
553 WEST 7TH AVENUE (COMPLETE APPLICATION)
DE414251 - ZONE C-3A

BA/BM/MW/DA/LH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

B. Boons (Chair), Development Services
J. Greer, Processing Centre, Manager
P. Storer, Engineering Services
L. Gayman, Real Estate Services
T. Driessen, Park Board

Also Present:

Bob Adair, Urban Design & Development Planning
Benny Mah, Development Services
David Autiero, Development Services

APPLICANT:

Joe Hwang
#202 - 670 Evans Avenue
Vancouver, BC
V6A 2K9

PROPERTY OWNER:

No. 255 Seabright Holdings
13688 - 20th Avenue
Surrey, BC
V4A 1Z7

EXECUTIVE SUMMARY

- **Proposal:** The development of a seven-storey Multiple Dwelling containing 22 dwelling units, over a common underground parking garage containing 22 vehicle parking spaces having vehicle access from the rear of the site.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Processing Centre - Building comments

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

● **Issues:**

1. Impacts on adjacent development
2. Quality of exterior materials
3. Sustainable design

- **Urban Design Panel: Support**

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE414251 as submitted, the plans and information forming a part thereof, thereby permitting the development of seven-storey Multiple Dwelling building containing 22 dwelling units over common underground parking garage containing 22 vehicles, 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 reduce privacy, overlook, noise, and shadowing impacts on the neighbouring properties to the west and east, by:

i) providing a minimum 5 foot high privacy screen along the west property line at the third floor level;

Note to applicant: This is in addition to the landscape screen provided. A high quality material, such as obscure glazing, is encouraged.

ii) reconfiguring proposed side-facing windows as follows:

a) in the '01' and '02' units facing the west and east property lines, reduce the amount of transparent glazing;

Note to applicant: A larger bottom light of translucent glazing and a smaller top light of transparent glazing could be considered. Glazing in the proposed enclosed balconies should be handled similarly.

b) in Unit 204, reduce the size of the east facing window;

Note to applicant: A high-level clerestory-type window should be specified in this location.

iii) reducing the shadowing impact on the immediately adjacent townhouse unit to the west (575 West 7th Avenue), by deleting the small planter north of the kitchen in Unit 204;

Note to applicant: This planter will likely be difficult to access for maintenance. Minimizing the height of the proposed wall at the property line is preferable.

iv) redesigning the proposed enclosed and open balconies for Unit 402 to eliminate any privacy conflicts with the roof deck on the adjacent development to the east;

Note to applicant: An enclosed balcony only may be possible in this location.

v) deletion of proposed private roof decks at the uppermost roof level;

Note to applicant: A smaller, common roof deck may be considered provided that the height of any access and privacy screening is minimized, and the deck is located so as not to negatively impact privacy of adjacent buildings.

vi) specifying the location of emergency generator and parking exhaust vents;

Note to applicant: These items should be located so as not to negatively impact neighbouring properties.

1.2 design development to the expression of the lower two floors of the south (West 7th Avenue) elevation, to improve their relationship to the upper floor massing, and to the street;

Note to applicant: Strengthening the proposed podium expression of the lower floors may be one option. Integrating the lower floors into the tower form by using a common structural grid could also be explored. Increasing light penetration to the interior spaces at both levels is encouraged.

1.3 design development to improve the quality of the exterior cladding materials, including;

i) the proposed exterior panel system;

Note to applicant: A higher quality true metal panel system should be considered. Other options may be possible.

ii) the proposed glass sunshades on the south (West 7th Avenue) elevation;

Note to applicant: A metal louvre system should be considered. Other options may be possible.

iii) as a consideration item, the use of a bolder colour scheme could be explored.

1.4 identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED.

Note to Applicant: Provide a LEED® checklist confirming LEED® equivalency and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development. Both the checklist and description should be incorporated into the drawing set

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	-	-	50 ft. x 120 ft. (nominal)
Site Area	-	-	5,993 sq. ft. (survey plan)
Use	-	-	Residential
FSR ¹	Outright 1.00 Conditional 3.00	-	2.93
Floor Area ¹	Outright 5,993 sq. ft. Conditional 17,979 sq. ft.	-	17,544 sq. ft.
Balconies	Enclosed 50% x 974 sq. ft. = 487 sq. ft. Total 8% x 17,544 sq. ft. = 1,404 sq. ft.	-	Open 487 sq. ft. Enclosed 487 sq. ft. Total 974 sq. ft.
Height ²	Outright 30 ft. Guideline 70 ft.	-	Top of Parapet Wall 70.9 ft. Top of Roof Guardrail 74.4 ft.
Horizontal Angles of Daylight (HAD) ³	-	angle of 50° or sum of 2 angles of 70° unobstructed over a distance of 79 ft.	1 st floor - 28° (unit 104) 2 nd floor - 38° (unit 202) - 24° (unit 204) 3 rd floor - 33° (units 301) - 45° (units 302) 4 th - 6 th floors - 33° (units 401/501/601) - 34° (units 402/502/602) 7 th floor - 21° (units 701)
Acoustics ⁴	-	acoustical report	no report received
Parking ⁵	- Small Car (25% max.) 5	20 - Disability Spaces 2	Standard 14 Small Car 7 Disability 1 Total 22
Bicycle Parking ⁶	-	Class A 28 Class B 6 Horizontal Spaces (70%) 20 Lockers (20%) 6 Electrical Outlets 14	Class A 28 Class B clarify Horizontal Spaces 21 Lockers 6 Electrical Outlets 0
Loading	-	0 Class B	0 Class B
Amenity	10,000 sq. ft.	-	0 sq. ft.
Unit Type	-		1 - studio 20 - one-bedroom 1 - two-bedroom 22 units total

¹Note on FSR/Floor Area: Pursuant to Section 4.7.1 of the C-3A District Schedule, the Development Permit Board may permit an increase in the maximum FSR up to 3.00.

Staff support the increased Floor Space Ratio. See 'Response to Applicable Regulations and Guidelines', page 8.

²Note on Height: Pursuant to Section 4.3.2 of the C-3A District Schedule, the Development Permit Board may permit an increase in the maximum height.

Staff support the proposed increase to 70.9 feet, with a consideration for additional height for a common roof deck of limited size. See 'Response to Applicable Regulations and Guidelines', page 8.

³**Note on HAD:** Pursuant to Section 5.2 of the C-3A District Schedule, the Development Permit Board may relax the horizontal angle of daylight requirement after considering the livability of the dwelling units and providing that a minimum distance of 12 ft. of unobstructed view is maintained.

Staff believe the units provide adequate livability and daylight access, and recommend relaxation of this regulation.

⁴**Note on Acoustics:** Pursuant to Section 4.15 of the C-3A District Schedule, an acoustical consultant's report is required for dwelling uses. See Standard Condition A.1.8.

⁵**Note on Parking:** The proposed Development requires a minimum of 2 disability parking spaces and a maximum of 25% small car spaces (5 spaces).

The applicant is requesting a relaxation for the minimum number of disability spaces and maximum number small car spaces; staff support this relaxation (see Engineering commentary on page 11).

⁶**Note on Bicycle Parking:** The number and location of Class B bicycle spaces need to be clarified. See Standard Condition A.1.1. Pursuant to Section 6.3.21 of the Parking By-law, electrical outlets must be provided for Class A bicycle spaces. See Standard Condition A.1.2.

● **Legal Description**

Lot 21, Block 300, District Lot 526, Plan 590

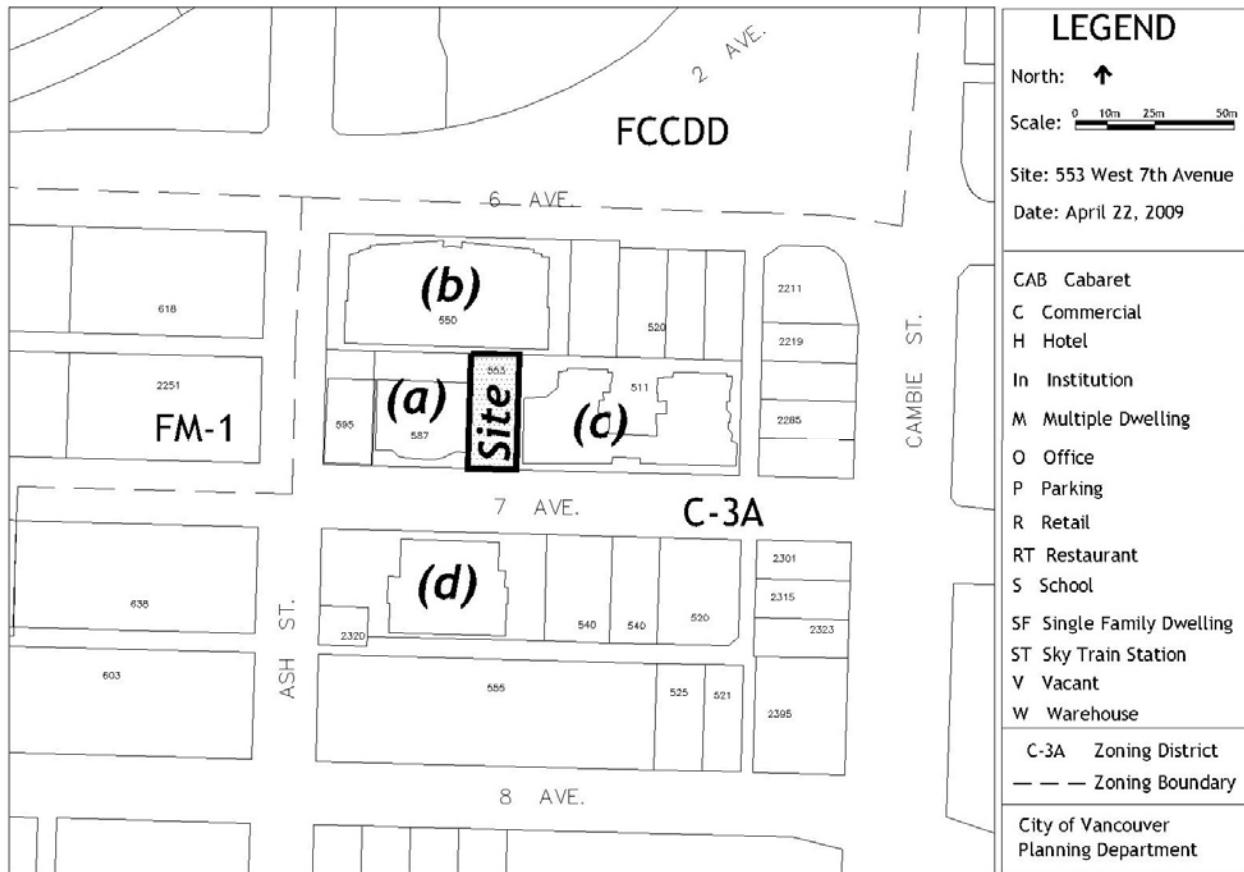
● **History of Application:**

- 10 10 05 Complete DE submitted
- 10 12 01 Urban Design Panel
- 10 12 15 Development Permit Staff Committee

● **Site:** The site is located on the north side of the 500 block of West 7th Avenue, between Ash Street and Cambie Street. The site has a frontage of 50 ft. and a depth of 120 ft, with a slope from 7th Avenue down to the rear of approximately 9'. Access to the rear of the site is by registered surface right-of-way across the adjacent sites to the west, thereby allowing vehicle access from Ash Street. West 7th Avenue is a Greenway and a Bike Route.

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

- (a) 587 West 7th Avenue - 8 storey - residential
- (b) 556 West 6th Avenue - 5 storey - retail/office
- (c) 511 West 7th Avenue - 4 storey - mixed use retail/residential
- (d) 2310 Ash Street - 6 storey - retail/office



• **Background:**

A previous application (DE412757) was submitted by the same applicant in February 2009. It proposed a total of 6 storeys, with an FSR of 2.89 and an overall height of 65.22 ft. That application was withdrawn following objections from the neighbouring property to the east, citing impacts on two existing roof decks along the shared property line.

Staff had several pre-application meetings with the architect before the current application. The building massing was pulled back along the east property line at the fourth floor level and above. The height was increased to 7 storeys, but the floor-to-floor height has been reduced so that the total height has been kept to 70.9 ft. measured to the parapet height. An alternative elevator design has also been proposed to reduce the height of the mechanical penthouse.

The applicant has had pre-application discussions with some residents of the adjacent residential developments to the east and west. The major concerns reported continue to be security and privacy issues between adjacent roof decks, and general loss of light.

Overall massing and the impact on adjacent residential development were identified by staff as important issues throughout the enquiry process. Achieving of the full discretionary FSR was seen as unlikely.

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

1. C-3A District Schedule:

Use: Multiple Dwelling use is Conditionally permitted.

FSR: The Outright Floor Space Ratio (FSR) is 1.0. The DP Board may approve additional FSR up to a maximum of 3.0, provided it first considers:

- (a) the intent of this Schedule, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas;
- (b) the height, bulk, location and overall design of the building and its effect on the site, surrounding buildings and streets, and existing views;
- (c) the amount of open space, including plazas, and the effects of overall design on the general amenity of the area;
- (d) the effect of the development on traffic in the area;
- (e) the provision for pedestrian needs; and
- (f) the design and livability of any dwelling uses.

Height: The Outright height is 9.2 m (30 feet). The DP Board can consider additional height, provided it first considers:

- (a) the intent of this Schedule, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas;
- (b) the height, bulk, location and overall design of the building and its effect on the site, surrounding buildings and streets and existing views;
- (c) the amount of open space, including plazas, and the effects of overall design on the general amenity of the area;
- (d) the provision for pedestrian needs;
- (e) the preservation of the character and general amenity desired for the area; and
- (f) the submission of any advisory group, property owner or tenant.

2. Central Broadway C-3A Urban Design Guidelines:

Use: The site is in the Fairview Slopes sub-area. The Guidelines for this sub-area generally encourage additional residential as well as other commercial uses, with stronger support for residential uses on sites further north of Broadway.

Height: For 50 foot wide sites, the Guidelines permit development of up to 6 storeys, with a maximum height of 70 feet, across the full width of the site. There is an absolute height limit of 158.63' (based on City Datum), to preserve views of City Hall from the north side of False Creek.

Materials: The Guidelines encourage the use light-coloured, smooth textured finishes, including buff-coloured concrete.

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

Use: The proposed Multiple Dwelling use on this site is consistent with the existing pattern of development along West 7th Avenue. The site to the east contains mixed use development, having commercial at grade with dwelling uses above. The site to the west contains a Multiple Dwelling. Staff support the approval of a Multiple Dwelling use on this site.

FSR: The proposed FSR of 2.93 is within the maximum of 3.0 approvable by the Development Permit Board. Staff believe that the proposed development meets the intent of the C-3A District Schedule and relevant Guidelines, and that the overall massing and design of the building fits well into the existing context.

The dwelling units achieve a good standard of livability. Street character is enhanced by the provision of street-oriented entries to two ground floor units, and by the provision of an expanded public realm along West 7th Avenue. This overall streetscape treatment is consistent with that provided by the development to the west and with current City Greenway standards. Additional landscaping is also provided in the Right-of-Way to the north, visible from Ash Street. The application was supported by the Urban Design Panel.

Staff therefore supports approval of the proposed conditional FSR.

Height: The applicant is proposing 7 storeys, with a maximum height of 70.9 feet measured to the top of the parapet, and 74.4 feet measured to the guards of the proposed private roof decks for the two top floor suites. This is in excess of the recommended Guideline height, but is generally compatible with the height of existing developments approved to the north, south, and west of the subject site (see context map on page 6). The proposed height represents a transition between the 8 storey residential development to the west and the 4 storey mixed use development to the east. The massing has been pulled away from both side property lines. The issues of streetscape, pedestrian needs, and the overall amenity of the area are addressed through provision of at-grade unit entries and enhanced public realm landscaping mentioned above.

The increase in height is judged to have little impact on the office developments to the north and south of the subject site. Specific view, privacy, and shadowing impacts on the more-impacted residential developments to the east and west are discussed in the Notification section on page 10.

Staff believe that the overall height of the building is compatible with the general streetscape and context. The Urban Design Panel supported the proposed height. Staff are recommending (Condition 1.1 (v)) the approval of the basic building height of 70.9 feet, and the deletion of the extensive private roof decks to avoid unnecessary privacy and overlook impacts on neighbouring residential developments. A consideration item has been added in a 'Note to Applicant', regarding the possibility of a smaller, common roof deck. A redesigned, smaller deck could provide some common amenity

space, which is currently lacking. In considering a smaller common deck, view and privacy impacts on neighbouring buildings would have to be satisfactorily handled.

Materials: The proposed materials include painted concrete along the side property lines, a Dryvit exterior insulation system with a 'Reflectit' coating (metal panel texture), and window wall glazing. The Urban Design Panel (see page 9) expressed reservations about the proposed panel system, and felt that the use of tinted glass for the proposed sun-shading devices would represent a cleaning and maintenance problem. They also expressed an interest in a bolder colour scheme. Staff believe that a higher quality cladding system is appropriate in this context, and given the discretionary increases proposed. Condition 1.3 requires improvements to the cladding and sunscreen systems, with suggestions to consider a true metal panel cladding system and metal louvre sunscreens. A consideration item for a re-examination of the proposed colour scheme has also been added.

● **Conclusion:**

The proposed Multiple Dwelling use is compatible with surrounding neighbourhood development. The massing of the proposal is generally consistent with the surrounding context, and has been adjusted to limit impacts on adjacent development. Issues of streetscape, pedestrian amenity, and enhanced public realm have been addressed as noted. Staff have recommended conditions to further address privacy concerns and exterior materials quality. Staff therefore support the proposed application with the conditions attached.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on December 1, 2010, and provided the following comments:

EVALUATION: SUPPORT (9-1)

- **Introduction:** Bob Adair, Development Planner, introduced the proposal for a 7-storey multiple dwelling with 22 residential units and parking for 22 cars underground with access at the rear of the building. Mr. Adair described the context for the area noting that the Panel supported an earlier version of the proposal in 2009. The application was withdrawn after major concerns were received from residents in the building to the east about impacts on the third floor roof decks along the eastern property line. The building was subsequently redesigned with additional setbacks and the addition of a seventh floor to recoup the lost FSR.

The main residential entry is from West 7th Avenue. The two ground floor units also have direct entries off the street. The western portion of the building has a front setback generally matching that of the western neighbour. This increased setback is intended to provide an enhanced public realm treatment, similar to the development to the west. The massing pulls back on the upper floors on both sides to acknowledge the residential windows and decks in the neighbouring development. Privacy between adjacent roof decks is handled with screens and landscaping. There are no common amenity spaces provided but there are two private roof decks for use of the top floor units. Stairs are not shown in the application material and it is unclear if stairs could be worked into the unit plans.

Mr. Adair noted that the principal exterior material is a Dryvit cladding system, with a 'Reflectit' coating (metal panel texture), a window wall system for the glazed portion and painted concrete for the exposed lot-line walls, fin walls and at the lane. Glass canopies in aluminum frames will provide window shading on the south façade.

The proposed FSR is 2.93, just under the maximum 3 FSR permitted. This discretionary increase in FSR means the application will be going to the Development Permit Board in January for decision. The proposed height is 73.7 feet to the parapet which is in excess of the outright 30 feet permitted and also above the maximum 70 feet recommended by the Guidelines.

Mr. Adair noted that the applicant did not include information on sustainability measures with the application beyond the proposed glazed canopy extensions on the south façade, but brought along additional information for the Panel to review.

Mr. Adair noted that there are high urban design expectations in the C-3A District and there are specific criteria that the Development Permit Board is required to consider in granting discretionary increases in height and FSR. The major criteria listed in the zoning documents include:

The Development Permit Board may permit an increase in the maximum height of a building, and FSR, provided that it first considers:

- *the height, bulk, location and overall design of the building and its effect on the site, surrounding buildings, streets and existing views;*
- *the design and livability of dwelling uses.*
- *the amount of open space, including plazas, and the effects of overall design on the general amenity of the area;*
- *the provision for pedestrian needs;*
- *the preservation of the character and general amenity desired for the area;*

With respect to height, Mr. Adair noted that staff will be notifying surrounding property owners and will be considering that input. Since the site to the east is only 4-storeys and the sites to the north and south are office development, it is expected that most of the responses on the height issue will relate to views across the site from the property to the west. He also noted that the proposed main roof height of 73.7 feet aligns closely with the top floor of the neighbour allowing views over the roof for the upper floor of that building. At this point staff are therefore not inclined to support additional height for private roof decks given that these two units already have significant deck areas adjacent to their living space at the 7th floor level.

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

- the earning of the proposed discretionary increase in FSR to 2.93, and in height to 73.67 feet to the parapet level (77 feet to guard level).
- the expression of the lower two floors on West 7th Avenue and their contribution to the streetscape.
- the overall exterior materials quality and detailing.

Mr. Adair took questions from the Panel.

- **Applicant's Introductory Comments:** Matthew Cheng, Architect, further described the proposal noting that the concept of the building was to have a two storey podium and line up with the high rise building next door. On the east side there is a three storey element which is to match the three storey massing of the low rise mixed-use apartment. He noted that the model maker had made a mistake with the townhouse podium; the ground floor is supposed to be raised up a couple feet from the street so it creates a separation between the public and private areas. Mr. Cheng described the architecture noting the use of punched windows and extra landscaping in the front. To earn the discretionary FSR they are proposing to achieve LEED™ Silver equivalent.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Consider use of translucent materials in place of clear glass at minimum on levels three and four on the east side to reduce overlook issues.
 - Design development to improve the relationship between tower and podium whether by increasing the contrast or simplifying and integrating the two further.
 - Consider use of bolder colours and/or higher quality materials particularly at grade.
 - Review the landscape maintenance access.
 - Consider actual LEED™ certification.
- **Related Commentary:** The Panel supported the proposal and thought the overall massing had improved.

The Panel thought the design handled the adjacencies well and that the massing was supportable. They also supported the additional height in order to avoid adjacency and overlook issues. The Panel commended the applicant for listening to the neighbour's concerns. One Panel member thought the front façade was problematic as the tower comes down flush to the ground and looks unresolved.

Most of the Panel thought the exterior materials needed to be improved with the addition of bolder colors and better detailing. A couple of Panel members thought the patios didn't work as they were too deep and the heavy concrete wall only accentuated the problem.

One Panel member noted that the planter that separates the building to the east had no access and the landscaping would need to be maintained once in a while. One Panel member suggested adding a bold third color to improve the look of the building. Another Panel member suggested accentuating the base to make for a stronger contrast. Most of the Panel would like to see higher quality materials rather than painted concrete on the exterior. One Panel member noted that the glass sunshades on the south were not well integrated into the architectural expression.

The Panel supported the landscape plans but were concerned with the lack of a common outdoor amenity space. Also a number of Panel members didn't like the hatch opening to the private patios and suggested adding a green roof to get the height for a proper access. One Panel member would like to see more glass blocks on the eastern façade as it would add in the light but still be private. A couple of Panel member thought the planters on the terrace were unusable.

Several Panel members suggested the applicant consider LEED™ Gold certification as a way to earn the additional FSR.

- **Applicant's Response:** Mr. Cheng said they would commit to LEED™ Silver certification for the project.

ENGINEERING SERVICES

The proposal requests a relaxation of the number of both disability spaces (from the required two spaces to one space) and small car spaces (from a maximum of five to seven spaces). The size of the site makes the parking design challenging, as the ramps take up much of the width and there is limited area in which to achieve the headroom required for a disability space.

As the proposal is only one unit over the Parking By-law threshold for a second disability space and since both the second disability space and full-size parking spaces would be extremely difficult to achieve, Engineering Services supports the proposed relaxation of the disability and small car requirements of the Parking By-law.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

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

LANDSCAPE

The Landscape Plan has been redesigned from the previous application to add screening and transition between the building and the adjacent spaces. Planters have been added on the 2nd, 3rd and fourth floors. The transformer has been relocated out of the lane and additional planting has been substituted in its place. Additional planting has been added to the front setback.

The landscaping of the adjacent site was designed to be part of the West 7th Avenue Greenway. The landscape for the public realm and the townhouse entrances has now been designed as a continuation of the adjacent site and should conform to the Greenway requirements. (See standard Engineering condition A.2.6)

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

One site sign was erected on site on November 10, 2010. On November 12, 2010, 398 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website.

There have been four responses to the notification, including one response representing ten properties. The respondents had the following concerns:

Impacts on the neighbouring building to the west (587 West 7th Avenue):

- Security risks due to the close proximity of the proposed building to adjacent properties and proposed location of the balconies.
- Loss of natural light to their dwelling units due the proposed building extending past the existing building, specifically units that are directly adjacent to the proposed development
- Further design given to provide more sight lines and natural light by providing a curved design to the north elevation.

- Decreased property values due to the location of the balconies increasing security risks, loss of privacy due to the west facing of 553 West 7th and the height of the building causing a decrease in natural light.
- Noise generated from location of the Mechanical Room on the P1 level.
- Concern that the landscape will effect their landscaping by reducing the sunlight received and the possibility that a tree could fall unto their property causing damage.

Impacts on the neighbouring building to the east (511 West 7th Avenue):

- The impact of the proposed development on the adjacent roof top decks, causing a loss of a loss of privacy and light.
- Security of the building will be reduced due to the proximity of the balconies the adjacent building.
- Overall massing of the building is not appropriate for a site of this size.

Response to notification:

Concerns expressed from the western neighbours (587 West 7th Avenue):

With respect to security and privacy concerns expressed by neighbours to the west, staff are recommending (Condition 1.1.(i) and (ii)) increased screening along the west property line, the replacement of transparent glazing in some of the west-facing windows with translucent glass, and a reduction in the size of other windows. With respect to privacy between windows, staff note that the bedroom windows in the centre of the west elevation are relatively small in size and do not align directly with windows in the neighbouring property. Windows at other locations are further from the common property line, and staff believe that the impacts are less of a concern. Nevertheless, staff believe that the introduction of translucent glazing on the lower portions of the windows on both the west and east elevations is a reasonable and useful approach. Staff will also review any new window locations, introduced as part of any re-design process, for privacy impacts.

The comment regarding the curving of the rear portion of the building to match the front relates to the design of the previous application; a different expression has been proposed for this application. The revised massing is generally similar in shadowing and natural light impacts to the previous version. Staff believe that the loss of light to most of the units of the adjacent building is within acceptable levels for an urban site, also noting that the units along the common property line on the site to the west are double fronting (north and south) and that their primary living spaces face south.

With respect to the length of the proposed development along the west property line and reduced daylight at the north side of the adjacent main floor townhouse unit (575 West 7th), staff are recommending (Condition 1.1.(iii)) an additional massing adjustment in this area.

With respect to potential noise from mechanical and parking exhaust equipment, staff do not believe mechanical noise from an underground room will be audible. Staff are recommending however (Condition 1.1.(vi)) to show locations of all mechanical and exhaust equipment so that any potential impacts can be assessed.

Staff are also recommending (Condition 1.1.(v)) the deletion of the private roof decks above the seventh floor level, with a consideration added for the provision of a smaller common roof deck provided privacy and overlook issues can be satisfactorily addressed.

Concerns expressed from the eastern neighbours (511 West 7th Avenue):

With respect to the overall massing of the building, the proposed massing has been pulled back by between 3.4 and 7.6 feet from the common property line at the fourth floor level and above. Planters,

which will be accessible only for maintenance, have also been added along the eastern side of the building at the fourth floor level to further soften the interface.

The major impact on the east neighbour will be felt on the two roof decks located along the shared property line, each occupying approximately half of the depth of the building. There are limited windows on the west-facing walls of the two dwelling units affected, the roof decks having been added after the original construction of the building. The roof decks themselves will be unaffected by shadowing by the proposed development until noon, after which time the decks will become progressively shadowed. Staff believe that this partial shadowing is acceptable in an urban context.

With respect to privacy and overlook concerns, staff are recommending (Condition 1.1.(ii)(a) and (ii)(b)) the use of translucent glazing in the small number of east-facing windows proposed for the new development. Condition 1.1.(iv) requires redesign of the open and enclosed balconies at the southeast corner (Unit #402) to eliminate any privacy conflicts.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

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

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

The application also requires the Development Permit Board to consider a relaxation of the Horizontal Angle of Daylight (HAD) regulations for a number of units. Staff supports this relaxation.

With respect to the Parking By-Law, the Staff Committee has considered the approval sought by this application and concluded that it seeks a relaxation of the number of disability parking spaces per section 4.8.4 and the maximum number of small car spaces per section 4.1.7. Staff support this relaxation.

B. Boons
Chair, Development Permit Staff Committee

B. Adair
Development Planner

B. Mah
Project Coordinator

Project Facilitator: D. Autiero

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 provide a minimum of 6 Class B bicycle spaces on the main floor plan;

Note to Applicant: Class B bicycle spaces should be located on site and not encroach over City property. Provide unrestricted access of a minimum of 1.64 ft. behind the spaces.

A.1.2 provide one electrical outlet for every two Class A bicycle spaces;

Note to Applicant: A note can be added to Parking Level 1 plan to satisfy this requirement.

A.1.3 provide details of balcony enclosures;

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

A.1.4 provide a minimum maneuvering aisle of 21.65 ft. to parking spaces 01 and 02 and a minimum vertical clearance of 7.55 ft. for disability parking space 01;

A.1.5 confirm double doors opening onto balcony in units 501 and 601 are French doors for daylight access;

A.1.6 provide details of all trellises, canopies, opaque glass overhangs and roof deck access hatches;

A.1.7 add notations on plans stating:

- "The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law.";
 - "The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law.";
 - "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.";
 - "The acoustical measures will be incorporated into the final design and construction based on the consultant's recommendations."; and
-

- "Adequate and effective acoustic separation will be provided between the commercial and residential portions of the building."

A.1.8 submit an acoustical consultant's report which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;

Standard Landscape Conditions

A.1.9 separate the landscape plan into individual floors, so that each planter can be reviewed with the correct adjacent room layouts;

A.1.10 provide access to the 2nd, 3rd and 4th floor planters that face the side property lines.

Note to Applicant: Access should be from a common area, in order to allow maintenance workers to access the planters without transit through private apartments or patios.

A.1.11 design development to lane edge 2nd floor balcony to add adequate planting space at two outer corners for the proposed Japanese Maples;

Note to Applicant: The width of the planters at the corners should be increased to 4 ft. wide.

A.1.12 provide a large scale section (1/4"=1'-0") illustrating interface between townhouse unit and public realm;

Note to Applicant: The section should extend from the building façade to the curb and should include any steps, retaining walls, guardrails, fences or planters. The underground parking slab will need to be slanted downwards in order to provide a minimum of 36" of planting depth for the tree. Soil depths for the patio level planter should also be included.

A.1.13 provide large scale sections (1/4"=1'-0") on the landscape plan illustrating the planting depths for the planters on the 2nd, 3rd and 4th floors as well as the lane planter.

A.1.14 provide high efficiency irrigation system for all common areas, including entry and upper terrace areas;

Note to Applicant: The irrigation system design and installation system shall be in accordance with the Irrigation Industry of B.C. Standards and Guidelines. Notations to that effect should be added to the drawings.

A.1.15 add notation on landscape plan for new street tree:

"Final spacing and tree species, to the satisfaction of the General Manager of Engineering Services. New tree must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. long and 18 inches in deep. Planting depth of root ball must be below sidewalk grade. New street tree to be provided adjacent to the development site, is to be confirmed prior to the issuance of the building permit. Call Park Board for inspection after tree planting completion."

Note to Applicant: Contact Eileen Curran, Streets Engineering, at 604.871.6131 to confirm tree planting locations and Park Board at 604.257.8587 for tree species selection and planting requirements.

Crime Prevention Through Environmental Design (CPTED)

A.1.16 design development to provide glazed panels in all access doors to underground elevator lobbies and stairwells; and

A.1.17 design development to provide graffiti resistant coatings to all walls and planters along lane.

A.2 Standard Engineering Conditions

A.2.1 correct one design elevation (43.47) on the West 7th Avenue entrance;

A.2.2 provide a parking ramp slope not exceeding 15% on the main parking ramp and 12.5% on the easterly ramp;

Note to Applicant: If the ramp slope exceeds 12.5%, a 13 ft. long transition ramp of 7.5% to 10% slope must be provided at the bottom of the ramp. A slope exceeding 15% is not permitted. The parking ramps noted as 5% calculate as slightly more as well.

A.2.3 provide details of the proposed traffic signal warning light by a qualified transportation engineer whose Engineering firm specializes in signal design and notation on the plans of the location of all light locations and detection devices;

A.2.4 clarify garbage pick-up operations;

Note to Applicant: Letter of confirmation from the waste hauler can access and pick up from the location shown is required. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

A.2.5 boulevard landscaping must meet the boulevard and landscaping guidelines including the provision of a 1 foot grass strip at the back of the City sidewalk;

A.2.6 proposed benches and bike racks are to be Greenway standard;

Note to Applicant: This is similar to the existing benches to the west. Benches will be 6'-0" Kenneth Lynch model 6737 New York World's Fair, with Central Park Green colour. Bench substitutions will not be accepted.

A.2.7 add notation to the landscape plan and provide a one set of plans directly to Engineering Services for record:

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

"sidewalks are to be reconstructed from curb to property line fully at the applicant's expense"

A.2.8 submit written confirmation that all utilities will be underground and within private property;

Note to Applicant: The General Manager of Engineering Services will require all utility services to be underground for "conditional" developments. All electrical services to the site must be primary with all electrical transformers located on private property. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way.

Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant is required to show details of how the site will be provided with all services being underground. Please contact Bill Moloney at 604.873.7373 for further information.

- A.2.9 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for a canopy application; and

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems. Please submit site and elevation drawings of the proposed canopy directly to Engineering Development Services for review.

- A.2.10 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, for the release of Easement & Indemnity Agreement 365269M (commercial crossing) prior to occupancy.

Note to Applicant: A letter of commitment from the owner is acceptable at this time.

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 December 15, 2010. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **July 10, 2011**, 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 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.2.4 The enclosed balconies are to be maintained at all times in accordance with the balcony enclosure details on the approved plans and are not to be used as an integral part of the interior space of the building.
- B.2.5 All services, including telephone, television cables and electricity, shall be completely underground.
- B.2.6 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is
-

responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.

- B.2.7 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.
 - B.2.8 Provision of Electric Vehicle Infrastructure for Multi-Family Buildings are required on Building Applications received after January 1, 2011 and must comply with Part 13 of the Vancouver Building By-law. Further details are available at http://vancouver.ca/sustainability/electric_vehicles.htm.
-

Processing Centre - Building comments

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

1. The building is 8 storeys in building height above grade and must comply with Subsection 3.2.6 ("Additional Requirements for High Building") of the Building By-law. The building must be fully sprinklered and have a fire alarm system, standpipes, central alarm and control facility (CACF), firefighters` elevator, and a voice communication system.
2. * The distance between the exits at floors 2 through 8 and at parking level 1 is less than the 9 m minimum required by Clause 3.4.2.3.(1).(a) of the Building By-law.
3. * The travel distance through the 2nd floor (street level) exit lobby to W 7th Avenue exceeds the maximum allowable 15 m, contravening Clause 3.4.4.2.(2).(b) of the Building By-law.
4. The doors in series at the bike storage room at parking level 1 are less than the minimum distance apart required by Sentence 3.3.1.13.(12) of the Building By-law.
5. * Vestibules are required at the exit stairs in the parking garage as per Sentence 3.3.5.4.(1) of the Building By-law. The vestibules must also meet the security requirements of Sentence 3.3.6.7.(2) of the Building By-law re: glazing, sprinkler heads, etc.
6. * The elevator lobby vestibules must meet the security requirements of Sentence 3.3.6.7.(2) of the Building By-law re: glazing, sprinkler heads, etc.

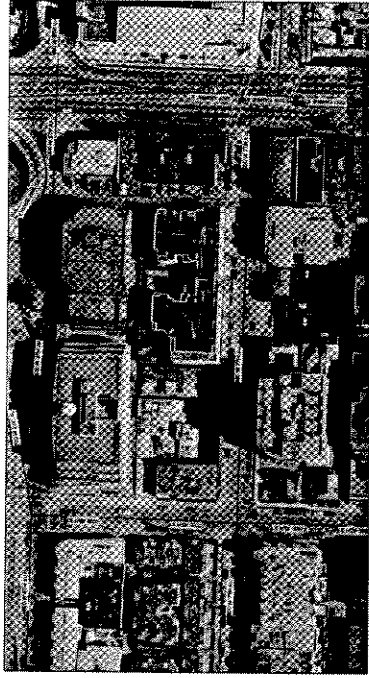
* Items marked with an asterisk have been identified as serious non-conforming Building By-law issues,

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.

**Proposed Residential Apartment
553 West 7th Avenue, Vancouver B.C.**

SITE AERIAL PHOTO



DEVELOPMENT DATA

Legal Description	LOT 21 BLOCK 306, DISTRICT LOT 508 NEW WESTMINSTER DISTRICT, PLAN 380
Zoning District	C-3A Central Broadway District
Lot Area	5,983 sq.ft. (50.01' x 119.82')
Use(s)	Multif-residential
Floor Space Ratio (FSR)	Proposed 2.53
Floor Space Ratio (FSR)	17,079 sq.ft. 17,544 sq.ft.
Setbacks	Proposed 7.00' (2.13m)
Rear Yard Setback (South)	31.92' / 9.79m (to building)
Rear Yard Setback (North)	0.89' / 0.26m (to party wall)
Side Yard (East)	0.09' / 0.03m (to party wall)
Side Yard (West)	building footprint + 4,034.85 sq.ft. (74.0% coverage)
Site Coverage	(34.00' + 34.53') / 2 = 34.27'
Grade Level	Proposed
Building Height	7 Storey / 73.81' (22.50m at EL. 108.00')
Structures (Roof Service Room)	75.98' (23.16m at EL. 111.09')
Parking Calculation (4.2.1.13.)	
Gross Floor Area	20 (8.6 space per unit; 0.5 space / unit < 50 sq.m)
Parking Required	1,509 sq.m (16,200 sq.ft.)
Parking Provided	(5 x 0.9 + (17 x 0.8)) + (1,820.00 sq.m x 1,020 sq.m) = 21
Bicycle Parking Calculation (6.2.1.2)	
No. of Bicycles	22 (1.25 space per unit)
Parking Provided	24 (Class A spaces; 5 Class B spaces)
Parking Provided	26 (61% site coverage); 6 Class B spaces (located by the front entrance)

AREA ALLOCATION

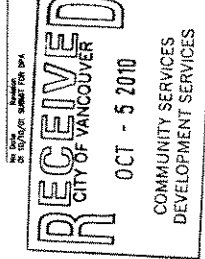
	TYPE	GF	2F	3F	4F	5F	6F	7F	STD.	ENCL. BALC.	TOTAL
SUITE 101	1-bed	646.89							37.68		684.57
SUITE 102	studio	440.70							24.80		465.50
SUITE 103	1-bed	720.78							32.67		753.45
SUITE 104	1-bed	857.58							37.87		895.45
SUITE 201	1-bed	646.17							26.84		673.01
SUITE 202	1-bed	747.13							27.67		774.80
SUITE 203	1-bed	788.72							37.72		826.44
SUITE 204	1-bed	646.46							27.20		673.66
SUITE 301	1-bed			811.17					37.67		848.84
SUITE 302	1-bed			843.71					37.67		881.38
SUITE 303	1-bed			782.61					37.72		820.33
SUITE 401	1-bed			811.17					37.39		848.56
SUITE 402	1-bed			802.42					35.64		838.06
SUITE 403	1-bed			885.40					37.39		922.79
SUITE 501	1-bed			811.17					37.39		848.56
SUITE 502	1-bed			802.42					35.64		838.06
SUITE 503	1-bed			885.40					37.39		922.79
SUITE 601	1-bed			811.17					37.39		848.56
SUITE 602	1-bed			802.42					35.64		838.06
SUITE 603	1-bed			885.40					37.39		922.79
SUITE 701	2-bed			1,001.00					38.54		1,039.54
SUITE 702	1-bed			885.40					37.39		922.79
CIRCULATION		622.86	562.17	507.29	507.29	507.29	507.29	511.13			3,967.33
TOTAL											17,544.00



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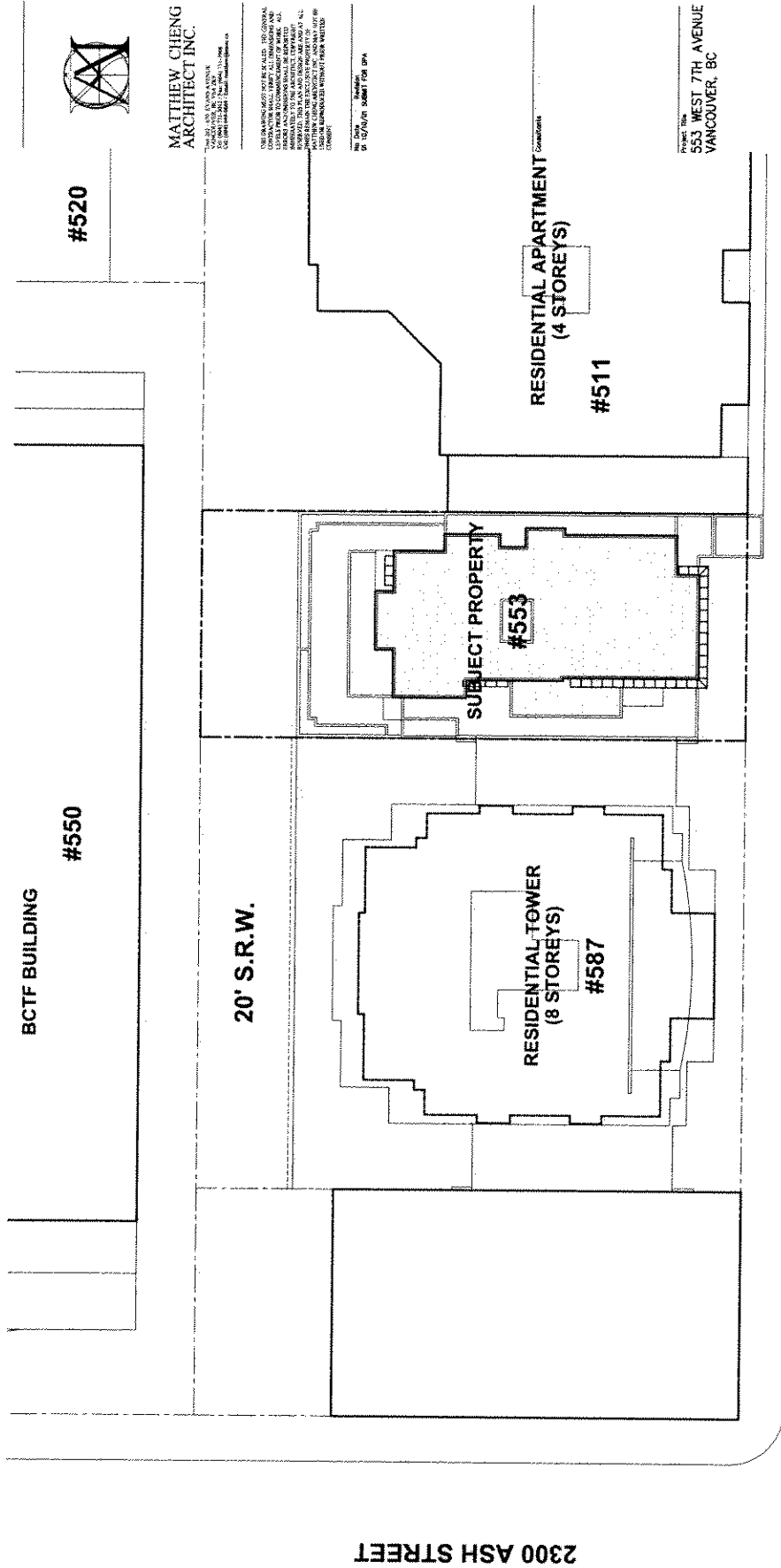
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Project Title
553 WEST 7TH AVENUE
VANCOUVER, BC

DEVELOPMENT DATA
AND PERSPECTIVE
RENDERINGS

Drawn By
Checked By
Scale
Title
Project Number

Revision Date
Drawing No.
Print Date
D0.0



MATTHEW CHENG ARCHITECT INC.

THE BUILDING DESIGNER
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 BY: J. CHENG
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Project Title:
 553 WEST 7TH AVENUE
 VANCOUVER, BC

Sheet Title:
 CONTEXT PLAN

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Checked By:	MC
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Revision Date:	2015/10/20
Print Date:	
Drawn No.:	DI.1

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#553

#587

#511

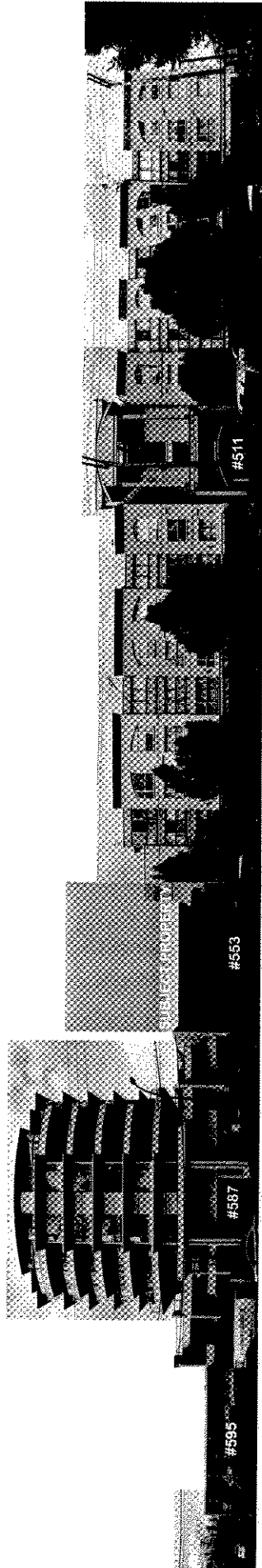
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#2320

#2310

#540

2300 ASH STREET



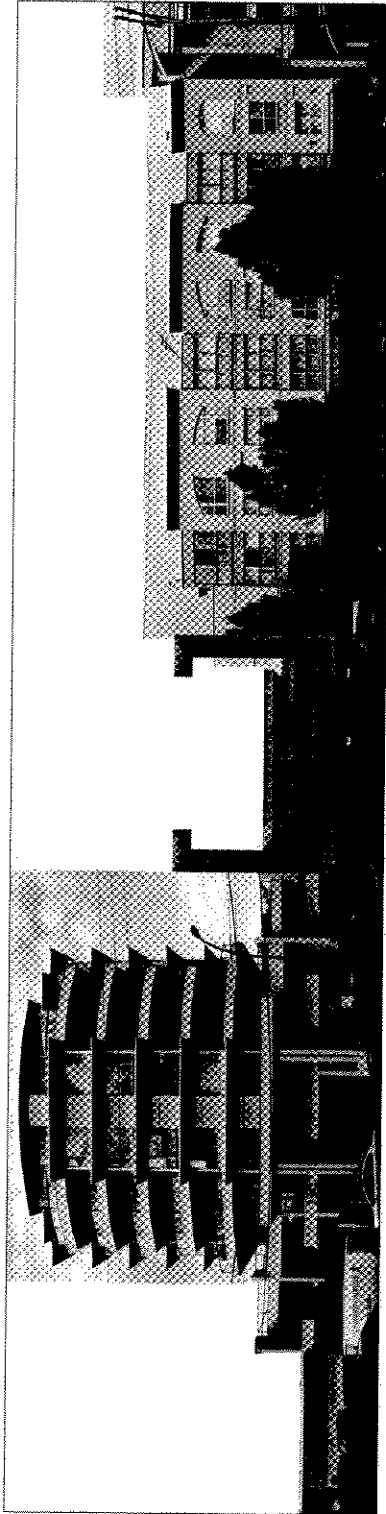


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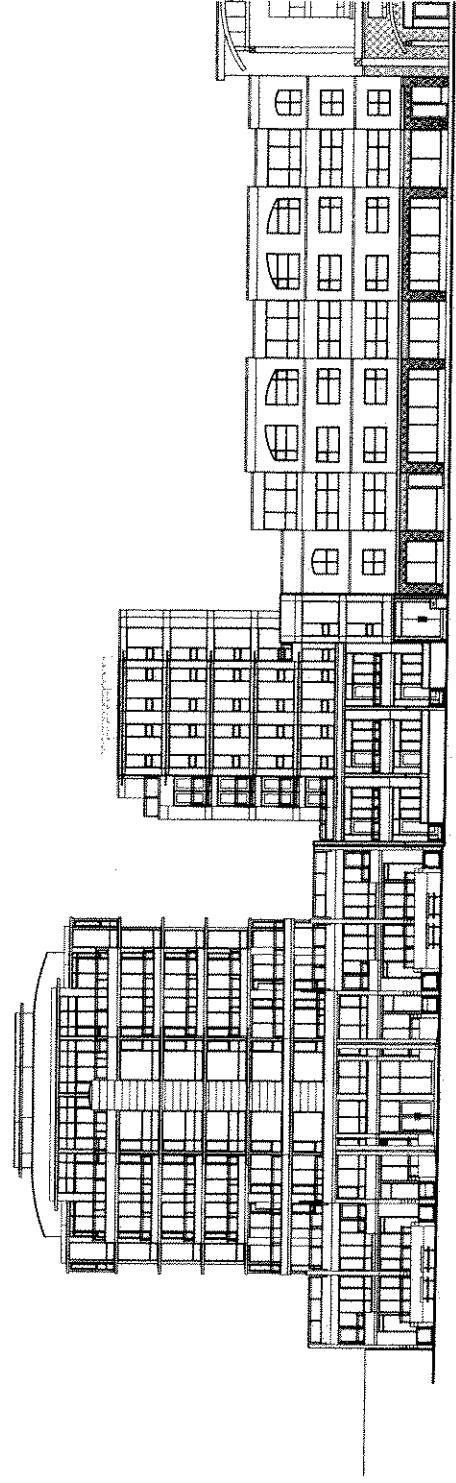
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 PROJECT: 1000 WEST 7TH AVENUE



WEST 7TH AVENUE STREETSCAPES



PROPOSED BUILDING MASSING
 SOUTH ELEVATION

PROJECT No. 553 WEST 7TH AVENUE
 VANCOUVER, BC

Sheet Title: WEST 7TH AVENUE
 STREETSCAPES

Drawn By:	MCH/MLP
Checked By:	MCH
Date:	2/20/10
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Project Number:	1000 WEST 7TH AVENUE
Sheet No.:	D1.2



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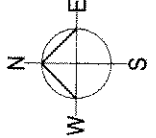
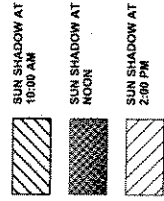
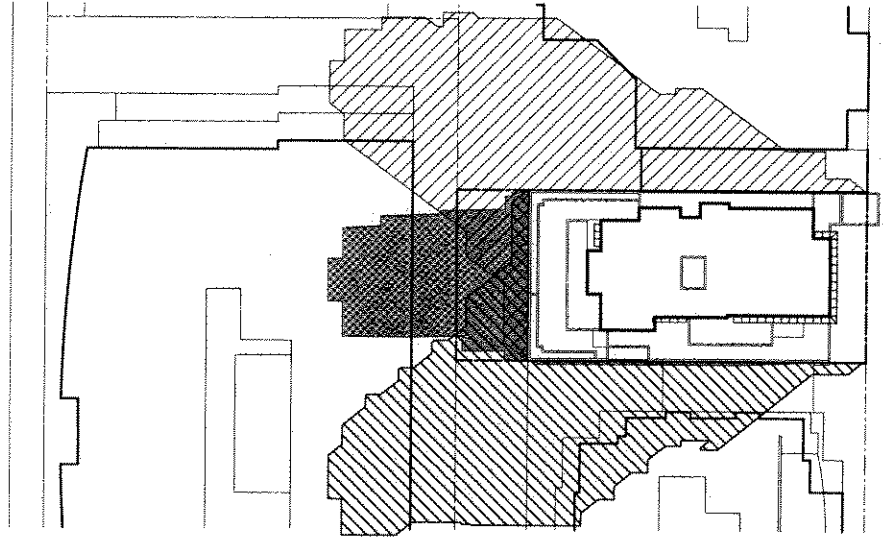
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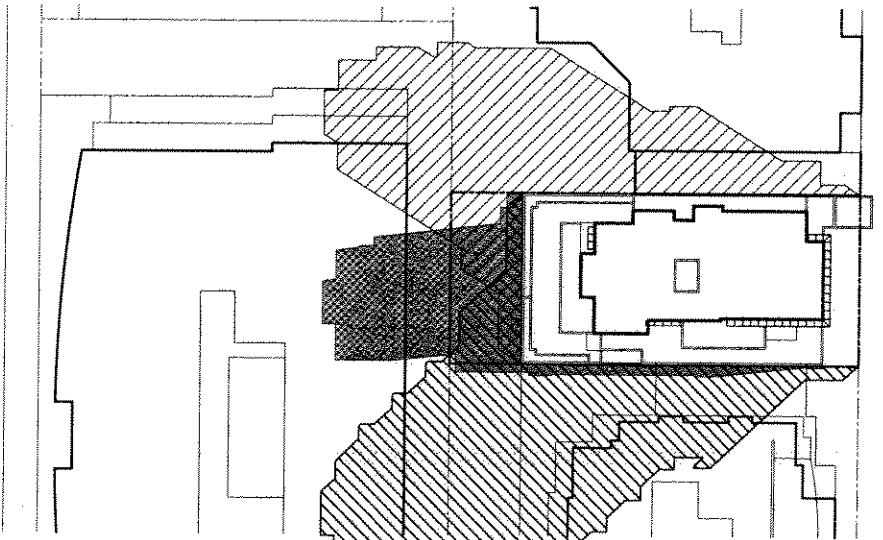
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 BY: MCHENG

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**553 WEST 7TH AVENUE
 VANCOUVER, BC**

Sheet Title
SHADOW ANALYSIS



**SHADOW ANALYSIS
 SEPTEMBER 21**

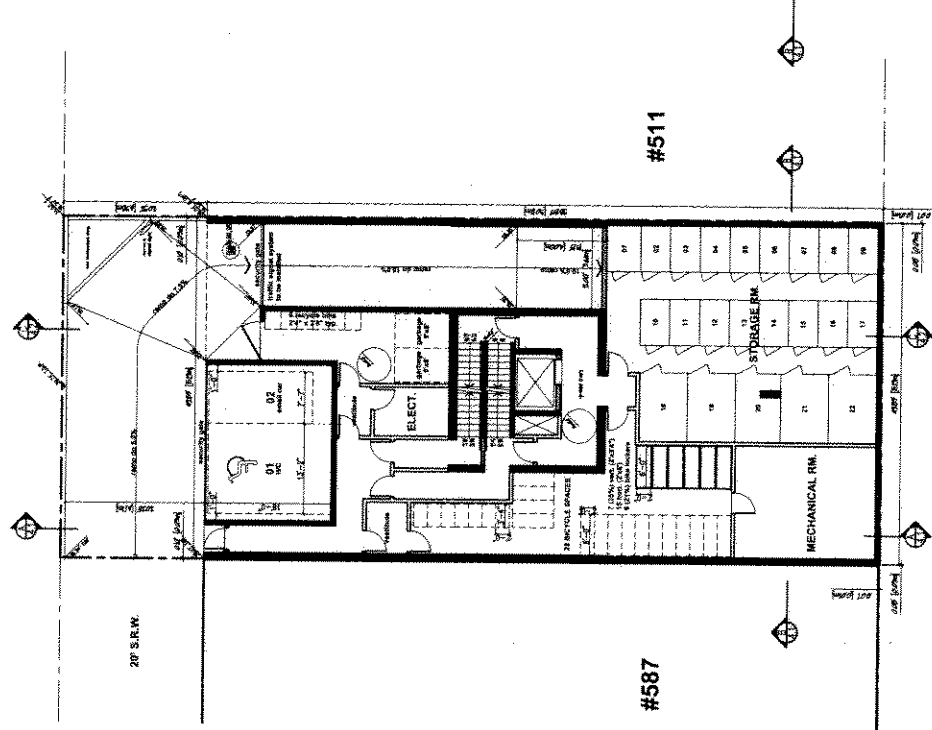


**SHADOW ANALYSIS
 MARCH 21**

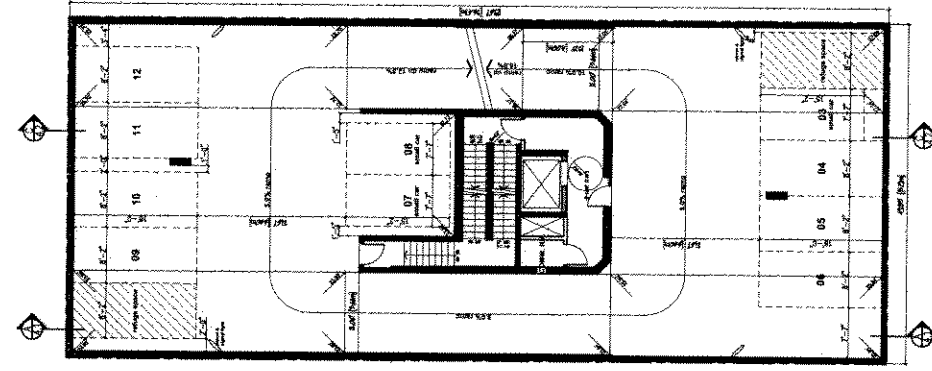
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Author	MCHENG	Project Name	

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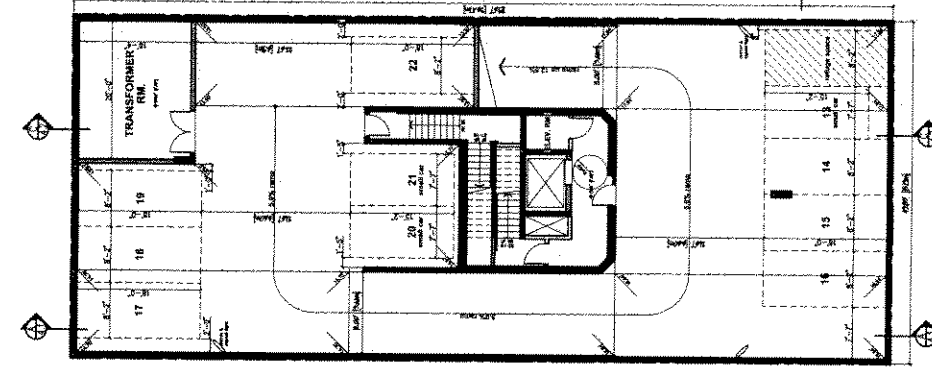
BC TEACHERS' FEDERATION BLDG.



PARKING LEVEL 1



PARKING LEVEL 2



PARKING LEVEL 3



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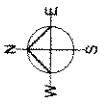
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COMMENTS

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 VANCOUVER, BC

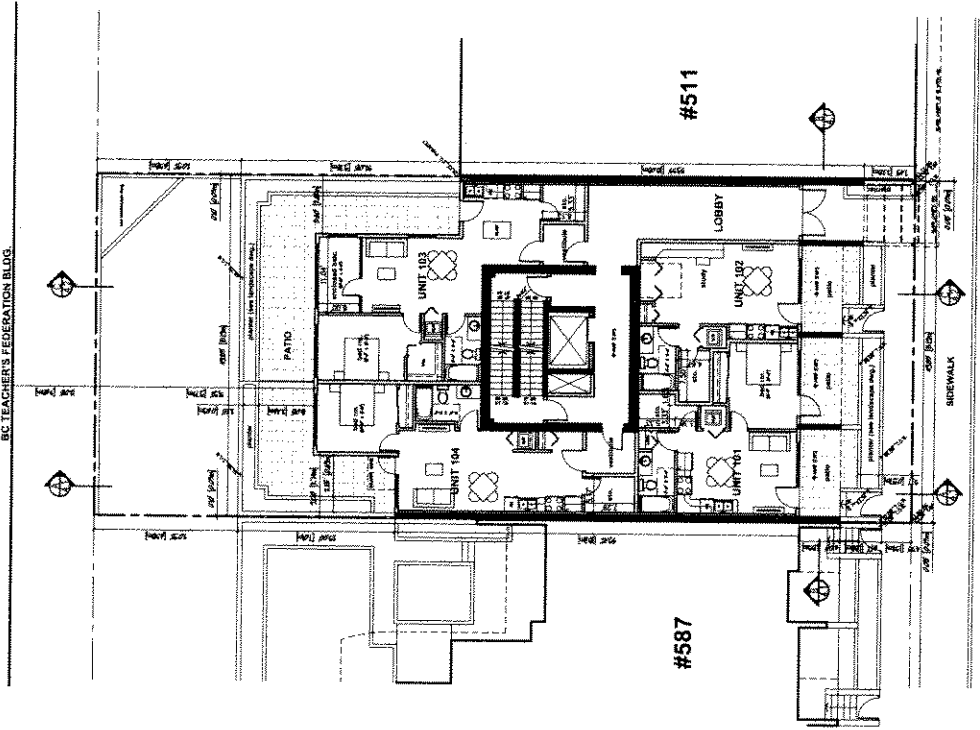
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 BASEMENT PLANS

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Checked By	MC
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Project Number	
Revision Date	2010/01/05
Print Date	



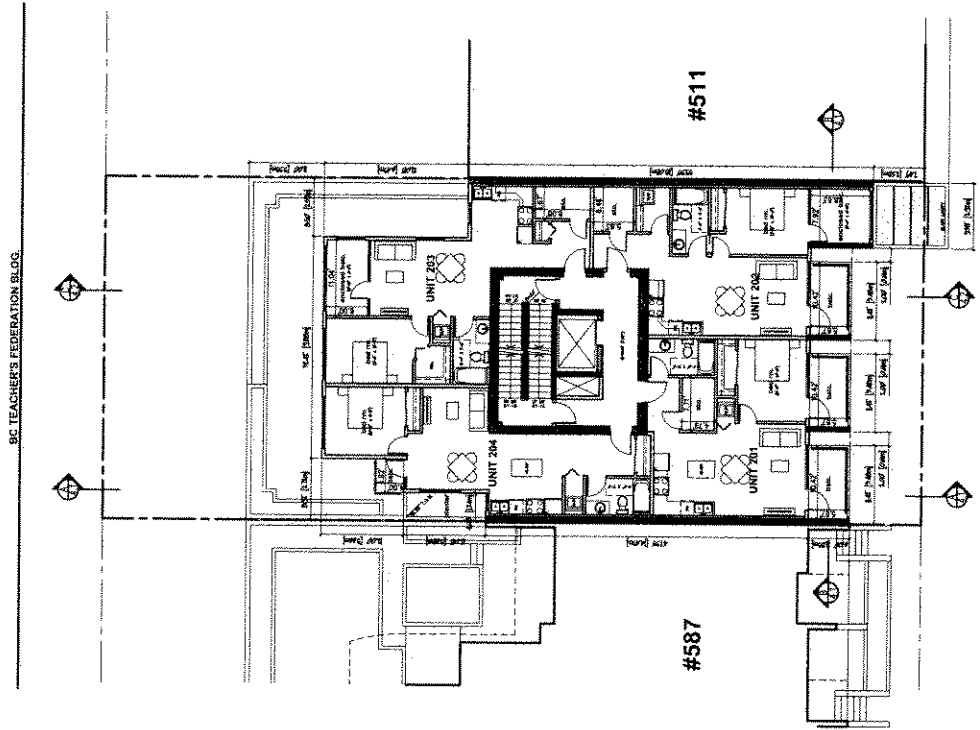
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Appendix D; page 8 of 17

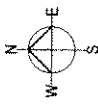


MAIN FLOOR

WEST 7TH AVENUE



2ND FLOOR PLAN



BC TEACHERS' FEDERATION BLOG

BC TEACHERS' FEDERATION BLOG



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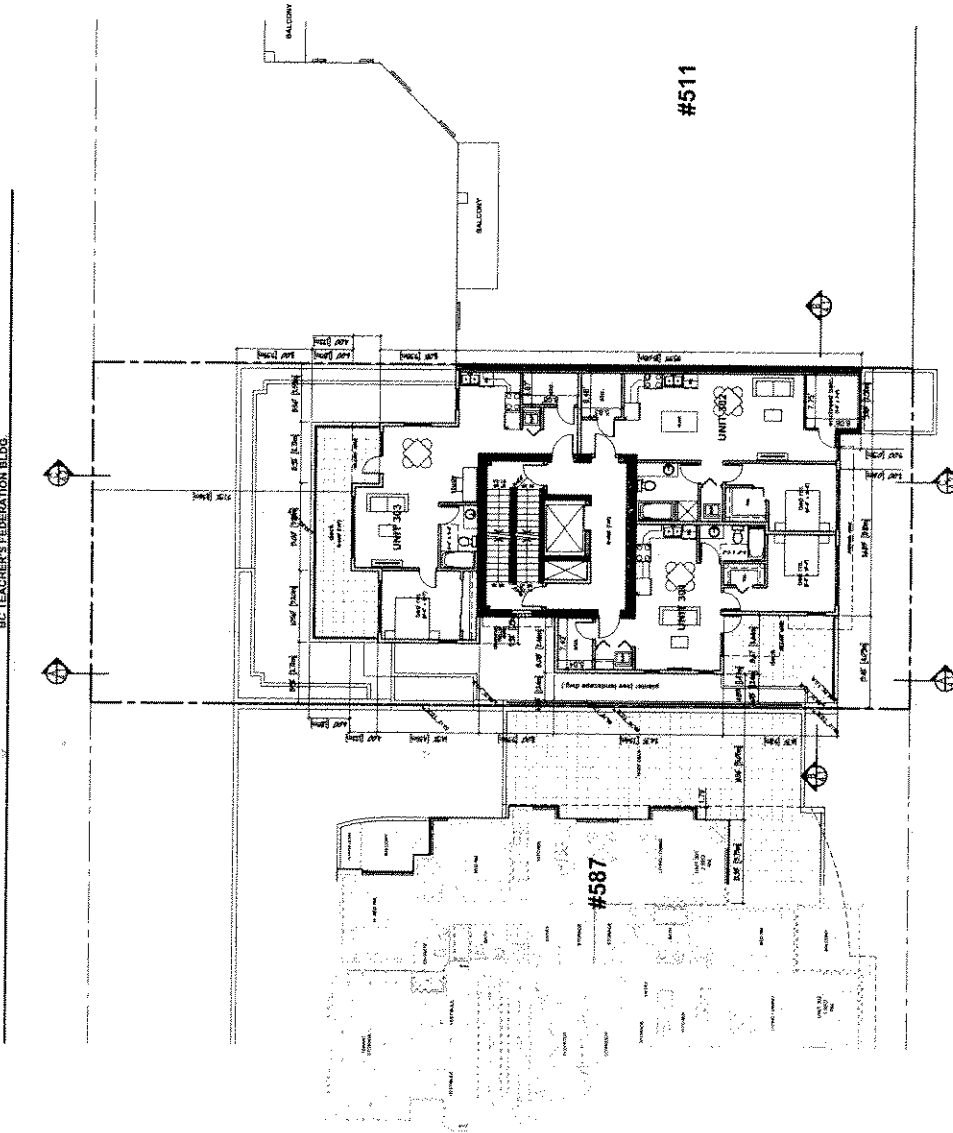
Comments

Project Title
**553 WEST 7TH AVENUE
VANCOUVER, BC**

Sheet Title
**GROUND FLOOR AND
SECOND FLOOR PLAN**

Client	BC Teachers' Federation
Architect	Matthew Cheng Architect Inc.
Scale	1/8" = 1'-0"
Project Number	
Revision Date	2016/02/01
Sheet Title	D2.2

BC TEACHER'S FEDERATION BLDG.



3RD FLOOR PLAN



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DATE: 07/10/2015
BY: MCHENG

Comments

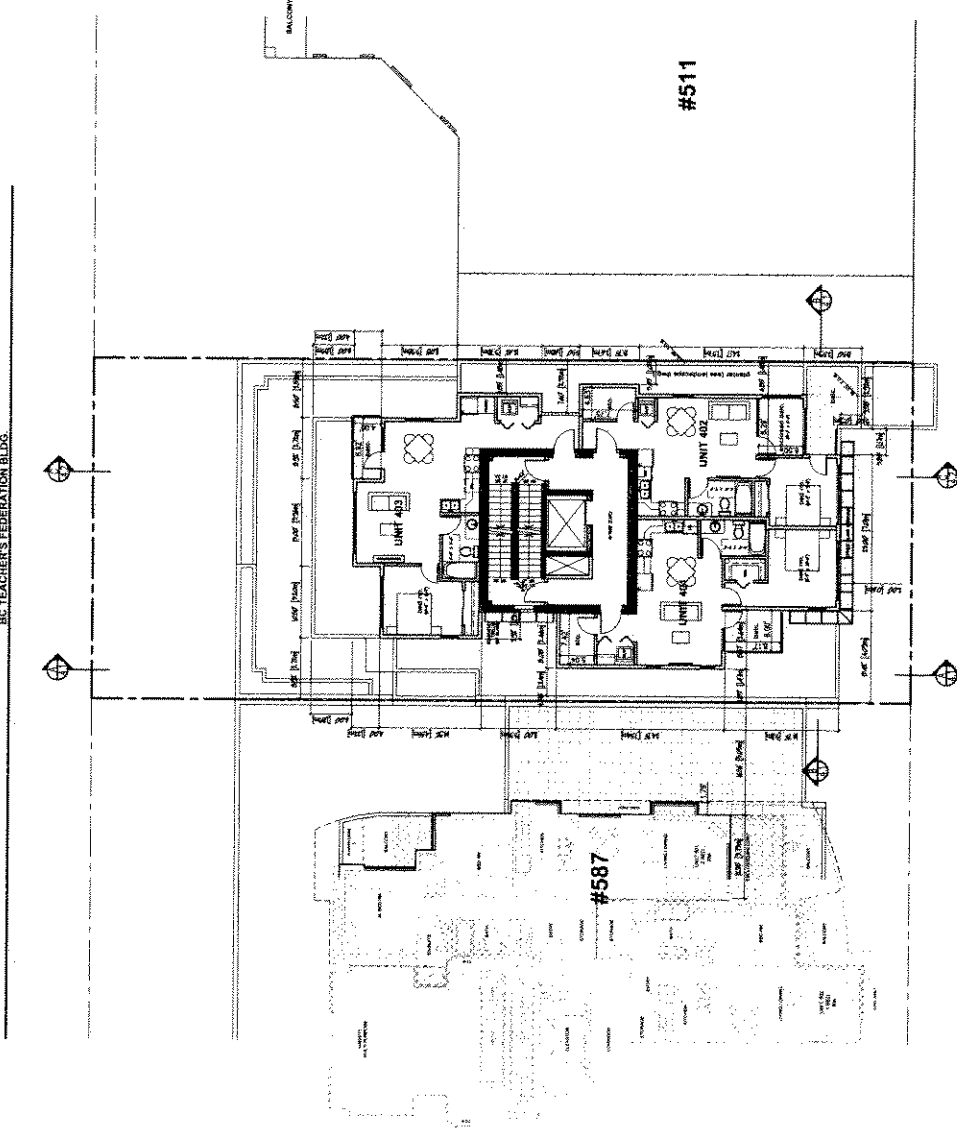
Project Title:
553 WEST 7TH AVENUE
VANCOUVER, BC

Sheet Title:
THIRD FLOOR PLAN

Client:	AF
Designer:	CHENG
Scale:	1/8" = 1'-0"
Project Number:	
Revision Date:	2015/10/21
Print Date:	
Draw. No.:	D2.3



BC TEACHER'S FEDERATION BLDG.



4F FLOOR PLAN



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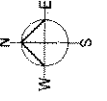
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Consultation

Project No: 563 WEST 7TH AVENUE VANCOUVER, BC

Sheet Title: FOURTH FLOOR PLAN

Drawn By:	JL
Checked By:	MC
Date:	1/17/17
Project Number:	563 WEST 7TH AVENUE
Revision:	02/01/17/17
Sheet Title:	D2.4



BC TEACHERS' FEDERATION BLOG



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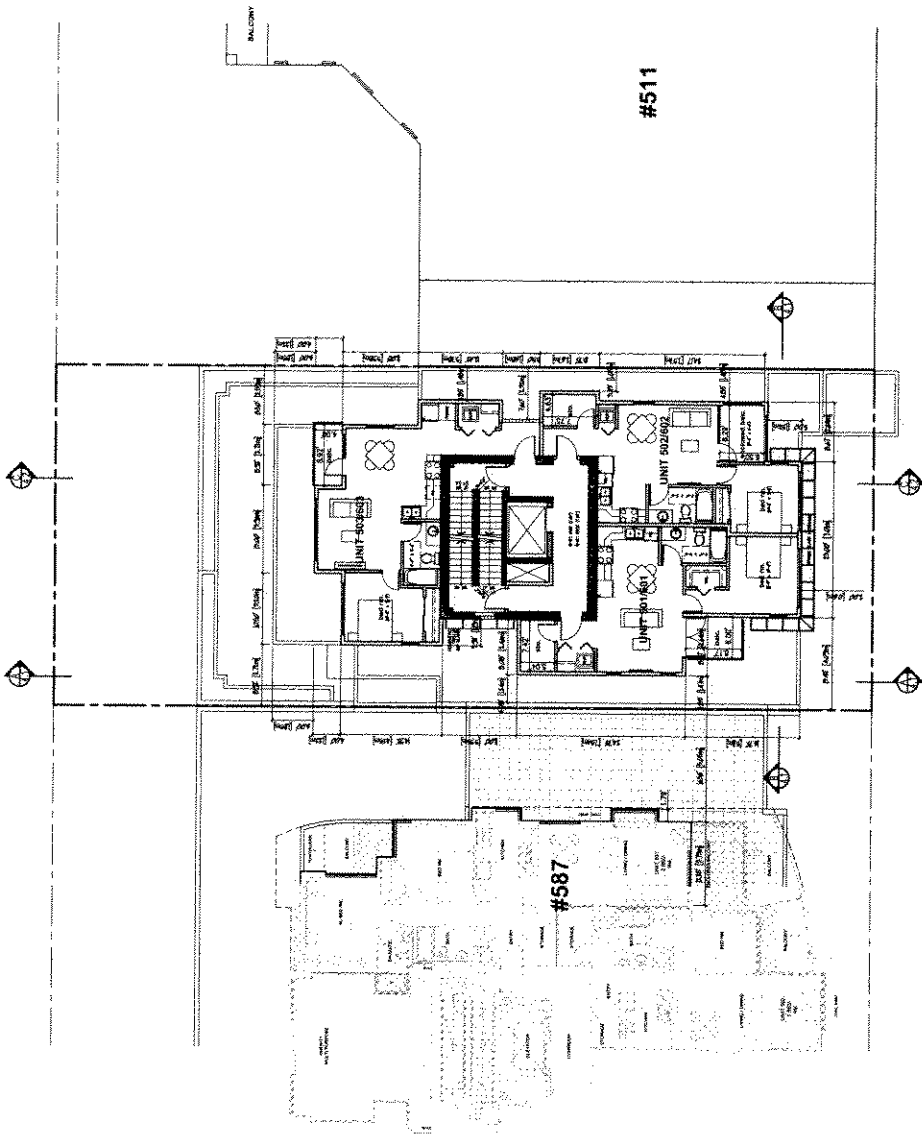
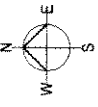
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BY: [Signature]
SUBMIT FOR: [Signature]

Comments:

PROJECT No. 553 WEST 7TH AVENUE VANCOUVER, BC

SHEET No. FIFTH AND SIXTH FLOOR PLAN

Drawn:	JK
Checked:	MC
Scale:	1/8" = 1'-0"
Project Number:	
Revision Date:	2010/10/01
Sheet No.:	D2.5



5F/6F FLOOR PLAN

BC TEACHER'S FEDERATION BLDG.



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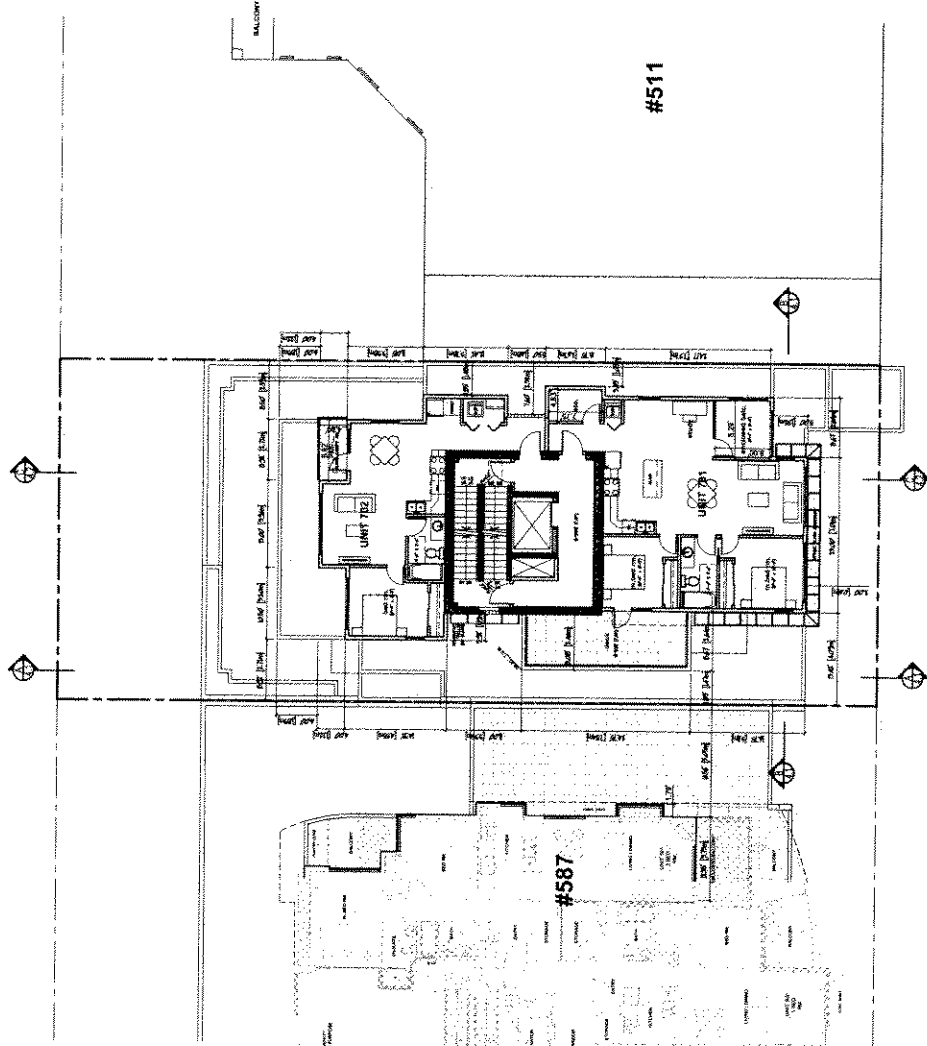
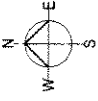
DATE: 10/10/11
BY: MCH/ACI
SUBMIT FOR: RPA

Comments:

Project Title:
**553 WEST 7TH AVENUE
VANCOUVER, BC**

Sheet Title:
SEVENTH FLOOR PLAN

Drawn:	JL
Checked:	SC
Scale:	1/8" = 1'-0"
Project Number:	
Revision Date:	2011/10/11
Plot Date:	
Drawn By:	D2.6



7F FLOOR PLAN

BC TEACHER'S FEDERATION BLDG.



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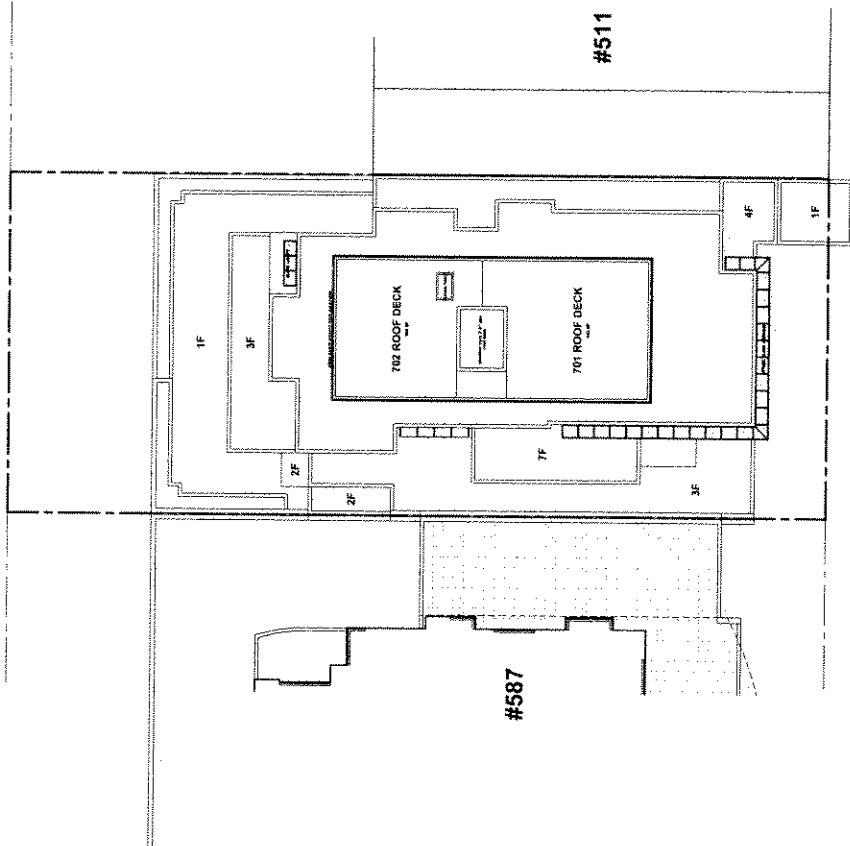
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 CHECKED BY: [Name]

Comments

Project Title
**553 WEST 7TH AVENUE
 VANCOUVER, BC**

Sheet Title
ROOF PLAN



ROOF PLAN

Drawn By	BC
Checked By	MC
Scale	1/8" = 1'-0"
Project Number	
Revision Date	2018/10/15
Print Date	
Drawn By	D2.7



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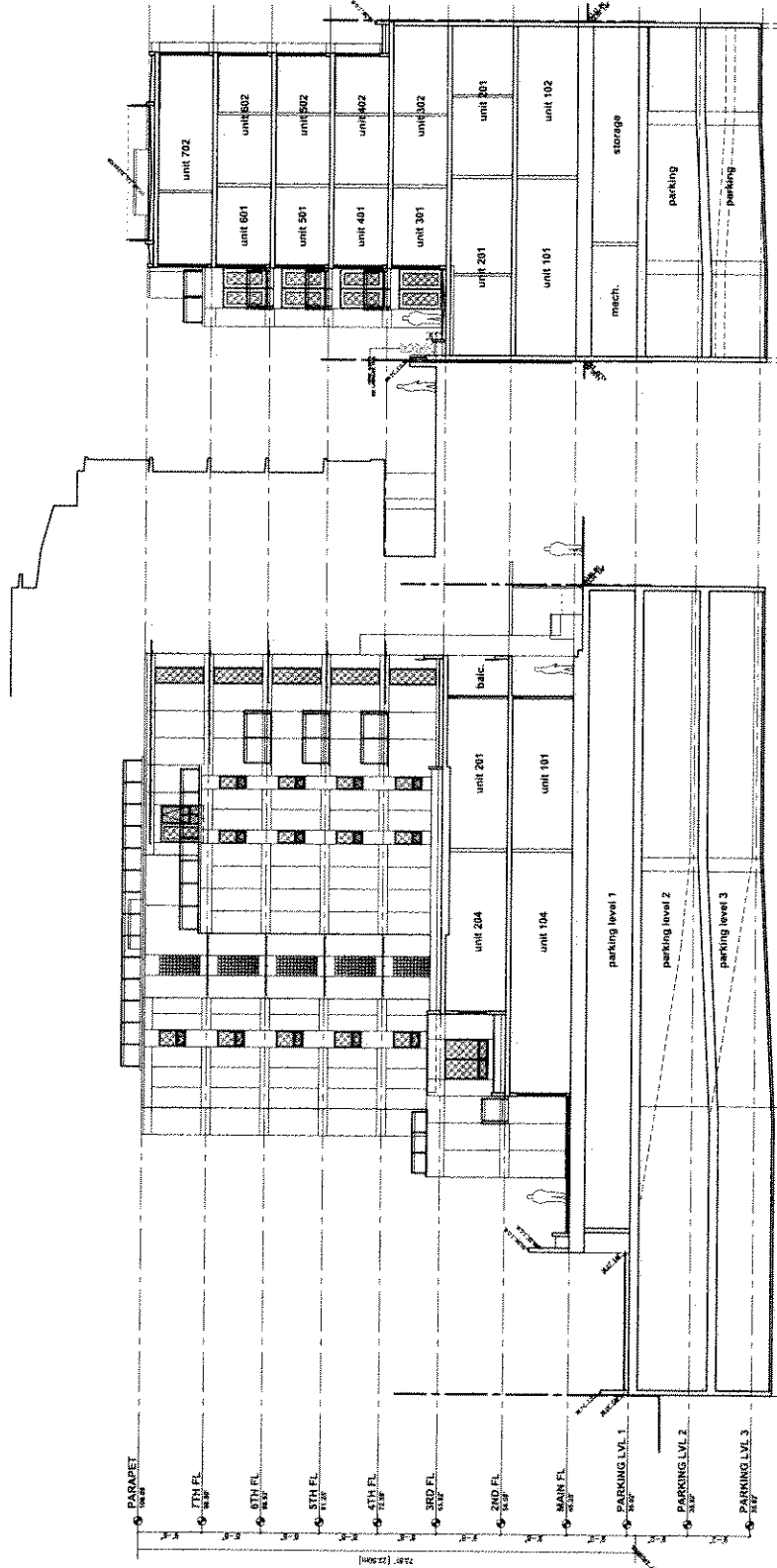
DATE: 10/27/2017
 BY: 10/27/2017
 SUBMIT FOR: CPA

Consultant:

553 WEST 7TH AVENUE
 VANCOUVER, BC

SECTION A-A' AND SECTION B-B'

Drawn By:	JL
Checked By:	
Scale:	1/8" = 1'-0"
Project Number:	
Revision Date:	2017/10/27
Print Date:	
Sheet No.:	D4.1



SECTION B

SECTION A



MATTHEW CHENG ARCHITECT INC.

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RE: Proposed Residential Apartment at 553 West 7th Avenue, Vancouver BC

Development Summary:

Zoning:	C-3A Central Broadway District
Lot Area:	5,993 sq.ft (50.01' x 119.82')
Floor Space Ratio:	2.93 FSR (3.0 FSR permitted)
Uses:	22 residential suites (20 one-bedrm, 1 two-bedrm, and 1 studio)

Design Rationale:

Context:

Subject property is located in the Central Broadway district on West 7th Ave between Cambie and Ash. Recent commercial and residential developments south of Cambie Street Bridge have transformed this area into a vibrant city sub-centre where pedestrian activities are becoming a vital part of the neighbourhood experience.

Proposed development at 553 West 7th is intended to provide high quality housing to sustain this current trend of densification which is expected to continue after the opening of Olympic Village Station and Broadway-City Hall Station.

Site Conditions:

- Front yard of #553 is facing West 7th Ave (south elevation) which has moderate pedestrian and vehicular traffic during the day.
- There is a 7' height differential between north and south property line.
- There is a 20' right-of way connecting #553 to Ash Street which provides access to underground parking and garbage collection.
- West to the subject property is an eight-storey residential tower (#587) with a two-storey podium (zero setback at east and west property line) and the tower portion (3/F to 8/F) is setback approximately 16' on both sides.
- Front yard set back at #587 is approximately 16' with extensive landscape work for the 7th Ave Bikeway/Greenway.
- East elevation of #587 has large window wall surfaces oriented towards the proposed development. Therefore, the design of west elevation at #553 must carefully consider its impact on privacy and security.
- East to the subject property is a four-storey building (#511) with ground floor commercial/retail units and rental apartments on second, third, and fourth floors.



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- The office building for B.C. Teacher's Federation is immediately north to the subject property.

Design Challenges:

Subject property is the last vacant lot on the 500 block of West 7th Ave with disparate neighbouring buildings on both sides; #587 and #511 are very different in terms of massing, building height, setbacks and uses on ground floor. Therefore, one of the key design challenges is to provide a smooth transition along the 50' frontage while creating a new identity for the proposed development. In addition, sensitive treatment at the side yards particularly to #587 is critical in order to provide privacy, security and livability for both the neighbouring tower and our future residents.

Proposed Massing and Height:

- Proposed massing includes a five-storey tower situated on a two-storey podium (total 7 storeys).
- The highrise portion takes a slender profile (23' at the south end) from 4/F to 7/F which effectively reduces its visual impact.
- The podium contains a series of townhouse blocks to integrate with #587 and #511 at west and east property line. This provides a finer building scale and pedestrian friendly streetscapes along West 7th Ave. Suites 101 and 102 are slightly elevated for adequate separation between street and dwelling unit. Large patios along West 7th Avenue are similar to those of #587 which not only creates an attractive outdoor space but also serves as a security buffer. Proposed tower setback at west property line is 7.49'.
- The main tower massing (7-storey) is visually separated from the low-rise "townhouses" by a band of concrete cornice which helps the transition between the two massing blocks.
- Rear elevation (north) contains stepped massing to reduce visual impact and overshadowing cast by the proposed building.

Materials and Character:

- Proposed material palette includes architectural concrete, window wall, and high quality metal panels. Metal panel is selected to reduce loading on the transfer beams.
- Large floor-to-ceiling window wall is oriented towards front and rear yards to provide ample natural light and to evoke a sense of welcoming. Small punch-out windows are located at the east and west elevations to provide privacy (offset from neighbouring tower windows) and to reduce the size of unprotected opening.
- Opaque glass overhang along upper levels of west, south and east elevations softens and unifies the building form. This also provides solar shading and reduces glare and heat gain.
- Proposed aluminum railing with glass guard is similar in style to the neighbouring tower which reduces the blockage of natural light to the window wall design.

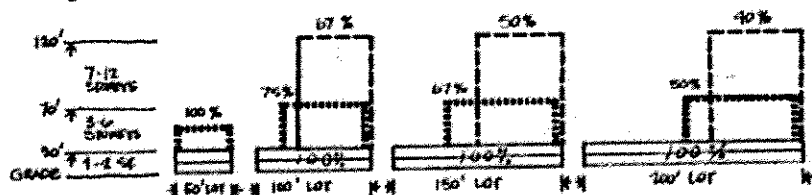


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Response to By-laws and Guidelines:

- Multiple dwelling is a conditional use in C-3A. Central Broadway Design Guidelines generally encourages housing.
- Outright density is 1.0 FSR and outright height is 9.2m (30.2'). A maximum conditional density of 3.0 may be awarded if the overall building design carefully considers privacy, residential livability and impacts on views and overshadowing.
- Massing for this zoning district is suggested in the diagram below (Central Broadway Design Guidelines):



- Usable open space (landscaping and street trees) along the 7th Ave Bikeway/Greenway is proposed for earning the bonus density.
- Proposed design is in tune with the Central Broadway Design Guidelines that a stepped down massing is presented on south, west, and north elevations.
- Design team reduced floor to floor height (typical 8' clear) wherever possible to minimize the impact on neighbouring buildings. Proposed parapet height (108.09') is lower than the top level of #587.

Sustainability:

- C-3A does not require LEED certification. Design team has LEED accredited professionals on board and we are aiming to achieve LEED silver or equivalent rating.

Landscape Design:

- Extensive landscaping and street trees are provided to meet Greenway standards.
- Planters are utilized to provide privacy screening for Suite 101 and Suite 102.
- Planter is installed at the end of the rear driveway to beautify the concrete knock-out wall.
- Additional planters are found at the podium roof deck (3/F adjacent to Suite 301) to provide privacy and security between #587 and our building.

Please do not hesitate to contact me if you have any questions or require further design clarifications.

Matthew Cheng, MAIBC
 Matthew Cheng Architect Inc.