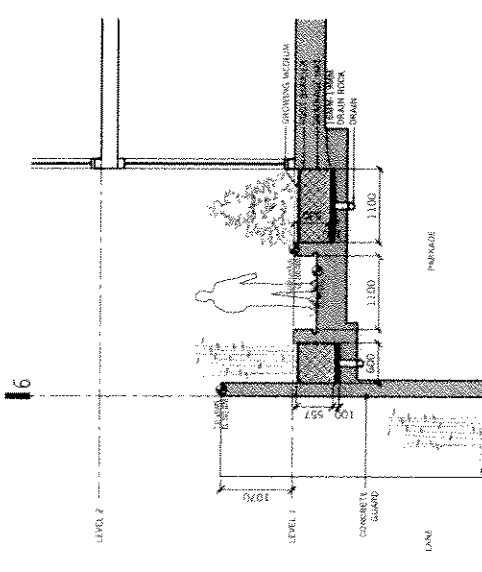
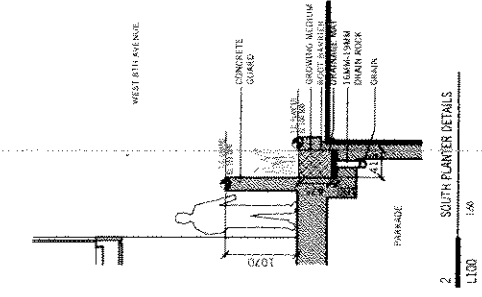
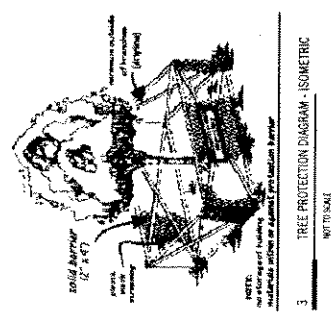
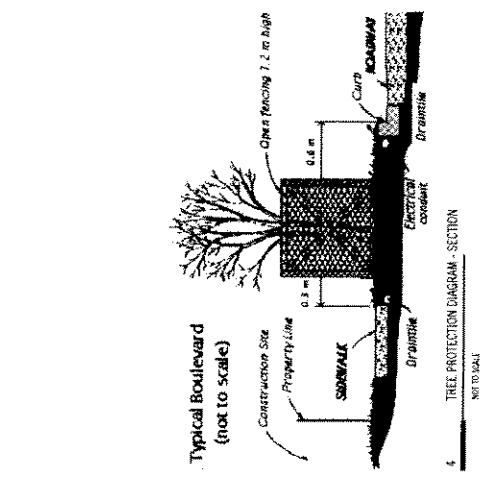
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1545 W 8TH AVE LANDSCAPE  
VANCOUVER, BC PLANTER DETAILS  
2010-041

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L103

March 20 2012

Development Services  
City of Vancouver  
453 W. 12th Ave  
Vancouver, BC V5Y 1V4

### 1545 West 8th Ave - Design Rationale

#### Site

The proposed residential project is located at 1545-1555 West 8th Avenue, on the north side of the street, in the Burrard Slopes Neighbourhood. The site is a mid-block site within a predominantly residential neighbourhood, surrounded by a diverse mix of aging smaller scale building stock, recent larger scale residential mixed use developments executed under the Burrard Slopes C-3A Guidelines, and vacant lots used for parking. The site is within convenient walking distance to the major mixed-use and transportation arteries along Broadway and Granville Street.

The proposed residential development is in compliance with the C-3A District Schedule and the Burrard Slopes C-3A Guidelines. We are requesting conditional approval of an increase in FSR from 1.0 to 3.0.

#### Introduction

The project brings a high standard of livability to the Burrard Slopes, and further enhances the area as an attractive, cohesive and primarily residential neighbourhood. It consists of 18 residential units organized within a combination of mid-rise and low-rise elements. An 8 storey mid-rise mass contains a total of 16 suites, complemented by a 3 storey low-rise mass containing 2 townhouses. The two distinct masses are arranged to enclose a shared courtyard garden. Parking is distributed over two levels and accessed from the lane north of the property.

The design exploration investigated several massing options with the proposed scheme preferred for several reasons. The quiet interplay of the low-rise and mid-rise volumes creates a well behaved mid-block building that provides a well-defined continuous street edge. The orthogonal alignment to the street grid underscores the simple elegance of the scheme, and provides relief from the more complex treatment of many of the neighbouring buildings.

Rearyard and sideyard setbacks are proposed in accordance with the C-3A District Schedule. Frontyard setbacks meet the intent of the Burrard Slopes C-3A Guidelines with regard to privacy, outdoor space and landscaping, while also responding to the specific relationships with the eastern neighbour and the anticipated development to the west.

The shared courtyard is located to maximize direct sun and daylight while also respecting the desire to define a continuous streetwall along 8th Avenue. The landscape in general is designed to provide attractive near views for residents and neighbouring buildings alike. Landscape treatments along the lane enhance the laneway pedestrian experience and mitigate the exposure of the parking structure at grade level. Rooftop gardens serving the townhouses further enhance the overview from neighbouring residences.

*have*  
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The residential suites provide a high level of livability and bring opportunities for family living into the Burrard Slopes area. The mid-rise portion of the building contains predominantly 3 bedroom suites. Their generous 135m<sup>2</sup> layouts provide light from 3 sides, excellent natural ventilation, and well-proportioned balconies for outdoor living. The principle views are carefully considered to enhance privacy and minimize the overlook to and from neighbouring buildings. The townhouses are also generous, at approximately 175m<sup>2</sup>, over three levels. Multiple balconies, rooftop gardens and ground level patios provide a diverse range of options of outdoor living.

#### **Sustainability**

The building incorporates several sustainable measures and green features including building orientation, natural ventilation, water efficient landscaping and specification of water-efficient fixtures.

The building is orientated along a north-south axis with 50% of the suites facings south and many of the higher suites have good views of the mountains. The central courtyard contains a large area of soft landscaping, minimizing the heat-island effect. The site has good access to public transit and bicycle racks are provided at the building entry with storage located in the parkade. Deep balconies on the south elevation and a row of street trees minimize solar gain from the midday sun. Operable windows are provided in every suite to allow for natural ventilation and cross-ventilation will also be used to increase resident's comfort level. Low-flow fixtures and water-efficient, low maintenance landscaping minimize water use.

#### **Material**

The building materials are made up of a natural colour palette that includes fibre cement panels, painted metal panels, stained wood soffits, cast in place concrete, and glass.

The material palette, both interior and exterior, will comprise of durable materials, sourced locally where possible. Low VOC finishes will be specified for the residential suites and lobby.

Sincerely,

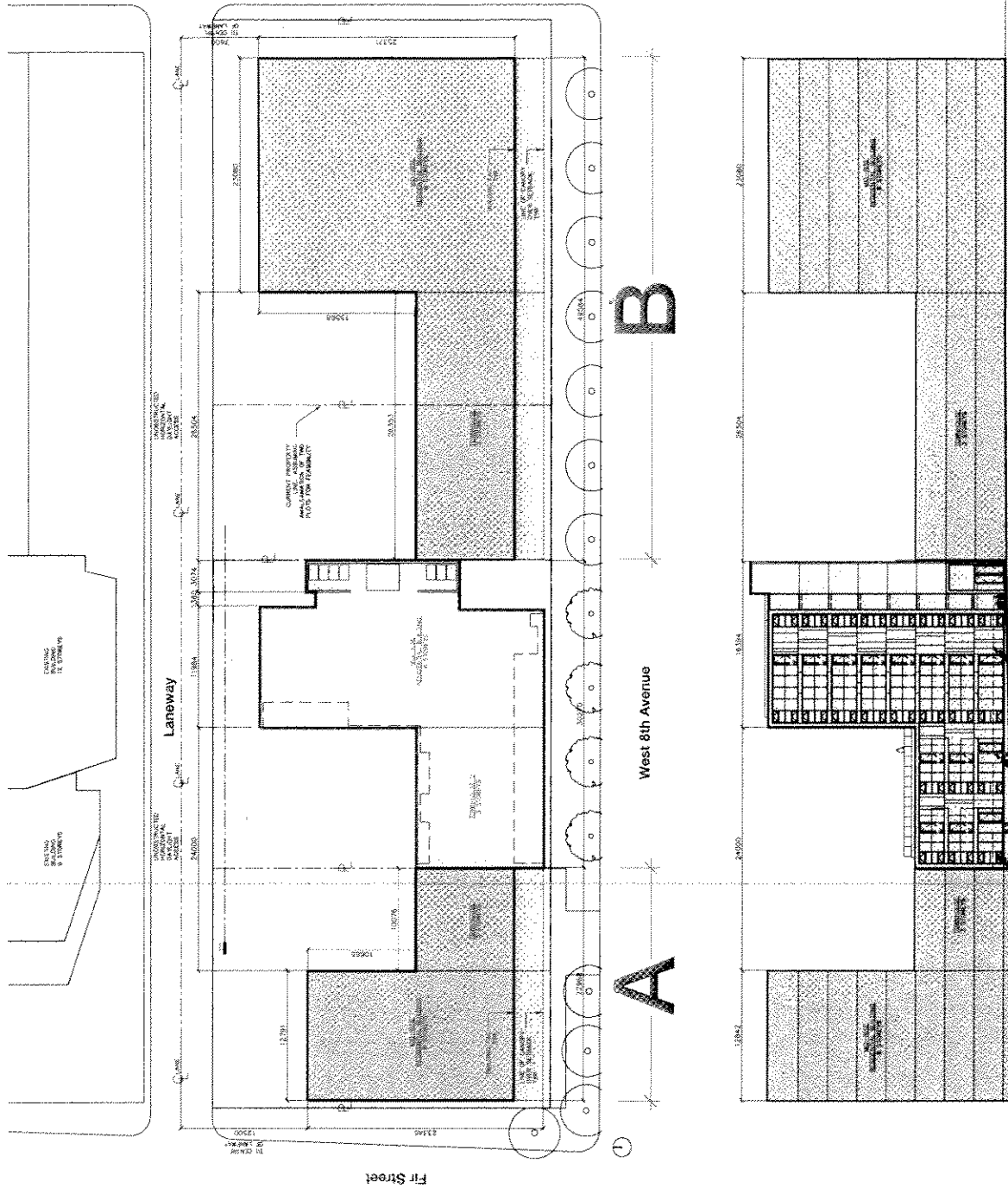


**Steve McFarlane** MAIBC FRAIC LEED AP  
Principal

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**1587 W8th Avenue**

**project data:**  
 total site area: 790 sq. m.  
 total project area: 2599  
 total FSR permitted: 3.0  
 total FSR proposed: 3.0

**setbacks**

front yard required: 3.6m (C3-A Guideline)  
 proposed proposed: 3.6m (Varies - Refer to A051)  
 side yard required: N/R  
 side yard proposed: 0m  
 rear yard required: 7.8m (Centre Line of Lane)  
 rear yard proposed: 7.65m

**1545 W8th Avenue**

**project data:**  
 total site area: 1021.1 sq. m.  
 total FSR permitted: 1.0  
 total FSR proposed: 3.0

**setbacks**

front yard required: 3.6m (C3-A Guideline)  
 proposed proposed: 3.6m (Varies - Refer to A051)  
 side yard required: N/R  
 side yard proposed: 0m  
 rear yard required: 7.6m (Centre Line of Lane)  
 rear yard proposed: 7.65m

**1525 W8th Avenue**

**project data:**  
 total site area: 790 sq. m.  
 total project area: 2599  
 total FSR permitted: 3.0  
 total FSR proposed: 3.0

**setbacks**

front yard required: 3.6m (C3-A Guideline)  
 proposed proposed: 3.6m (Varies - Refer to A051)  
 side yard required: N/R  
 side yard proposed: 0m  
 rear yard required: 7.6m (Centre Line of Lane)  
 rear yard proposed: 7.65m