

1675 WEST 8TH AVENUE (COMPLETE APPLICATION)
DE409080 - ZONE C-3A

MBR/BM/DR/LJ

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

B. Boons (Chair), Development Services
M. Thomson, Engineering Services
L. Gayman, Real Estate Services
R. Whitlock, Housing Centre
D. Jantzen, Vancouver Coastal Health Authority
T. Driessen, Vancouver Park Board
M. Meszaros, Development Services

Also Present:

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

APPLICANT:

Intracorp Pine Street Development Ltd.
900 - 666 Burrard Street
Vancouver, BC
V6C 2X8

DESIGN PROFESSIONAL:

Ramsay Worden Architects
200-1777 West 3rd Ave
Vancouver, BC
V6J 1K7

EXECUTIVE SUMMARY

- **Proposal:** To construct a 77 unit residential development with an 11 storey residential tower, townhouses at grade and 2.5 levels of underground parking and incorporating a transfer of 766.4 m² (8,251 sq. ft.) of heritage density.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

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

Appendix D Applicant's Design Rationale

Appendix E Plans and Elevations

Appendix F Applicant's View Analysis

Appendix G Heritage Density Transfer - Applicant's Letter "A"

● **Issues:**

1. Views and Shadowing
2. Design of Townhouses on Street
3. Access to Residential Units

● **Urban Design Panel: Support**

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE409080 as submitted, the plans and information forming a part thereof, thereby permitting the construction of an 11 storey residential tower with townhouses at grade and 2.5 levels of underground parking and incorporating a transfer of 766.4 m² (8,251 sq. ft.) of heritage density from a vendor site, 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 views through the mid-rise and tower roof tops;

Note to Applicant: This can be achieved on the tower roof by aligning the mechanical and the private roof accesses with the elevator overrun. A single stair rather than the scissor stair can also be provided for the shared roof deck. The westerly mid-rise roof decks, associated handrail and privacy screen should be reduced by approximately 6 ft in width to improve views.

- 1.2 design development to reduce the shadow impacts of the mid-rise and tower massing;

Note to Applicant: This can be achieved by reducing the slab extensions and setting back the balconies on the north side of the mid-rise (8th floor) and tower (11th floor).

- 1.3 design development to refine the townhouse relationship to the street and architectural vocabulary;

Note to Applicant: The half storey basements on the Pine Street townhouses and the easterly townhouses on West 8th Avenue should be raised to have the floor levels equal to the patio level. The bay window overhangs and deep slab extensions which project into the public realm on the second floor of the townhouses should be reduced in depth.

- 1.4 design development to provide internal access to all units and create more liveable residential units;

Note to Applicant: Primary access to residential units should not be through the parking garage or lane. Provide direct internal access to townhouses primarily from the street or through internal corridors with secondary access through the garage.

- 1.5 design development to provide extensive planters on roof decks particularly at privacy screens with species not to exceed 4 ft. in height;

- 1.6 design development to provide a contextual response to the existing setback at the property line of the adjacent building to the east;

Note to Applicant: This can be achieved by either negotiating with the adjacent neighbour to landscape this area or by setting planter levels terracing down to this lower grade area.

- 1.7 Provide notation on the drawings of the art feature proposed at the entrance to the residential lobby on 8th Avenue and coordinate with the Office of Cultural Affairs for artist selection and feature design;

- 1.8 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, for the provision of a traffic circle on Pine Street at West 8th Avenue, with 100% of costs to be provided by the developer/owner.

Note to Applicant: The construction of the traffic circle requires an approved Council report. The report will include public input gathered as a result of notification of all nearby property owners.

- 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 | - | - | 250 ft. x 110 ft. (nominal) |
| Site Area | - | - | 27,504 sq. ft. (survey plan) |
| FSR ¹ | Outright 1.00 Conditional 3.00 Heritage Density (10%) <u>0.30</u> Total 3.30 | - | Residential 3.30 |
| Floor Area ¹ | Outright 27,504 sq. ft. Conditional 82,512 sq. ft. Heritage Density <u>8,251</u> sq. ft. Total 90,763 sq. ft. | - | Residential 90,750 sq. ft. |
| Balconies ² | Open 3,630 sq. ft. Enclosed <u>3,630</u> sq. ft. Total 7,260 sq. ft. | - | Open 3,632.5 sq. ft. Enclosed <u>3,622.5</u> sq. ft. Total 7,255.0 sq. ft. |
| Height ³ | Outright 30.18 ft. Conditional discretionary | - | Top of Tower Parapet Wall 104.4 ft. Top of Tower Guardrail 107.4 ft. Top of Elev. Penthouse/ Roof Deck Access 110.6 ft. |
| Parking ⁴ | - Small Car (25% max.) 33 | Residential 90 Disability Spaces 4 | Residential Standard 90 Small Car 34 Visitor's 6 (4 s.c.) Disability <u>4</u> Total 134 Small car spaces 38 Disability spaces 4 |
| Bicycle Parking | - | Class A 96 Class B 6 Residential | Class A 97 Class B 6 Residential |
| Loading ⁵ | - | Class B 0 Residential | Class B 0 Residential |
| Horizontal Angle of Daylight ⁶ | - | all habitable rooms - at least 1 window with an angle of 50 ⁰ or 2 angles with a sum of 70 ⁰ over an unobstructed distance of 78.7 ft. | Angles and distances generally comply except for some units facing the lane on the 2nd to 8th floor levels. These units have angles varying from approximately 34 ⁰ to 41 ⁰ . |
| Amenity | 10,764 sq. ft. | - | 1,855 sq. ft. |
| Unit Type | - | - | 19 - one-bedroom 51 - two-bedroom 4 - two-bedroom + den <u>3</u> - three-bedroom 77 units total |

¹Note on FSR/Floor Area: The Development Permit Board may permit an increase in the maximum floor space ratio up to and including 3.00, and may also permit a transfer of heritage density under Section 4.7.5 of the C-3A District Schedule. The proposal is seeking the maximum (10%) Heritage Density Transfer (8,251 sq. ft.), with the donor site being identified as 526 Beatty Street (see discussion on pages 8 and 10). Securing of transfer of heritage density is required to achieve the maximum FSR/Floor Area as indicated. Standard Condition A.1.14 seeks confirmation that an agreement has been finalized between the donor site and subject site for the transfer of the heritage density. Floor Area figures are taken from sealed and signed revised FSR overlays provided by the applicant on June 16, 2005 and need to be confirmed. See Standard Condition A.1.1.

²**Note on Balconies:** Balcony area figures are taken from sealed and signed revised FSR overlays provided by the applicant on June 16, 2005 and need to be confirmed. See Standard Condition A.1.1.

³**Note on Height:** The Development Permit Board may permit an increase in the height of a building beyond 30.2 ft. to an unspecified maximum under Section 4.3 of the C-3A District Schedule. The Burrard Slopes C-3A Guidelines suggest a maximum height of 100 ft. (see discussion on pages 9 & 10). Standard Condition A.1.2 seeks confirmation of the height figures provided by the applicant.

⁴**Note on Parking:** The required parking is based on the new parking standards recently enacted by City Council. Number of small car spaces must be reduced to comply with the maximum 25% small car ratio. See Standard Condition A.1.3.

⁵**Note on Loading:** Loading is not required for developments containing less than 100 dwelling units.

⁶**Note on Horizontal Angle of Daylight:** Most units generally meet daylight access requirements with the exception of some units facing the lane. These units need design changes to improve its daylight access angle. See comments in Guideline Table below and Standard Condition A.1.7.

• Technical Analysis: Burrard Slopes C-3A Guidelines

| | RECOMMENDED | PROPOSED |
|--|--|--|
| <p>Height and Length¹ <i>[Section 4.3.1 (c)]</i></p> | <p>Tower elements should:</p> <ul style="list-style-type: none"> (i) be separated from other existing residential tower elements by at least 82 ft. (ii) have floorplates with a maximum floor space of 5,500 sq. ft., a maximum east/west dimension of 72 feet, and a maximum north/south dimension of 88 ft. <p>Note: Floorplates do not include balconies but include all other areas such as elevators and mechanical shafts, residential storage, corridors, etc.</p> <ul style="list-style-type: none"> (iii) provide a strong presence at ground level. (iv) be considered on sites with 125 ft. frontage or more, except on corner sites which can be less. (v) have a maximum height of 100 ft. | <p>Tower elements:</p> <ul style="list-style-type: none"> (i) the tower separation of 82 ft from the Virtu tower appears to be provided. Staff request confirmation of tower separation under Standard Condition A.1.2. (ii) the tower has a floorplate of 5,200 sq. ft. on the 9th floor, a floorplate of 5,113 sq. ft. on the 10th and 11th floors, an east/west dimension of approximately 75.3 ft. and a north/south dimension of 83 ft. Staff support the variation of tower dimensions (see discussion on page 10) (iii) continuous townhouse presence on the streets proposed at ground level. Condition 1.3 and 1.4 outline issues related to the detailed resolution of the townhouses (see discussion on page 12) (iv) situated on a site with a frontage of 250 ft. (v) has a height of 104.4 ft. to top of the tower parapet wall, 107.4 ft. to top of tower guardrail and 110.4 ft. to top of parapet wall of elevator penthouse/ roof deck access stairs. Condition 1.1 requests improvements to allow views through and condition 1.2 requests a reduction of the shadow cast by scaling back the north building face at the 8th and 11th floors to meet guideline criteria. |
| <p><i>[Section 4.3.1 (d)]</i></p> | <p>Mid-rise elements (any portion of a building over 40 ft.) should occupy no more than 60% of the street frontages.</p> | <p>The mid-rise element is 55% of the width of the site which is less than the suggested 60%. This provides benefits of shadowing and views through for surrounding neighbours.</p> |
| <p><i>[Section 4.3.1 (e)]</i></p> | <p>Low-rise elements (any portion of a building up to 40 ft.) may occupy as much frontage as desired.</p> | <p>Low-rise elements meet criteria at or below 40 ft.</p> |
| <p>Front Yard and Setbacks <i>[Section 4.4 (a)]</i></p> | <p>Residential uses should be set back a minimum of 12 ft. from the front property line to provide some privacy from the street, permit semi-private outdoor space for ground level units, and provide for landscaping. At upper levels, small window bays may project into this setback.</p> | <p>Approximately 11.3 ft. /12.0 ft. to column/ building face at ground level on West 8th Avenue and approximately 9.6 ft. to window bays on upper level. These setbacks meet the intent of the guidelines for residential on the street.</p> |

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|--|--|---|
| | RECOMMENDED | PROPOSED |
| Side Yards and Setbacks <i>[Section 4.5 (a)]</i> | Exterior side yards and setbacks (i.e., on corner sites) should be provided similar to front yard and setbacks, and treatment should be similar. | Approximately 12.7 ft. setback to building face at ground level on Pine Street and 9.2 ft. /10.0 ft. to column/window bays on upper level. Staff support this setback. |
| Rear Yard and Setbacks <i>[Section 4.6 (a)]</i> | Larger than minimum rear setbacks should be provided to enhance the liveability of potential residential units. | Larger than minimum 15 ft. setbacks have been proposed for most units with the exception of 2 units per floor. For those units, enclosed balconies have been proposed in front of bedrooms. Staff suggest that this is adequate for liveability for the future residents. |
| Floor Space Ratio <i>[Section 4.7 (a)(i)]</i> | Discretionary increases to the outright 1.0 FSR for individual uses may be considered for residential - up to 3.0 FSR. | The proposed FSR is 3.30 which includes a 10% increase resulting from a transfer of heritage density. (See discussion on pages 9 & 11) |
| Horizontal Angles of Daylight <i>[Section 4.10 (a)]</i> | All habitable rooms in buildings containing 3 or more dwelling units should have at least one window on an exterior wall with an angle of 50° or 2 angles with a sum of 70° over an unobstructed distance of 80 ft. | Staff request complete information and design development under Standard Condition A.1.7. Several enclosed balconies do not allow an angle of 50° and staff request the angle be met for 10 north facing units. |
| Semi-Private Open Space² <i>[Section 7.2 (a)]</i> | Residential development should provide semi-private open space at grade, or on a roof, having an aggregate size of 50 sq. ft. per unit or more. It should be located to maximize sun exposure, and be protected from noise and overlook of neighbouring buildings. 77 units x 50 sq. ft. = 3,850 sq. ft. | Semi-private open space of an aggregate area of approximately 4,409 sq. ft. has been provided off the indoor amenity area, including a children's play area at the northeast corner of the site plus a common roof deck on top of the building. |
| Balconies and Private Open Space <i>[Sections 5.4 (a) & 7.3 (a)]</i> | Residential units should have direct access to a private outdoor space with a minimum single horizontal dimension of 6 ft. and a minimum area of 50 sq. ft. Where possible, these should be oriented to capture sun, take advantage of views and ensure visual privacy and security. | Staff request dimensions to be provided for balconies but note that all units have generous open and enclosed balconies making it likely that this guideline will be met. However, several balconies are deep with minimal external exposure due to structure and columns blocking the front face. Staff request improvement to the daylight exposure for these balconies under Standard Condition A.1.7. |

¹Note on Height and Length: Floorplates exclude balconies but includes all other area such as elevators and mechanical shafts, residential storage, corridors, etc.

²Note on Semi-Private Open Spaces: Clarify and define semi-private open space adjacent to amenity area on level 2 to verify area provided. See Standard Condition A.1.1.

• **Legal Description**

Lots: 16, 17, 18, A & B
 Block: 309
 Plan: 590
 District Lot: 526

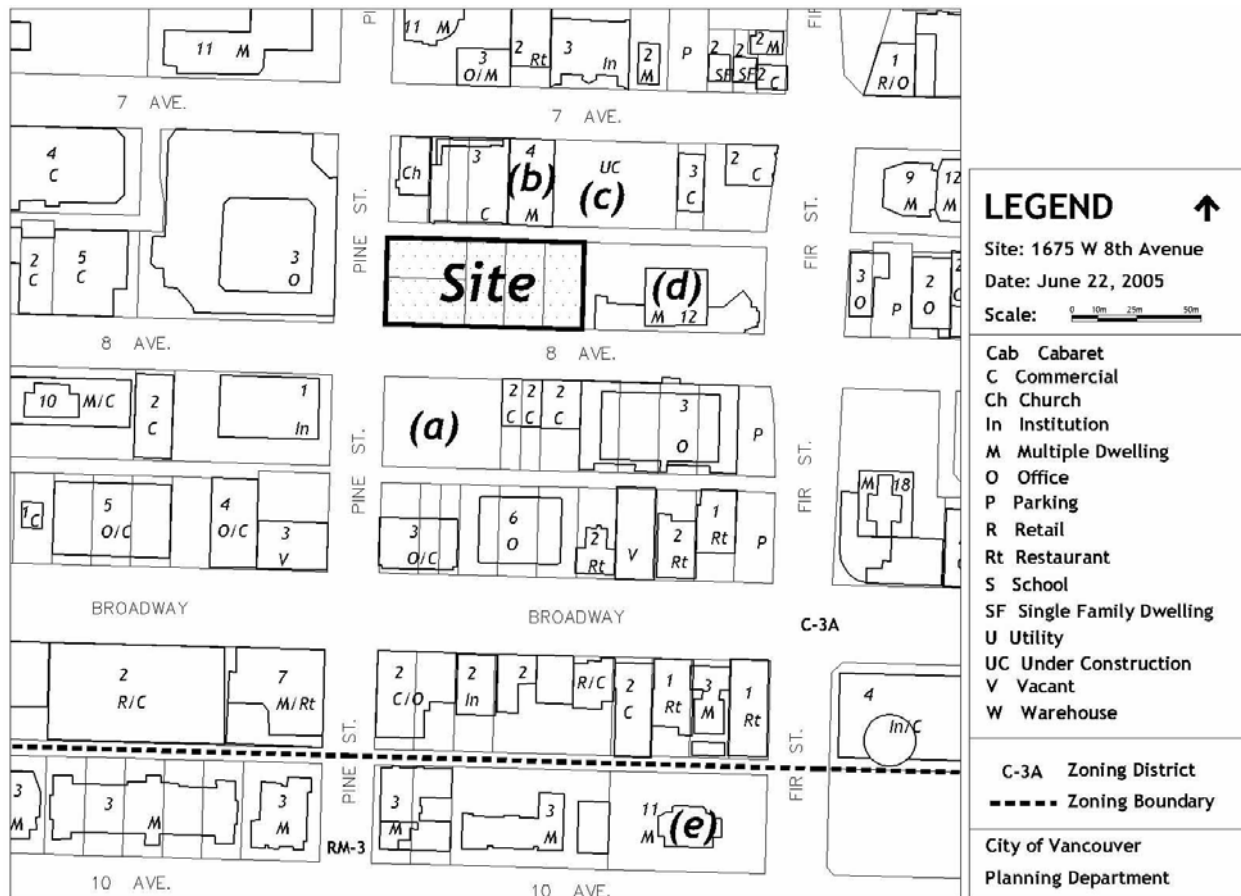
• **History of Application:**

04 12 23 Complete DE submitted
 05 02 06 Urban Design Panel
 05 05 04 Complete DE re-submission
 05 06 22 Urban Design Panel
 05 07 06 Development Permit Staff Committee

• **Site:** This 250' by 110' site is located at the north-east corner of Pine St. and West 8th Avenue. There are 2 and 3 storey office buildings on the site. There is a slope of approximately 5 ft. from 8th Avenue down to the lane. One (1) driveway crossing exists onto Pine Street.

• **Context:** Across Pine Street is a 3 storey financial institution; across the lane to the north is a church, a 3 storey commercial building, a 4 storey artist live/work building with a courtyard, and a proposed 11 storey residential tower (Virtu). To the south across West 8th is a future C-3A development site. Significant adjacent development includes:

- (a) 1690 West 8th Avenue, an 11 storey multiple dwelling, 103 ft height, recently approved development application
- (b) 1678-80 West 7th Avenue, a 4 storey artist live/work studio building
- (c) Virtu, 1650 West 7th Avenue, an 11 storey residential tower, 100 ft. height, under construction
- (d) Fircrest Gardens, 1633 West 8th Avenue, 12 storey residential tower, 112 ft height
- (e) Hennessey House, 1633 West 10th Avenue, 12 storey residential tower, 120 ft height



● **Background:** An earlier complete development application made by the applicant was not supported by the Urban Design Panel due to scale and massing issues. This revised proposal received unanimous support from the Urban Design Panel.

A transfer of heritage density is requested for this site. Recent approvals of similar developments in this Burrard Slopes sub-area of C-3A have demonstrated that the additional density can generally be absorbed by larger sites such as this with 250 ft. of frontage. The heritage density transfer carries a public benefit to support retention of the City's heritage resources. However, the additional massing and overshadowing from that density must demonstrate that it has no significant impact on surrounding properties (see discussion page 11).

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

1. C-3A District Schedule
 2. Burrard Slopes C-3A Guidelines
-
1. C-3A District Schedule

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

Density: 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, provided the Board 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 liveability of any dwelling uses.*

Transfer of Heritage Density: Section 4.7.5 states:

4.7.5 The Development Permit Board may, for sites located west of Main Street, north of 16th Avenue and east of Burrard Street permit an increase in floor space ratio where the increase results from a transfer of heritage floor space to a maximum of 10 percent over the total permitted floor space ratio.

Height: The outright height permitted is 9.2 m (30.2 ft.). That 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 in height may be permitted provided the Development Permit Board 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 effect 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. Burrard Slopes C-3A Guidelines

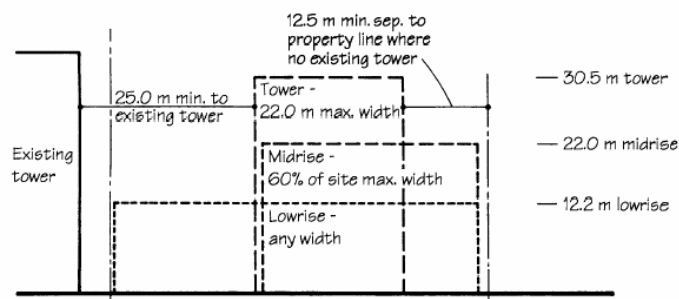
The intent of these guidelines as they relate to this development, in summary, are:

- to create a predominately residential neighbourhood;
- to provide a high quality streetscape;
- to ensure liveability and to minimize the impact of new development on neighbouring views through massing and height of 100 ft. (30.5m) suggested in the guidelines; and
- to take advantage of opportunities for open space.

Guideline Massing from Burrard Slopes C-3A Guidelines

Figure 17. Height and Length Limits

East/West Section (Mid block site)



• Response to Applicable By-laws and Guidelines:

Use: The multiple dwelling use on this site supports the intent of the guidelines to create a predominantly residential neighbourhood in this area.

Massing: The mid-rise and tower have been well placed to allow views down Pine Street for the recently approved tower at 1690 West 8th, across the street to the south. The tower element is also placed to provide the minimum 82 ft clearance from the Virtu tower (under construction) to the north east.

The mid-rise massing width suggested in the guidelines is a maximum of 60% of the width of the site, where a slightly thinner massing of 55% is proposed which provides benefits for views and shadowing.

The tower floor plate dimensions are 3 ft wider than the guideline suggested (75.3 ft vs. 72 ft) but is 5 ft shorter in depth (83 ft vs. 88 ft) than the guidelines suggest. Staff have reviewed the impacts of the extra width and note that this does not have direct view or shadow impacts. Considering this in conjunction with the narrower massing and the smaller floor plate, staff support this variation of the tower floor plate dimensions.

Height, Views and Shadowing: Analysis shows that the massing provides benefits at the mid-rise width at 55% being less than the guideline suggested at 60% but exceeds the guideline in tower and shoulder height at the rear of the site. The height of the building is also at or below the guideline heights including handrails, at the front of the site, on 8th Avenue but exceeds the height at the rear due to site slope. Staff note that ceiling heights for the residential are proposed at 9'-2" up to the 8th floor and 9'-8" on the 9th to 11th floors, where 8'-8" has traditionally been the floor to floor height for concrete towers. However, staff generally support the increased floor heights for liveability provided the impacts associated with these increases can be minimized.

Given that an existing 4 storey artist live/work development with a courtyard is across the lane to the north and that future development beside it will not likely achieve a tower due to the separation criteria according to the guidelines, staff suggest that there should be more shadow benefits provided to the existing and future residents directly to the north.

In condition 1.2, staff suggest that the proposal be further scaled back to meet shadow criteria suggested by the massing controls in the guidelines, at the mid-rise and tower levels. This can be relatively easily achieved by minimizing overhangs and setting back the extensive balconies on the north side on the 8th and 11th floors.

With respect to views, a number of southern neighbours would be affected by views through the site. Staff suggest improvements to the tower roof by aligning the roof access stairs and by setting back the decks and handrails on the mid-rise roof by approximately 6 ft under condition 1.1.

The Urban Design Panel supported the elevator providing access to the tower roof shared deck (located on the southeast roof corner). Staff acknowledge that this would provide universal access to this amenity. However, given the sensitive view issues which several neighbours have responded to, and given the lack of notification for adding significant height to the elevator penthouse, staff do not supported this feature for this site.

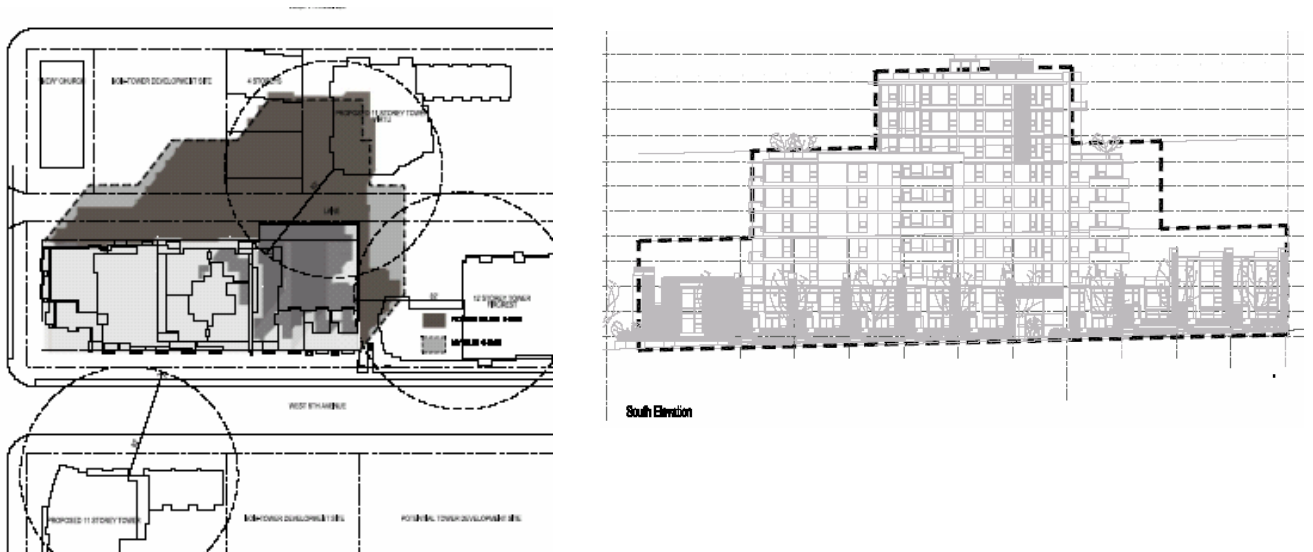


Figure 2. Massing and Shadow Analysis of Proposed Development

Density and Transfer of Heritage Density: The maximum conditional increase to density has been requested plus a 10% transfer of heritage density. Staff have reviewed the impact of the density plus the additional 8,251 sq.ft. of heritage density and note that the additional area does not have any noticeable impacts on views and shadowing but noting that there are some shadow concerns related to the increased floor to floor height of the upper massing. On that basis, staff support the transfer of heritage density to this site, acknowledging the important social benefits of retaining heritage resources.

Townhouse Resolution and Residential Liveability: Townhouses are proposed along both Pine Street and West 8th Avenue which is a desirable streetscape response. However, these townhouses have a number of difficulties related to the detailed resolution which, presented together, create a substantive concern as related to the public realm. The townhouses on Pine Street have a basement type “studio” space located a half level below the patios shown on the street with a bay window

projecting a half level above the patio making it nearly unusable and creating no direct access to the patios from living spaces. This is also the case on the easterly townhouses on 8th Avenue which have a lower kitchen level looking out at patio level. The bay windows on the second floor in conjunction with the large slab extension above have an overbearing presence on the public realm setback and interfere with the inner row of trees. Staff recommend improvement to this under condition 1.3.

Residential liveability has been compromised for the lower units on the lane which proposes circuitous access either via the parking garage or by the lane. The townhouses east of the residential entrance have no internal access services including garbage or parking other than the street. Staff suggest that these issues be significantly resolved to achieve the necessary optimum relationship of the residential units to the street associated with development requests for maximum density and height increases in the by-law. Direct internal access is requested for these units under condition 1.4.

Building Materials and Treatments: Staff support the proposed high quality, durable materials of brick masonry on the townhouse and planter walls on the streets, painted architectural concrete with reveals on the upper massing and glass.

Art Feature: A mural designed by an artist is proposed at the entrance wall leading into the residential tower lobby. Staff support the idea of including artistic enrichment to the proposal even if it is not as visible to the public realm but because it will support the work of artists. The design of the feature and artist selection to be coordinated to the satisfaction of the Office of Cultural Affairs under condition 1.7.

Public Open Space and Landscaping: A corner open space is proposed and a landscaped corner bulge. Together, this provides a desirable public space which will enhance the existing and proposed corner "pocket plazas" on Pine Street as a well used pedestrian route from Broadway to north Kitsilano. Staff suggest minor improvement to the plaza by improving overlook from the adjacent townhouses by relocating the proposed trees and providing a lighting concept as noted under condition A.1.18.

For roof decks, staff suggest improving overlook from existing and future developments, these should have increased shrub level landscaping in planters to increase general amenity of the area under condition 1.5.

Sustainable Building Features: A variety of sustainable building features have been outlined in the submission for the Urban Design Panel. The features which can be readily achieved according to current by-law and guideline authority include:

- drought resistant planting and high efficiency irrigation with notations to be added to landscape plans under condition A.1.19
- solar shading slab extensions shown on the south and west facades;
- significant increase to landscaping on roof decks requested under condition 1.5.

Traffic Circle on Pine Street: Through response to notification, staff have heard from neighbours regarding increased traffic on Pine Street, including truck traffic. A traffic circle would deter truck traffic and slow other traffic cutting through. Staff note that this traffic issue is not created by this development proposal nor other residential developments as this area builds out to its residential capacity. Rather, with Pine Street as a strong pedestrian alternative to Burrard Street for north and south access to Broadway, the addition of a traffic calming feature would add to the general amenity of the area and contribute to the earning of the conditional increases to density and height requested for this development proposal. Staff request the provision of a traffic circle on Pine Street under condition 1.8. It is noted that construction of the traffic circle requires the approval of a report to Council and the report will include public input gathered as a result of notification of all nearby property owners.

Setback Interface of Adjacent Easterly Building (Fircrest Gardens, 1633 West 8th Avenue): The existing building to the east has an un-maintained setback of approximately 3 ft along its west property

line with a high wall. Through conditional development of this subject site, staff request that a more contextual response be provided rather than adding another high wall and isolating this space which is open to the lane. This could be provided in several ways; by lowering the proposed wall at the shared outdoor space or by filling and landscaping this leftover space with the agreement of the adjacent strata council or by containing the space at the lane. Under condition 1.6, staff request a contextual resolution to this setback area.

• **Conclusion:**

The proposal is generally well resolved but has a number of issues with final resolution of the building and site which are noted by staff in the conditions of this report. With the improvements noted, this proposal will achieve benefits well beyond that which could be achieved in outright zoning as noted below to earn the requested conditional increases to density and height summarized as follows:

- resolution of the massing, subject to improving shadow impacts, to provide views through,
- enhanced pedestrian realm through landscaped setbacks on the street and continuous townhouses, subject to refinement of the townhouses,
- a corner open space and landscaped corner bulge,
- provision of traffic calming circle on Pine Street,
- high quality building materials and detailing,
- sustainable building features,
- parking access from the lane, thereby deleting 1 driveway crossing on Pine Street, and
- an art feature at the entrance to the residential lobby.

On that basis, staff recommend approval of this development application.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on June 22, 2005, and provided the following comments:

EVALUATION: SUPPORT (6-0)

- **Introduction:** Mary Beth Rondeau, Development Planner, presented this application in the C-3A zone. The site is in the Burrard Slopes area between Broadway, Granville and Burrard and the proposed all-residential use meets the intent of the guidelines for a predominantly residential neighbourhood. Proposed density is 3.3 FSR, which is the maximum of 3.0 FSR plus a ten percent heritage density transfer. The proposal also generally conforms to the massing suggested by the guidelines.

The Panel did not support the proposal when it was first reviewed on February 16, 2005, having concerns about the apparent scale and mass of the building, particularly on the north elevation. The Panel also recommended integrating the indoor and outdoor amenity spaces, to reduce the visual scale of the lane wall, and to consider integrating the corner open space with the entry.

The revised scheme incorporates a corner open space that is enriched with a corner bulge and extension into the public boulevard, and there is a 12 ft. setback on West 8th. The scale of the project on the lane has been improved by lowering the raised podium.

The advice of the Panel is sought on whether the project has earned the maximum density of 3.0 FSR from the outright approvable 1.0 FSR, noting the ten percent heritage density transfer is considered a benefit in itself. Advice on the height is also requested, noting the proposal seeks approximately 104 ft., from the outright approvable height of 30 ft.

- **Applicant's Introductory Comments:** The applicant team briefly reviewed the project and noted the incorporation of sustainability features including low flush toilets, re-use of materials and

energy conservation measures. The landscape plan was also briefly described and the applicant team responded to questions from the Panel.

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

- The Panel had a few design development suggestions and the only area of consensus was that the elevator should be taken to the roof to take advantage of the views and to give the space more usability and accessibility.

- **Related Commentary:**

The Panel unanimously supported this application and considered it had well earned the requested height and density. The Panel found the project considerably improved since the last review, particularly the lane elevation.

Positive comments about the scheme included:

- This will be a great addition to the neighbourhood because of its rich landscaping and a building form that is a good fit;
- The building has an interesting assemblage and a very rich language in its façade;
- The midrise component has been very successfully handled;
- The townhouses give the building a great street presence;
- The revisions to the lane are a tremendous improvement;
- The building is much less monolithic than previously;
- It has come a long way in slimming up the midrise component and improving the corners;
- The integration of the amenity spaces is very good;
- The scale at the lane is very well handled; lowering the podium has solved the earlier problems and creating units with a face on the lane provides a really nice edge;
- The architectural language and scale of the street, as well as the double row of trees, creates a very nice streetscape;
- The sustainability aspects are appreciated.

The Panel unanimously recommended that the elevator be taken to the roof. It was noted that the roof deck is a major asset to the building and the elevator will make it much more usable and accessible.

In addition, the following design development suggestions were made by Panel members:

- The northwest corner wall on the lane would be improved with more glazing;
- The elevations could be simpler;
- Suggest more hard landscaping in the outdoor amenity to make it more usable;
- Some concern about the interim condition at the lane, possibly calling for fencing or soft permeable privacy measures for the units closer to the lane;
- The street tree at the front entry should not be moved;
- Recommend adding some landscape that will grow down the wall around the parkade entrance.

There were conflicting comments about the corner public plaza, ranging from making it more elaborate and contained, connecting it in some way to the entrance, and leaving it the way it is.

- **Applicant's Response:** Mr. Worden said he appreciated the Panel's comments which reflect their own discussions, including the comments about simplification.

ENGINEERING SERVICES

On June 14, 2005, City Council enacted changes to the Parking By-law which lowered multiple dwelling parking requirements in much of the city, including the Central Broadway [C-3A] zoning district. The reduction was done in response to studies finding lesser vehicle ownership and to give credit to areas with higher levels of transit service. The new standards will help avoid excessive parking provision, which would enable increased vehicle ownership, in support of the City's sustainable development objectives. Reduced requirements also help with affordability of housing, as parking spaces are very costly, particularly in a structure format. While the proposed provision now appears excessive relative to the newly lowered standard, no maximum was prescribed among the By-law changes. Nevertheless, staff would be supportive should the applicant seek to reduce the parking provision, for example with elimination of all the spaces provided on the P-3 level.

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

SOCIAL PLANNING

The proposed development includes 27 apartments with 2 or more bedrooms, and 14 two-bedroom townhouses on the lower 8 floors, all suitable for families with children. The proposed development includes a secure children's play area with outdoor seating immediately adjacent to a resident amenity room, therefore providing opportunities for convenient supervision of children. The landscape plan specifies resilient surfacing beneath the play structure, and the planting plan does not include any known toxic plants near the play area. The architect and landscape architect are to be congratulated for proposing these accommodations for families with children.

It is suggested that provision of a washroom within the resident amenity/exercise areas to further enhance the usability for residents is requested under condition A.1.24.

ENVIRONMENTAL PROTECTION BRANCH

A site profile, a copy of a Pre-Demolition report prepared by Epoch Environmental Consulting and a Stage 1 Environmental Site Investigation report prepared by Hemmera Envirochem Inc has been received. Staff concur with the reports and findings. There is no schedule 2 activity use at the referenced site. Asbestos containing materials were found in the building which will be removed prior to demolition of the building.

Staff recommend approval. An erosion and sediment control plan is required for review and approval by the Environmental Protection Branch prior to building permit application stage.

PROCESSING CENTRE - BUILDING

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

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

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

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

VANCOUVER COASTAL HEALTH AUTHORITY

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

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

FIRE & RESCUE SERVICES

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

NOTIFICATION

Notification for First Proposal

Two signs were erected on the site on January 24, 2005. On January 25, 2005, 750 letters were sent to neighbouring property owners advising them of the application and the public meeting of the Development Permit Board scheduled for April 11, 2005. Five (5) written responses and one (1) phone call in response to notification have been received to date. All response expressed concern or opposition to the proposal.

The responses can be summarized as follows:

- (1) Agree with the building form/massing and have no issues with the height of the building. Concerned with traffic congestion on Pine. Particularly concerned with corner on bike route at 7th and Pine. Requested traffic circles at 7th and Pine and at either 6th or 8th Streets.
- (2) Concerned with the loss of view from the 6th floor of 1633 West 10th Avenue.
- (3) Concerned with the loss of view from mixed commercial/residential property located at 1700 West Broadway particularly with the addition of development at 1690 West 8th Avenue as well.
- (4) Concerned that the infrastructure in this neighbourhood cannot sustain the increase in commercial and residential density.
- (5) Concern from the developer of 1690 West 8th Avenue that:
 - a. The applicant had undertaken insufficient consultation in advance of the application submission as promised
 - b. Loss of view and privacy as a result of project massing and height. Contend that the floor to ceiling heights and building width across the site exacerbate loss of views and privacy from 1690 West 8th Ave.
- (6) Phone conversation with Canada Post concerned about the possible complaints residents might have with traffic to and from their Postal Station at 8th and Pine St.

On February 25, 2005 a notification letter was distributed to 750 households informing them that the proposal of Dec 23, 2004 would not be forwarded to the Development Permit Board on April 11, 2005 as scheduled. The proposal did receive non-support from the Urban Design Panel.

Notification of Second Proposal

On May 17, 2005 a revised notification letter was distributed to 750 households informing them of the revised proposal dated May 5, 2005 noting that the revised application was scheduled for review by the Development Permit Board on August 2, 2005. A total of 5 responses to the revised proposal have been received - 1 in support and 4 with non-support.

The response can be summarized as follows:

- (1) This proposal will block views from the 6th floor apartment located at 1633 West 10th Ave.
- (2) The shift of the tower portion of the revised proposal to the east will adversely affect the value and view potential of my property located at 1664/1662 West 8th Ave. the respondent takes exception to the statement by the developer for this application that their property is a "non-tower development site". It is the respondent's claim that this would certainly be the case if the application proceeds as submitted.
- (3) The building is too high and should be lower
- (4) Minimize the elevator mechanical equipment on the roof
- (5) Maximize the number of guest parking spaces as the amount of street parking is in short supply
- (6) The proposal will shade my property at 1678-1680 West 7th Ave.
- (7) The proposal will affect the privacy at 1678-1680 West 7th Ave particularly the courtyard and balcony areas
- (8) The amount of parking is excessive and will contribute to traffic in the neighbourhood
- (9) Repositioning of the tower to the east should be re-considered and moved to the west
- (10) The density of the proposal should be reduced
- (11) The landscape plan includes flowering trees to mitigate loss of privacy and enhance the view for residents facing south towards the proposal

Staff response:

Traffic, Parking and Infrastructure: The street, lane and infrastructure for this neighbourhood has been designed to provide for the increases in density such as is proposed in this development application. The proposed parking for this development meets or exceeds the Parking By-Law minimum standards. A visitor parking area has been provided even though it is not required. For traffic, specifically on Pine Street, staff concur that a traffic circle on Pine Street would be a positive contribution as an amenity for the area and have requested this under condition 1.8.

Views:

- Analysis of views from 1633 West 10th Avenue suggests that this site is in the view shadow of existing development on Broadway and on Pine and 7th Avenue. It should also be noted that future development on Broadway where the guidelines suggest a height of 70 ft. will likely affect these existing views.
- With respect to 1700 West Broadway, this proposal is located within the view shadow of the recently approved 1690 West 8th Avenue, which met or exceeded the guideline intent for height and massing.
- With respect to the recently approved site at 1690 West 8th Avenue, the applicant team has undertaken further consultation and view analysis which shows that the proposal does not exceed the 72 ft. for mid-rise height or the 100 ft tower height at the front of the proposed building where view blockage is most important.
- For view potential for 1664 West 8th Avenue across the street to the south, this is a 100 ft internal site which does not meet the criteria for a tower without amalgamation with the

- adjacent easterly site, in which case, the upper massing would likely be further east and unlikely to be affected by this proposed mid-rise and tower placement. Staff note that future development on the north side of 7th Avenue and 6th Avenue would also have impacts on views.
- For all of these view issues, the roof top mechanical, access stairs to roof decks and elevator overrun could be better aligned to reduce impacts on views, as well, staff have requested the roof decks on the roof of the mid-rise to be reduced on the westerly side as noted under condition 1.1.

Noise from Canada Post Operation at 8th and Pine: The post office operates loading off the commercial lane between Broadway and 8th Avenue and will have minimal impact on future residents.

Shadowing, Privacy and Lane Treatment: Staff note that there are shadows cast beyond the mid-rise and tower massing and request that the shadow criteria set by the massing envelope for the guidelines be met under condition 1.2. In terms of privacy, rear yard setbacks have been provided for both developments at 15 ft. plus the lane for a minimum setback of 50 ft and the easterly massing is setback an additional 6.5 ft. This is standard setback in this zone and staff consider will provide ample privacy. Flowering trees are included in the applicant's landscape plan.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

The Staff Committee noted that this application included a number of technical inconsistencies that will require resolution at the prior-to response stage. Staff are satisfied the applicant has shown they can respond to the issues that have been identified.

The Staff Committee concluded that the applicant has earned the increase in height and the density requested plus the 10% heritage transfer of density.

The Staff Committee is prepared to support the notion of universal access to the roof deck but acknowledge that inclusion of universal access to the roof would affect neighbouring views. Conditions have been included that limit the impact on views of mechanical roof structures on neighbouring developments.

B. Boons
Chair, Development Permit Staff Committee

M.B. Rondeau, MAIBC
Development Planner

B. Mah
Project Coordinator

Project Facilitator: D. Robinson

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

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

A.1 Standard Conditions

- A.1.1 confirm and verify that proposed total floor area has not exceeded the maximum FSR of 3.30;

Note to Applicant: Revised drawings received on June 15, 2005 have not been used for this review due to numerous changes and its tardiness. Original submission of FSR overlays were not sealed and signed as required. Rather, the figures on the sealed and signed revised FSR overlays and attached summaries received on June 16, 2005 have been used for information and statistic purposes to advance this review. FSR overlays must include seals and signatures of the Architect, Land Surveyor and **Building Envelope Professional**. Storage room in townhouses must be relocated to the ground level (not in master bedroom on the 2nd and 3rd floor levels) to qualify for exclusions from FSR. Storage rooms with laundry facilities cannot be excluded from FSR.

FSR overlays must show perimeter dimensions on all floor plans and dimensions of all exclusions, including open balconies and semi-private open spaces. Exterior wall details should be shown on each and every FSR overlay where exclusions apply. Type, location and lineal footage of all exterior wall exclusions must be clearly labelled and dimensioned. A summary of the total lineal footage of each type of wall and amount of exclusion sought is required. Exterior wall details should be attached to the letter from the Building Envelope Professional. A net floor area, less all applicable exclusions, must be provided on each FSR overlay.

- A.1.2 confirm and verify height of proposed development and provide a clear 82 ft. separation between the 'Virtu' tower (1650 West 7th Ave) to the northeast from the subject tower element;

Note to Applicant: Provide detailed calculations of the various heights, including interpolations of base surface using City building grades at the corners of the site. Indicate location of and distances to all critical points on a roof/site plan. Show calculations for determining the distance of the tower separation.

- A.1.3 comply with the maximum small car ratio of 25%;

Note to Applicant: A reduction of 5 small car spaces is required.

- A.1.4 provide detailed and fully dimensioned floor plans;

Note to Applicant: Dimensions used to determine floor areas and balconies should be reflected on the floor plans. These include all exclusions such as storage rooms, enclosed balconies, amenity spaces, etc. Indicate yard setbacks of the building from the property lines and floorplate dimensions. Clarify uses (as defined under Section 2 of the Zoning and Development By-law) of all rooms and areas, coat closet for unit TH2a, cantilevered floors above and/or floor lines below, access to balconies/decks and open to above or below spaces. Delete all tables and chairs in enclosed balconies. Clarify vertical clearance in storage rooms where there are stairs over. Confirm that the interior den on the lower level plan complies with the requirements of the Vancouver Building By-law for natural lighting and ventilation. Indicate scale of all drawings. Provide summaries of the number, type and size of units at each level.

- A.1.5 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 (tiles or stone) floor surface, a flush threshold at the bottom of the door (for disabled access) large, openable windows for ventilation, and distinct exterior architectural expression. In addition, each dwelling unit should have no more than one enclosed balcony, and all balconies, both open and enclosed, should be clearly identified on the floor plans. Notation should also be made on the plans stating: "All enclosed balconies shall be designed and constructed in accordance with the Council-approved Balcony Enclosure Guidelines." Limitations on the amount of exclusions and enclosures permitted are described within the regulations of the respective District Schedule or Official Development Plan that apply to the specific site. For further details and specifications on enclosure requirements, refer to the Council-approved Balcony Enclosure Guidelines.

- A.1.6 design development to locate, integrate and fully screen any emergency generator, exhaust ventilation, electrical substation and gas meter in a manner that minimizes their impact on the building's open space and the public realm;

Note to Applicant: In order to prevent contaminated air from being drawn into the building, all fresh-air intake portals must be located away from driveways, and parking or loading areas. Pad mounted transformer can not be covered as shown on the semi-private open space.

- A.1.7 clarify and show horizontal angles of daylight from habitable rooms and design development to improve horizontal angle of daylight for balconies in front of bedrooms;

Note to Applicant: Identify all non-compliances where applicable. These generally occur where there are deep balconies located in front of habitable rooms or obstructions such as structure, privacy screens, etc. located next to habitable rooms. Staff have identified 10 north facing units which require improvements to meet the 50^o angle.

- A.1.8 provide dimensions on bicycle spaces, storage lockers and manoeuvring aisles;

Note to Applicant: Include a summary of all bicycle spaces. Show a minimum of six Class B bicycle spaces adjacent to the lobby entrance (as shown on the landscape plan) on drawing DP2.04. Annotate on plans stating: "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."

- A.1.9 clarify all proposed amenity spaces, including details regarding type, finishing, equipment and/or furnishings;

Note to Applicant: Submit a letter of undertaking, signed by the owners, regarding the furnishing and availability for use of the amenity areas by all occupants of the building. Provide a washroom in the amenity spaces.

- A.1.10 provide details of privacy screens, metal screens, fences/gates, fireplaces on roof level and children's play equipment;

Note to Applicant: Clarify and show all privacy screens on floor plans, elevations and sections.

- A.1.11 label all exterior materials and finishes on the north elevation;

Note to Applicant: Clarify all structures on elevations and sections. Some areas are not clear and/or complete. Clarify dashed lines with height figures on all elevations.

- A.1.12 provide complete and accurate technical data and summaries under Project Statistics and clarify status of adjacent buildings on context plan;

Note to Applicant: The data provided does not reflect the proposed development.

- A.1.13 provide details of all parking spaces to comply with applicable provisions of the Parking By-law, having particular regard to space sizes, manoeuvring, height clearances, curbs, etc.;

Note to Applicant: Spaces located next to walls and structure require extra width. Column sizes, spacing and encroachment into parking spaces may be permitted, subject to compliance with the City Engineer's guidelines. Clarify use of all service rooms in the underground parking levels. Provide summaries for parking spaces at each parking level. Disability parking spaces require a minimum vertical clearance of 7.5 ft., including all entrances, exits, drive aisles and other access and egress to these spaces. Note clearly the overhead clearances at all critical points. Annotate 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."

- A.1.14 submit a letter (B) [sample attached], completed by the owner of the "donor" site, confirming that 8,250 sq. ft. of heritage density has been sold to the developer of the "receiver" site, and also confirming the balance of transferable heritage density remaining on the donor site;

- A.1.15 clarify function of fireplaces with chimneys (which appear to be decorative) and show chimney elements on 3rd floor plan to reduce conflicts with 3rd floor residential units;

Standard Landscape Conditions

- A.1.16 design development to the inner row of trees on West 8th Avenue and on Pine St to relocate them from the city inside boulevard across the property line to private property;

Note to Applicant: Landscape Sections C and D will need to be amended to show the new location. The underground slab along West 8th Street will have to slope downwards in order to provide a soil depth of 36"-48".

- A.1.17 comply with Engineering Guidelines for Special Boulevard Treatment for the planting adjacent to the sidewalk at the corner of West 8th Avenue and Pine Street;

Note to Applicant: The Guidelines require a one foot wide strip next to the sidewalk be planted with very low groundcover or lawn.

- A.1.18 design development of the corner plaza to improve overlook by relocating the trees to each side of the bay window in the corner plaza planter and by providing a lighting concept on the drawings;

- A.1.19 provide drought resistant plants with notation under remarks section and add notation on the plans for high efficiency irrigation;

Crime Prevention Through Environmental Design (CPTED)

- A.1.21 design development to reduce opportunities for mischief and break and enter to ground level units on the lane by providing a defining fence and gate at the setback on Pine Street and by securing the stair next to the parking ramp;

- A.1.22 design development to reduce opportunities for skateboarding on planter walls on the corner plaza;

- A.1.23 design development to reduce opportunities for graffiti on the lane by providing planter curbs and walls no higher than 18" at the lane edge and by adding planting in the setback strip at all blank walls; and

Social Planning

- A.1.24 consider providing a washroom in the indoor amenity space.

A.2 Standard Engineering Conditions

- A.2.1 correct five design elevations on West 8th Avenue shown incorrectly and show City building grades on both level 1 plans, not just landscape plan;

- A.2.2 indicate method of overhead gate operation (remote control, etc.);

- A.2.3 make improvements to two-way traffic flow within the parkade;

Note to Applicant: Corner cuts and view portals at tops and/or bottoms of ramps to improve two-way traffic flow are required.

- A.2.4 number clearly all parking spaces;

- A.2.5 redesign two disability parking spaces at parkade entrance between gridlines I and J as "shared spaces" in accordance with Appendix A of the Parking and Loading Design Supplement;

Note to Applicant: These two disability spaces do not have the required individual width of 4 m (13'-1½").

- A.2.6 delete all special paving beyond City sidewalk;

Note to Applicant: Special paving can be extended to the back of sidewalk or to property line. The small portions of landscaping that extend onto public property should be set back one foot from the back of the City sidewalk and be treated with lawn.

Landscaping in the bulge is generally acceptable as shown but on the condition it is maintained by the owners. If not, then it should be simplified to be maintained by the City, noting that the plantings should be setback from the edge of the sidewalk similar to back boulevard planting strips and the space treated with lawn. Intrusion beyond the property line may require an encroachment agreement.

- A.2.7 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, for consolidation of the site;

- A.2.8 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, for the release of easement and indemnity agreements 485761M (commercial crossing agreement) and 445548M (encroachment agreement) prior to issuance of the Occupancy Permit;

- A.2.9 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for the planting of trees on City property;

Note to Applicant: Street trees must conform to standard spacing and clearance. Tree species must be approved by the Park Board. Before purchasing trees, final tree locations are to be determined, to the satisfaction of the General Manager of Engineering Services. The second row of street trees should not be on public property on either street. Also, a separate

application to Engineering Services is required for street trees, tree grates and any other non-standard treatment of City sidewalks. A copy of the landscape plan should be forwarded directly to Engineering Services for review.

A.3 Standard Vancouver Coastal Health Authority Conditions

- A.3.1 annotate on plans stating: "The acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations as concurred with or amended by the Medical Health Officer (Senior Environmental Health Officer)."; and
- A.3.2 annotate on plans stating: "Mechanical equipment (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."

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 July 6, 2005. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **January 30, 2006**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law within 60 days of the date of issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
 - B.2.3 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 Amenity spaces (exercise and library rooms) of 2,780 ft.², excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all
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amenity facilities located in this project shall be made to all residents and occupants of the building

AND

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

B.2.6 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.2.7 This site is affected by the Development Cost Levy By-law No. 7342. 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 May 4, 2005 and prepared by Ramsay Worden Architects for development application DE 409080. This is a preliminary review intended to identify areas in which the proposal may conflict with requirements of the Vancouver Building By-law.

- *1. P2 Parking Level: A vestibule is required for each of the two exit stairs on Level P2 per Sentence 3.3.5.4. (1).
- 2. P1 Parking Level:
 - a) Doors in vestibules between the parkade and residential units to comply with Clause 3.3.5.7. (3)(c).
 - b) min. 300 mm distance is required between a door swing and a stair riser.
 - c) If the "studio" use is intended to mean Artist Live/Work, the Live/Work requirements should be reviewed. Commercial Live/Work requires special equivalencies and legal agreements.
 - d) P1 & Level 1: doors from exits to swing in direction of exit travel (core).
- 3. Level 1:
 - a) Residential units are not permitted to open directly into an exit lobby.
 - *b) Max dead-end corridor length is 6m (typical other floors as well).
- *4. Roof: each roof deck is required to have access to an exit on the roof level.

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

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

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

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

Fire and Rescue Services Comments

The following comments have been provided by Fire and Rescue Services and are based on the architectural drawings received on May 4, 2005 for this Development application. This is a preliminary review intended to identify areas in which the proposal may conflict with fire provisions of the Vancouver Building By-law.

1. Fire Department connection to be reviewed by Fire with applicant prior to BU
2. Location of annunciator panel to be reviewed by Fire & Rescue with applicant
3. Lock box, Fire Safety Plan and Operations Manual to be reviewed by Fire & Rescue with applicant
4. Standpipes to be installed as per article 3.2.5.8 of the Vancouver Building Bylaw 1999
5. Graphics for annunciator to be reviewed and accepted by Fire & Rescue - Occupancy Inspector prior to installation
6. Fire & Rescue Dept access to roof to meet requirements of Vancouver Building Bylaw article 3.2.5.3 (b)